

Appendix A: South Bank and Waterloo Neighbourhood Area and Forum representations

Rep ID.	Rep No.	Details of Representation	Officer Response
001	1	I am writing in support of the application by the South Bank & Waterloo Neighbourhood Forum, now known also as South Bank & Waterloo Neighbours, to designate my area for the purposes of neighbourhood planning.	<p>Support noted.</p> <p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area. The council also proposes to designate the South Bank and Waterloo Neighbours as the Neighbourhood Forum for the southern section.</p> <p>The Council does not consider it appropriate to modify the existing boundary of the Bankside Neighbourhood Area. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p>
001	2	<p>I also support the application by the Forum to be formally designated as the group appropriate to plan for that area.</p> <p>I regard the area set out in the application as the generally accepted South Bank and Waterloo neighbourhood, reflecting the perception of those who live and work in it. It has also been the area covered by numerous local organisations, business and community, in many years of neighbourhood-based working and collaboration. It is the natural neighbourhood and approval of the area proposed would provide the right basis for a neighbourhood plan.</p>	<p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside</p>

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		<p>South Bank & Waterloo Neighbours is a broad-based and representative body with 200 residents, businesses and community groups, drawn from across the area who have been unanimous in their support for both the aspiration to develop the plan and the boundary submitted. The constitution and structure of the neighbourhood forum provide a broad and democratic reflection of the mixed make-up of the neighbourhood. The scale of interest and numbers attracted to South Bank & Waterloo Neighbours is a solid basis for the broadest possible input into a plan by all interested members of the community.</p>	<p>Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p> <p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p> <p>The Neighbourhood Forum has been designated in the southern section where there is to be a new neighbourhood area.</p>
001	3	<p>I am particularly keen to emphasise that the traditional boundary of the community at Blackfriars Road should be respected.</p>	<p>See officer comment above setting out the Council's proposed boundary and the justification.</p>
001	4	<p>I also fully support the need for close joint working across the boundary between neighbourhood areas and am sure that this will happen once this boundary is fixed. Please therefore accept this message as one of support for the South Bank & Waterloo application.</p>	<p>We acknowledge that developing any new planning guidance for this area will require a coordinated approach between all parties. Where different Neighbourhood Areas adjoin, the Council would encourage the associated Neighbourhood Forums to agree a Memorandum of Understanding (MOU) to ensure that there is a coordinated cross boundary approach set out in their Neighbourhood Plans.</p>
002	5	<p>I am writing in support of the application by the South Bank & Waterloo</p>	<p>Support noted.</p>

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		<p>Neighbourhood Forum, now known also as South Bank & Waterloo Neighbours, to designate my area for the purposes of neighbourhood planning.</p>	<p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area. The council also proposes to designate the South Bank and Waterloo Neighbours as the Neighbourhood Forum for the southern section.</p> <p>The Council does not consider it appropriate to modify the existing boundary of the Bankside Neighbourhood Area. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p>
002	6	<p>I also support the application by the Forum to be formally designated as the group appropriate to plan for that area.</p> <p>I regard the area set out in the application as the generally accepted South Bank and Waterloo neighbourhood, reflecting the perception of those who live and work in it. It has also been the area covered by numerous local organisations, business and community, in many years of neighbourhood-based working and collaboration. It is the natural neighbourhood and approval of the area proposed would provide the right basis for a neighbourhood plan.</p> <p>South Bank & Waterloo Neighbours is a broad-based and representative body with 200 residents, businesses and community groups, drawn from across the area who have been unanimous in their support for both the</p>	<p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire</p>

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		<p>aspiration to develop the plan and the boundary submitted. The constitution and structure of the neighbourhood forum provide a broad and democratic reflection of the mixed make-up of the neighbourhood. The scale of interest and numbers attracted to South Bank & Waterloo Neighbours is a solid basis for the broadest possible input into a plan by all interested members of the community.</p>	<p>area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p> <p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p> <p>The Neighbourhood Forum has been designated in the southern section where there is to be a new neighbourhood area.</p>
002	7	<p>I am particularly keen to emphasise that the traditional boundary of the community at Blackfriars Road should be respected.</p>	<p>See officer comment above setting out the Council's proposed boundary and the justification.</p>
002	8	<p>I also fully support the need for close joint working across the boundary between neighbourhood areas and am sure that this will happen once this boundary is fixed. Please therefore accept this message as one of support for the South Bank & Waterloo application.</p>	<p>We acknowledge that developing any new planning guidance for this area will require a coordinated approach between all parties. Where different Neighbourhood Areas adjoin, the Council would encourage the associated Neighbourhood Forums to agree a Memorandum of Understanding (MOU) to ensure that there is a coordinated cross boundary approach set out in their Neighbourhood Plans.</p>
003	9	<p>I am writing in support of the application by the South Bank & Waterloo Neighbourhood Forum, now known also as South Bank & Waterloo Neighbours, to designate my area for the purposes of neighbourhood planning.</p>	<p>Support noted.</p> <p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River</p>

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			<p>as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area. The council also proposes to designate the South Bank and Waterloo Neighbours as the Neighbourhood Forum for the southern section.</p> <p>The Council does not consider it appropriate to modify the existing boundary of the Bankside Neighbourhood Area. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p>
003	10	<p>I also support the application by the Forum to be formally designated as the group appropriate to plan for that area. I regard the area set out in the application as the generally accepted South Bank and Waterloo neighbourhood, reflecting the perception of those who live and work in it. It has also been the area covered by numerous local organisations, business and community, in many years of neighbourhood- based working and collaboration. It is the natural neighbourhood and approval of the area proposed would provide the right basis for a neighbourhood plan.</p> <p>South Bank & Waterloo Neighbours is a broad-based and representative body with 200 residents, businesses and community groups, drawn from across the area who have been unanimous in their support for both the aspiration to develop the plan and the boundary submitted. The constitution and structure of the neighbourhood forum provide a broad and democratic reflection of the mixed make-up of the neighbourhood. The scale of interest and numbers attracted to South Bank & Waterloo</p>	<p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of</p>

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003	11	I am particularly keen to emphasise that the traditional boundary of the community at Blackfriars Road should be respected.	See officer comment above setting out the Council's proposed boundary and the justification.
003	12	I also fully support the need for close joint working across the boundary between neighbourhood areas and am sure that this will happen once this boundary is fixed. Please therefore accept this message as one of support for the South Bank & Waterloo application.	We acknowledge that developing any new planning guidance for this area will require a coordinated approach between all parties. Where different Neighbourhood Areas adjoin, the Council would encourage the associated Neighbourhood Forums to agree a Memorandum of Understanding (MOU) to ensure that there is a coordinated cross boundary approach set out in their Neighbourhood Plans.
004	13	I am writing in support of the application by the South Bank & Waterloo Neighbourhood Forum, now known also as South Bank & Waterloo Neighbours, to designate my area for the purposes of neighbourhood planning.	<p>Support noted.</p> <p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development</p>

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004	14	<p>I also support the application by the Forum to be formally designated as the group appropriate to plan for that area.</p> <p>I regard the area set out in the application as the generally accepted South Bank and Waterloo neighbourhood, reflecting the perception of those who live and work in it. It has also been the area covered by numerous local organisations, business and community, in many years of neighbourhood-based working and collaboration. It is the natural neighbourhood and approval of the area proposed would provide the right basis for a neighbourhood plan.</p> <p>South Bank & Waterloo Neighbours is a broad-based and representative body with 200 residents, businesses and community groups, drawn from across the area who have been unanimous in their support for both the aspiration to develop the plan and the boundary submitted. The constitution and structure of the neighbourhood forum provide a broad and democratic reflection of the mixed make-up of the neighbourhood. The scale of interest and numbers attracted to South Bank & Waterloo Neighbours is a solid basis for the broadest possible input into a plan by all interested members of the community.</p>	<p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p>

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004	15	I am particularly keen to emphasise that the traditional boundary of the community at Blackfriars Road should be respected.	See officer comment above setting out the Council's proposed boundary and the justification.
004	16	I also fully support the need for close joint working across the boundary between neighbourhood areas and am sure that this will happen once this boundary is fixed. Please therefore accept this message as one of support for the South Bank & Waterloo application.	We acknowledge that developing any new planning guidance for this area will require a coordinated approach between all parties. Where different Neighbourhood Areas adjoin, the Council would encourage the associated Neighbourhood Forums to agree a Memorandum of Understanding (MOU) to ensure that there is a coordinated cross boundary approach set out in their Neighbourhood Plans.
005	17	I am writing in support of the application by the South Bank & Waterloo Neighbourhood Forum, now known also as South Bank & Waterloo Neighbours, to designate my area for the purposes of neighbourhood planning.	<p>Support noted.</p> <p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area. The council also proposes to designate the South Bank and Waterloo Neighbours as the Neighbourhood Forum for the southern section.</p>

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005	18	<p>I also support the application by the Forum to be formally designated as the group appropriate to plan for that area.</p> <p>I regard the area set out in the application as the generally accepted South Bank and Waterloo neighbourhood, reflecting the perception of those who live and work in it. It has also been the area covered by numerous local organisations, business and community, in many years of neighbourhood-based working and collaboration. It is the natural neighbourhood and approval of the area proposed would provide the right basis for a neighbourhood plan.</p> <p>South Bank & Waterloo Neighbours is a broad-based and representative body with 200 residents, businesses and community groups, drawn from across the area who have been unanimous in their support for both the aspiration to develop the plan and the boundary submitted. The constitution and structure of the neighbourhood forum provide a broad and democratic reflection of the mixed make-up of the neighbourhood. The scale of interest and numbers attracted to South Bank & Waterloo Neighbours is a solid basis for the broadest possible input into a plan by all interested members of the community.</p>	<p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p> <p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of</p>

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005	19	I am particularly keen to emphasise that the traditional boundary of the community at Blackfriars Road should be respected.	See officer comment above setting out the Council's proposed boundary and the justification.
005	20	I also fully support the need for close joint working across the boundary between neighbourhood areas and am sure that this will happen once this boundary is fixed. Please therefore accept this message as one of support for the South Bank & Waterloo application.	We acknowledge that developing any new planning guidance for this area will require a coordinated approach between all parties. Where different Neighbourhood Areas adjoin, the Council would encourage the associated Neighbourhood Forums to agree a Memorandum of Understanding (MOU) to ensure that there is a coordinated cross boundary approach set out in their Neighbourhood Plans.
006	21	I am writing in support of the application by the South Bank & Waterloo Neighbourhood Forum, now known also as South Bank & Waterloo Neighbours, to designate my area for the purposes of neighbourhood planning.	<p>Support noted.</p> <p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area. The council also proposes to designate the South Bank and Waterloo Neighbours as the Neighbourhood Forum for the southern section.</p> <p>The Council does not consider it appropriate to modify the existing boundary of the Bankside Neighbourhood Area.</p>

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006	22	<p>I also support the application by the Forum to be formally designated as the group appropriate to plan for that area. I regard the area set out in the application as the generally accepted South Bank and Waterloo neighbourhood, reflecting the perception of those who live and work in it. It has also been the area covered by numerous local organisations, business and community, in many years of neighbourhood- based working and collaboration. It is the natural neighbourhood and approval of the area proposed would provide the right basis for a neighbourhood plan.</p> <p>South Bank & Waterloo Neighbours is a broad-based and representative body with 200 residents, businesses and community groups, drawn from across the area who have been unanimous in their support for both the aspiration to develop the plan and the boundary submitted. The constitution and structure of the neighbourhood forum provide a broad and democratic reflection of the mixed make-up of the neighbourhood. The scale of interest and numbers attracted to South Bank & Waterloo Neighbours is a solid basis for the broadest possible input into a plan by all interested members of the community.</p>	<p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p> <p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the</p>

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006	23	I am particularly keen to emphasise that the traditional boundary of the community at Blackfriars Road should be respected.	See officer comment above setting out the Council's proposed boundary and the justification.
006	24	I also fully support the need for close joint working across the boundary between neighbourhood areas and am sure that this will happen once this boundary is fixed. Please therefore accept this message as one of support for the South Bank & Waterloo application.	We acknowledge that developing any new planning guidance for this area will require a coordinated approach between all parties. Where different Neighbourhood Areas adjoin, the Council would encourage the associated Neighbourhood Forums to agree a Memorandum of Understanding (MOU) to ensure that there is a coordinated cross boundary approach set out in their Neighbourhood Plans.
007	25	I am writing in support of the application by the South Bank & Waterloo Neighbourhood Forum, now known also as South Bank & Waterloo Neighbours, to designate my area for the purposes of neighbourhood planning.	<p>Support noted.</p> <p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area. The council also proposes to designate the South Bank and Waterloo Neighbours as the Neighbourhood Forum for the southern section.</p> <p>The Council does not consider it appropriate to modify the existing boundary of the Bankside Neighbourhood Area. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the</p>

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007	26	<p>I also support the application by the Forum to be formally designated as the group appropriate to plan for that area. I regard the area set out in the application as the generally accepted South Bank and Waterloo neighbourhood, reflecting the perception of those who live and work in it. It has also been the area covered by numerous local organisations, business and community, in many years of neighbourhood- based working and collaboration. It is the natural neighbourhood and approval of the area proposed would provide the right basis for a neighbourhood plan.</p> <p>South Bank & Waterloo Neighbours is a broad-based and representative body with 200 residents, businesses and community groups, drawn from across the area who have been unanimous in their support for both the aspiration to develop the plan and the boundary submitted. The constitution and structure of the neighbourhood forum provide a broad and democratic reflection of the mixed make-up of the neighbourhood. The scale of interest and numbers attracted to South Bank & Waterloo Neighbours is a solid basis for the broadest possible input into a plan by all interested members of the community.</p>	<p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p> <p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p>

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007	27	<p>I am particularly keen to emphasise that the traditional boundary of the community at Blackfriars Road should be respected.</p>	<p>See officer comment above setting out the Council's proposed boundary and the justification.</p>
007	28	<p>I also fully support the need for close joint working across the boundary between neighbourhood areas and am sure that this will happen once this boundary is fixed. Please therefore accept this message as one of support for the South Bank & Waterloo application.</p>	<p>We acknowledge that developing any new planning guidance for this area will require a coordinated approach between all parties. Where different Neighbourhood Areas adjoin, the Council would encourage the associated Neighbourhood Forums to agree a Memorandum of Understanding (MOU) to ensure that there is a coordinated cross boundary approach set out in their Neighbourhood Plans.</p>
008	29	<p>I am writing in support of the application by the South Bank & Waterloo Neighbourhood Forum, now known also as South Bank & Waterloo Neighbours ("SoWN"), to designate my area for the purposes of neighbourhood planning.</p>	<p>Support noted.</p> <p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area. The council also proposes to designate the South Bank and Waterloo Neighbours as the Neighbourhood Forum for the southern section.</p> <p>The Council does not consider it appropriate to modify the existing boundary of the Bankside Neighbourhood Area. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside</p>

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			Neighbourhood Area boundary.
008	30	<p>I also support the application by the Forum to be formally designated as the group appropriate to plan for that area.</p> <p>I am a resident at 49 The Cut, right on the border of Lambeth and Southwark. I have lived in this area for a number of years and have always regarded the area in question as set out in the application as the generally accepted South Bank and Waterloo neighbourhood. This is a view shared by numerous of my fellow residents and the local businesses that I interact with on a daily basis. It has also been the area covered by numerous local organisations, business and community, in many years of neighbourhood-based working and collaboration. This is the natural neighbourhood and approval of the area proposed would provide the right basis for a neighbourhood plan.</p> <p>South Bank & Waterloo Neighbours is a broad-based and representative body with 200 residents, businesses and community groups, drawn from across the area who have been unanimous in their support for both the aspiration to develop the plan and the boundary submitted. The constitution and structure of the neighbourhood forum provide a broad and democratic reflection of the mixed make-up of the neighbourhood. The scale of interest and numbers attracted to South Bank & Waterloo Neighbours is a solid basis for the broadest possible input into a plan by all interested members of the community.</p>	<p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p> <p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p> <p>The Neighbourhood Forum has been designated in the southern section where there is to be a new neighbourhood</p>

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			area.
008	32	It is self-evident to myself and numerous of my fellow residents in the area on whose doorstep the boundaries in question lie that this is part of the South Bank and Waterloo neighbourhood we identify with.	See officer comment above setting out the Council's proposed boundary and the justification.
008	33	I also fully support the need for close joint working across the boundary between neighbourhood areas and am confident that, in keeping with the democratic principles on which SoWN is constituted, that this will follow once this boundary is fixed. Please therefore count my voice, as expressed in this message, among those firmly in support of the South Bank & Waterloo application	We acknowledge that developing any new planning guidance for this area will require a coordinated approach between all parties. Where different Neighbourhood Areas adjoin, the Council would encourage the associated Neighbourhood Forums to agree a Memorandum of Understanding (MOU) to ensure that there is a coordinated cross boundary approach set out in their Neighbourhood Plans.
009	34	I am writing in support of the application by the South Bank & Waterloo Neighbourhood Forum, now known also as South Bank & Waterloo Neighbours, to designate my area for the purposes of neighbourhood planning.	Support noted. South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area. The council also proposes to designate the South Bank and Waterloo Neighbours as the Neighbourhood Forum for the southern section. The Council does not consider it appropriate to modify the existing boundary of the Bankside Neighbourhood Area. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.
009	35	I also support the application by the Forum to be formally designated as	South Bank and Waterloo Neighbours propose a very large

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		<p>the group appropriate to plan for that area.</p> <p>I regard the area set out in the application as the generally accepted South Bank and Waterloo neighbourhood, reflecting the perception of those who live and work in it. It has also been the area covered by numerous local organisations, business and community, in many years of neighbourhood-based working and collaboration. It is the natural neighbourhood and approval of the area proposed would provide the right basis for a neighbourhood plan.</p> <p>South Bank & Waterloo Neighbours is a broad-based and representative body with 200 residents, businesses and community groups, drawn from across the area who have been unanimous in their support for both the aspiration to develop the plan and the boundary submitted. The constitution and structure of the neighbourhood forum provide a broad and democratic reflection of the mixed make-up of the neighbourhood. The scale of interest and numbers attracted to South Bank & Waterloo Neighbours is a solid basis for the broadest possible input into a plan by all interested members of the community.</p>	<p>area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p> <p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p> <p>The Neighbourhood Forum has been designated in the southern section where there is to be a new neighbourhood area.</p>
009	36	I am particularly keen to emphasise that the traditional boundary of the community at Blackfriars Road should be respected.	See officer comment above setting out the Council's proposed boundary and the justification.

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009	37	I also fully support the need for close joint working across the boundary between neighbourhood areas and am sure that this will happen once this boundary is fixed. Please therefore accept this message as one of support for the South Bank & Waterloo application.	We acknowledge that developing any new planning guidance for this area will require a coordinated approach between all parties. Where different Neighbourhood Areas adjoin, the Council would encourage the associated Neighbourhood Forums to agree a Memorandum of Understanding (MOU) to ensure that there is a coordinated cross boundary approach set out in their Neighbourhood Plans.
010	38	I am writing in support of the application by the South Bank & Waterloo Neighbourhood Forum, now known also as South Bank & Waterloo Neighbours, to designate my area for the purposes of neighbourhood planning.	Support noted. South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area. The council also proposes to designate the South Bank and Waterloo Neighbours as the Neighbourhood Forum for the southern section. The Council does not consider it appropriate to modify the existing boundary of the Bankside Neighbourhood Area. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.
010	39	I also support the application by the Forum to be formally designated as the group appropriate to plan for that area. I regard the area set out in the application as the generally accepted South	South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and

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		<p>Bank and Waterloo neighbourhood, reflecting the perception of those who live and work in it. It has also been the area covered by numerous local organisations, business and community, in many years of neighbourhood-based working and collaboration. It is the natural neighbourhood and approval of the area proposed would provide the right basis for a neighbourhood plan.</p> <p>South Bank & Waterloo Neighbours is a broad-based and representative body with 200 residents, businesses and community groups, drawn from across the area who have been unanimous in their support for both the aspiration to develop the plan and the boundary submitted. The constitution and structure of the neighbourhood forum provide a broad and democratic reflection of the mixed make-up of the neighbourhood. The scale of interest and numbers attracted to South Bank & Waterloo Neighbours is a solid basis for the broadest possible input into a plan by all interested members of the community.</p>	<p>Waterloo application area as a Neighbourhood Development Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p> <p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p> <p>The Neighbourhood Forum has been designated in the southern section where there is to be a new neighbourhood area.</p>
010	40	I am particularly keen to emphasise that the traditional boundary of the community at Blackfriars Road should be respected.	See officer comment above setting out the Council's proposed boundary and the justification.
010	41	I also fully support the need for close joint working across the boundary between neighbourhood areas and am sure that this will happen once this	We acknowledge that developing any new planning guidance for this area will require a coordinated approach between all

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		<p>boundary is fixed. Please therefore accept this message as one of support for the South Bank & Waterloo application.</p>	<p>parties. Where different Neighbourhood Areas adjoin, the Council would encourage the associated Neighbourhood Forums to agree a Memorandum of Understanding (MOU) to ensure that there is a coordinated cross boundary approach set out in their Neighbourhood Plans.</p>
011	42	<p>I am writing in support of the application by the South Bank & Waterloo Neighbourhood Forum, now known also as South Bank & Waterloo Neighbours, to designate my area for the purposes of neighbourhood planning.</p>	<p>Support noted.</p> <p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area. The council also proposes to designate the South Bank and Waterloo Neighbours as the Neighbourhood Forum for the southern section.</p> <p>The Council does not consider it appropriate to modify the existing boundary of the Bankside Neighbourhood Area. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p>
011	43	<p>I also support the application by the Forum to be formally designated as the group appropriate to plan for that area. I regard the area set out in the application as the generally accepted South Bank and Waterloo neighbourhood, reflecting the perception of those who live and work in it. It has also been the area covered by numerous local organisations, business and community, in many years of neighbourhood-based working and collaboration. It is the natural neighbourhood and</p>	<p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p>

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		<p>approval of the area proposed would provide the right basis for a neighbourhood plan.</p> <p>South Bank & Waterloo Neighbours is a broad-based and representative body with 200 residents, businesses and community groups, drawn from across the area who have been unanimous in their support for both the aspiration to develop the plan and the boundary submitted. The constitution and structure of the neighbourhood forum provide a broad and democratic reflection of the mixed make-up of the neighbourhood. The scale of interest and numbers attracted to South Bank & Waterloo Neighbours is a solid basis for the broadest possible input into a plan by all interested members of the community.</p>	<p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p> <p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p> <p>The Neighbourhood Forum has been designated in the southern section where there is to be a new neighbourhood area.</p>
011	44	<p>I am particularly keen to emphasise that the traditional boundary of the community at Blackfriars Road should be respected.</p>	<p>See officer comment above setting out the Council's proposed boundary and the justification.</p>
011	45	<p>I also fully support the need for close joint working across the boundary between neighbourhood areas and am sure that this will happen once this boundary is fixed.</p> <p>Please therefore accept this message as one of support for the South Bank & Waterloo application.</p>	<p>We acknowledge that developing any new planning guidance for this area will require a coordinated approach between all parties. Where different Neighbourhood Areas adjoin, the Council would encourage the associated Neighbourhood Forums to agree a Memorandum of Understanding (MOU) to</p>

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			ensure that there is a coordinated cross boundary approach set out in their Neighbourhood Plans.
012	46	<p>I am writing in support of the application by the South Bank & Waterloo Neighbourhood Forum, now known also as South Bank & Waterloo Neighbours, to designate my area for the purposes of neighbourhood planning.</p>	<p>Support noted.</p> <p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area. The council also proposes to designate the South Bank and Waterloo Neighbours as the Neighbourhood Forum for the southern section.</p> <p>The Council does not consider it appropriate to modify the existing boundary of the Bankside Neighbourhood Area. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p>
012	47	<p>I also support the application by the Forum to be formally designated as the group appropriate to plan for that area.</p> <p>I regard the area set out in the application as the generally accepted South Bank and Waterloo neighbourhood, reflecting the perception of those who live and work in it. It has also been the area covered by numerous local organisations, business and community, in many years of neighbourhood-based working and collaboration. It is the natural neighbourhood and approval of the area proposed would provide the right basis for a neighbourhood plan.</p> <p>South Bank & Waterloo Neighbours is a broad-based and representative</p>	<p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside</p>

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		<p>body with 200 residents, businesses and community groups, drawn from across the area who have been unanimous in their support for both the aspiration to develop the plan and the boundary submitted. The constitution and structure of the neighbourhood forum provide a broad and democratic reflection of the mixed make-up of the neighbourhood. The scale of interest and numbers attracted to South Bank & Waterloo Neighbours is a solid basis for the broadest possible input into a plan by all interested members of the community.</p>	<p>Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p> <p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p> <p>The Neighbourhood Forum has been designated in the southern section where there is to be a new neighbourhood area.</p>
012	48	<p>I am particularly keen to emphasise that the traditional boundary of the community at Blackfriars Road should be respected.</p>	<p>See officer comment above setting out the Council's proposed boundary and the justification.</p>
012	49	<p>I also fully support the need for close joint working across the boundary between neighbourhood areas and am sure that this will happen once this boundary is fixed. Please therefore accept this message as one of support for the South Bank & Waterloo application.</p>	<p>We acknowledge that developing any new planning guidance for this area will require a coordinated approach between all parties. Where different Neighbourhood Areas adjoin, the Council would encourage the associated Neighbourhood Forums to agree a Memorandum of Understanding (MOU) to ensure that there is a coordinated cross boundary approach set out in their Neighbourhood Plans.</p>
013	50	<p>The South Bank and Waterloo Neighbours (SoWN) applied boundary</p>	<p>Support noted.</p>

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		accurately reflects the community. There is always one communication that makes a difference and opens minds – I believe that this is it.	<p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George’s Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area. The council also proposes to designate the South Bank and Waterloo Neighbours as the Neighbourhood Forum for the southern section.</p> <p>The Council does not consider it appropriate to modify the existing boundary of the Bankside Neighbourhood Area. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p>
013	51	MY CREDENTIALS. I have worked here in both Southwark and Lambeth Boroughs for over 40 years, (and my contribution to your Borough through ‘The Rates’ has not been insignificant). Importantly I know and understand the communities here. My company specialises in ‘Place Making’. That is “defining and understanding destinations and so creating appropriate branding” and the associated communications for them. Neighbourhoods are defined places with distinct communities.	Comments noted.
013	52	We know London, and have been responsible for more than a few profile communities – so I ‘get it’ – and more than most people who do not live with this sort of thing day-to-day.	Comments noted.
013	53	Evidence of our experience, skills and opinion: Some of our clients and instructions include:	Comments noted.

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		<p>Shakespeare's Globe Theatre – brand definition and all communications East Village Stratford – brand creation and all communication for this, one of London's newest communities London West End – brand and communications for London's West as a destination for retail and entertainment Regent Street – place making brand creation and communications management for the past 14 years Hammersmith – brand creation for the BID St James's – brand creation Canada Water – brand creation and early communications in print & exhibition Elephant & Castle – place making brand creation and marketing communications for rejuvenation of the community King's Road, Sloane Street, Mayfair, Ebury Street, St Christopher's Place, Bond Street and more . . . Wembley - place making brand creation and marketing communications for pulling together a community No one has better credentials in London</p>	
013	54	<p>But we also work with other communities; in Herefordshire, the Brecon Beacons, Northumberland, Denbighshire, Wrexham, Flintshire and Sheffield.</p>	Comments noted.
013	55	<p>SoWN APPLICATION FOR THE BOUNDARY TO BE SET ACCORDING TO THE SUBMISSION</p> <p>So what about the current application for the South Bank & Waterloo Neighbourhood ???</p> <p>In defining our boundary we have defined the real community, not a hypothetical one. In this part London no one, unfortunately for yourselves, refers to themselves as being in 'Lambeth' nor 'Southwark' – they use other, more personal, descriptors such as Walworth, Bankside, Camberwell, the Elephant, London Bridge, Kennington, The Cut and Waterloo.</p>	<p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the</p>

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			<p>Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p> <p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p> <p>The Neighbourhood Forum has been designated in the southern section where there is to be a new neighbourhood area.</p>
013	56	<p>In the eastern end of The Cut – the community call themselves “Waterloo” certainly not “Bankside” – as you well know !!! The Waterloo Quarter has spent time and with your teams at Southwark & Lambeth pulling together the traders in The Cut and creating a thriving community – showing that a cross-Borough community does work. I do not want that to fall apart and the good work that has been done to be binned. This would be a waste of everyone’s effort and resources.</p>	<p>The Council supports the work carried out by the Waterloo Quarter BID.</p> <p>The Council has proposed to include the majority of the Waterloo Quarter BID area within the South Bank and Waterloo Neighbourhood Area to support a joined up approach to planning and development. There is a small section of the north east Waterloo Quarter BID which falls with the northern section of SOWN’s proposed boundary which the Council is not proposing to designate. This is within the Bankside Neighbourhood Area therefore Waterloo BID will need to work with the Forums, Councils and Members to ensure that all of the planning work is joined up.</p>

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013	57	<p>To the west of the Blackfriars road they say “Waterloo”, and not unreasonably because our life in London is governed by transport and local communities.</p> <p>They lean towards Waterloo Waterloo is the strongest community in the district. London is proud of Waterloo. Waterloo is an International destination to be proud of. Please continue to make it so. Personally, and apart from founding Small Back Room in Southwark 1977 (though I always said Camberwell !!!), and now working in Lambeth (though I always say Waterloo !!!) I am Chair of Waterloo Business Improvement District, a Trustee of Jubilee Gardens and a Director of Lower Marsh Market . . . So I certainly understand the community. I understand that cross-Borough communities work. I know that a community is not defined by a Borough boundary – but by an emotion that ties a resident, a worker or a visitor to a district that doesn’t recognise a Borough by name nor delineation. Boroughs are historic and administrative and so do not reflect the community’s emotional tie to an area.</p>	<p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George’s Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark’s boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p> <p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p> <p>The Neighbourhood Forum has been designated in the southern section where there is to be a new neighbourhood area.</p>
013	58	SUPPORT FOR SoWN APPLICATION	South Bank and Waterloo Neighbours propose a very large

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		<p>The South Bank and Waterloo Neighbours applied boundary accurately reflects the community This reflects the unanimous vote of the meeting held on 24th April 2013, and as such should be adopted.</p>	<p>area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p> <p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p> <p>The Neighbourhood Forum has been designated in the southern section where there is to be a new neighbourhood area.</p>
013	59	Thus I support the South Bank and Waterloo Neighbourhood Forum, as a democratic group, to create a plan for the area.	Support for the South Bank and Waterloo Neighbourhood Forum noted.

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		<p>I confirm that it is a transparent group, ethically and properly established: http://www.SoWNeighbours.org/</p> <p>Its members are drawn from all sectors of the community to ensure balanced and considered opinions and concerns that will ensure that decisions are made to benefit the community, regardless of which Borough it falls in.</p> <p>We live and work here. We care for our community.</p>	<p>The Neighbourhood Forum can not be considered in the north area as the Area boundary has not been changed.</p> <p>The Forum has been designated in the south where the Neighbourhood Area has been designated.</p>
013	60	<p>Thus I support the designated area we apply for And I support the application by the SoWN Forum to be formally accepted and defined by yourselves as the appropriate plan for the community. I believe in localism – but in turn, the locality has to be accurately defined . . . So please define it accordingly . . .</p>	<p>Support noted.</p> <p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George’s Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area. The council also proposes to designate the South Bank and Waterloo Neighbours as the Neighbourhood Forum for the southern section.</p> <p>The Council does not consider it appropriate to modify the existing boundary of the Bankside Neighbourhood Area. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p>
014	61	<p>I am writing in support of the application by the South Bank & Waterloo Neighbourhood Forum, now known also as South Bank & Waterloo</p>	<p>Support noted.</p>

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		<p>Neighbours, to designate my area for the purposes of neighbourhood planning.</p>	<p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area. The council also proposes to designate the South Bank and Waterloo Neighbours as the Neighbourhood Forum for the southern section.</p> <p>The Council does not consider it appropriate to modify the existing boundary of the Bankside Neighbourhood Area. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p>
014	62	<p>I also support the application by the Forum to be formally designated as the group appropriate to plan for that area.</p> <p>I regard the area set out in the application as the generally accepted South Bank and Waterloo neighbourhood, reflecting the perception of those who live and work in it. It has also been the area covered by numerous local organisations, business and community, in many years of neighbourhood-based working and collaboration. It is the natural neighbourhood and approval of the area proposed would provide the right basis for a neighbourhood plan.</p> <p>South Bank & Waterloo Neighbours is a broad-based and representative body with 200 residents, businesses and community groups, drawn from across the area who have been unanimous in their support for both the aspiration to develop the plan and the boundary submitted. The</p>	<p>Support noted.</p> <p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area. The council also proposes to designate the South Bank and Waterloo Neighbours as the Neighbourhood Forum for the southern section.</p> <p>The Council does not consider it appropriate to modify the existing boundary of the Bankside Neighbourhood Area. Having had regard to the desirability of maintaining the existing</p>

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		<p>constitution and structure of the neighbourhood forum provide a broad and democratic reflection of the mixed make-up of the neighbourhood. The scale of interest and numbers attracted to South Bank & Waterloo Neighbours is a solid basis for the broadest possible input into a plan by all interested members of the community.</p>	<p>Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p>
014	63	<p>I am particularly keen to emphasise that the traditional boundary of the community at Blackfriars Road should be respected.</p>	<p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p> <p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such</p>

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			<p>as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p> <p>The Neighbourhood Forum has been designated in the southern section where there is to be a new neighbourhood area.</p>
014	64	<p>I also fully support the need for close joint working across the boundary between neighbourhood areas and am sure that this will happen once this boundary is fixed.</p> <p>Please therefore accept this message as one of support for the South Bank & Waterloo application.</p>	<p>See officer comment above setting out the Council's proposed boundary and the justification.</p>
015	65	<p>I write as someone that lives and works in the area and who's been voted onto the steering group of the south bank & waterloo neighbourhood forum steering group as a resident to support the proposals in their entirety.</p>	<p>We acknowledge that developing any new planning guidance for this area will require a coordinated approach between all parties. Where different Neighbourhood Areas adjoin, the Council would encourage the associated Neighbourhood Forums to agree a Memorandum of Understanding (MOU) to ensure that there is a coordinated cross boundary approach set out in their Neighbourhood Plans.</p>
015	66	<p>Whilst I appreciate that the Bankside area has its boundary to the borough boundary to the north of Union Street, our proposed boundary works to an area that has been considered the waterloo neighbourhood for 40 years.</p>	<p>Comment noted.</p>
015	67	<p>We intend on working with Bankside wherever the boundary is drawn since fundamentally we all want the same things for the area, although I think many of those that live and work in the disputed area, would consider themselves more akin to the southbank and waterloo neighbourhood.</p> <p>Sometimes boundary's on plans don't always reflect what happens on the ground.</p>	<p>We acknowledge that developing any new planning guidance for this area will require a coordinated approach between all parties. Where different Neighbourhood Areas adjoin, the Council would encourage the associated Neighbourhood Forums to agree a Memorandum of Understanding (MOU) to ensure that there is a coordinated cross boundary approach set out in their Neighbourhood Plans.</p>
015	68	<p>We also need to consider how the boundary's will work all the way along Blackfriars Road to St George's Circus to ensure that Blackfriars Road is considered in its entirety. This is a hugely important road in the area for both bankside and us as well as both Lambeth and Southwark Councils</p>	<p>The council has considered the boundary proposed by SOWN and based on the evidence put forward including the consultation responses, the Council feels that the southern section of the boundary can be approved as a neighbourhood</p>

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		and has significant development opportunities going forward, much of which is already beginning to be realised.	and business area. As is the case at the moment, all plans that come forward in the future would need to take into account surrounding areas to ensure coherent plans and developments.
016	69	I am writing in support of the application by the South Bank & Waterloo Neighbourhood Forum, now known also as South Bank & Waterloo Neighbours, to designate my area for the purposes of neighbourhood planning	Support noted. South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area. The council also proposes to designate the South Bank and Waterloo Neighbours as the Neighbourhood Forum for the southern section. The Council does not consider it appropriate to modify the existing boundary of the Bankside Neighbourhood Area. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.
016	70	I also support the application by the Forum to be formally designated as the group appropriate to plan for that area. I regard the area set out in the application as the generally accepted South	South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and

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		<p>Bank and Waterloo neighbourhood, reflecting the perception of those who live and work in it. It has also been the area covered by numerous local organisations, business and community, in many years of neighbourhood-based working and collaboration. It is the natural neighbourhood and approval of the area proposed would provide the right basis for a neighbourhood plan.</p> <p>South Bank & Waterloo Neighbours is a broad-based and representative body with 200 residents, businesses and community groups, drawn from across the area who have been unanimous in their support for both the aspiration to develop the plan and the boundary submitted. The constitution and structure of the neighbourhood forum provide a broad and democratic reflection of the mixed make-up of the neighbourhood. The scale of interest and numbers attracted to South Bank & Waterloo Neighbours is a solid basis for the broadest possible input into a plan by all interested members of the community.</p>	<p>Waterloo application area as a Neighbourhood Development Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p> <p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p> <p>The Neighbourhood Forum has been designated in the southern section where there is to be a new neighbourhood area.</p>
016	71	I am particularly keen to emphasise that the traditional boundary of the community at Blackfriars Road should be respected.	See officer comment above setting out the Council's proposed boundary and the justification.
016	72	I also fully support the need for close joint working across the boundary between neighbourhood areas and am sure that this will happen once this	We acknowledge that developing any new planning guidance for this area will require a coordinated approach between all

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		<p>boundary is fixed. Please therefore accept this message as one of support for the South Bank & Waterloo application.</p>	<p>parties. Where different Neighbourhood Areas adjoin, the Council would encourage the associated Neighbourhood Forums to agree a Memorandum of Understanding (MOU) to ensure that there is a coordinated cross boundary approach set out in their Neighbourhood Plans.</p>
017	73	<p>I am writing in support of the application by the South Bank & Waterloo Neighbourhood Forum, now known also as South Bank & Waterloo Neighbours, to designate my area for the purposes of neighbourhood planning.</p>	<p>Support noted.</p> <p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area. The council also proposes to designate the South Bank and Waterloo Neighbours as the Neighbourhood Forum for the southern section.</p> <p>The Council does not consider it appropriate to modify the existing boundary of the Bankside Neighbourhood Area. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p>
017	74	<p>I also support the application by the Forum to be formally designated as the group appropriate to plan for that area.</p> <p>I regard the area set out in the application as the generally accepted South Bank and Waterloo neighbourhood, reflecting the perception of those who live and work in it. It has also been the area covered by numerous local organisations, business and community, in many years of neighbourhood-</p>	<p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p>

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		<p>based working and collaboration. It is the natural neighbourhood and approval of the area proposed would provide the right basis for a neighbourhood plan.</p> <p>South Bank & Waterloo Neighbours is a broad-based and representative body with 200 residents, businesses and community groups, drawn from across the area who have been unanimous in their support for both the aspiration to develop the plan and the boundary submitted. The constitution and structure of the neighbourhood forum provide a broad and democratic reflection of the mixed make-up of the neighbourhood. The scale of interest and numbers attracted to South Bank & Waterloo Neighbours is a solid basis for the broadest possible input into a plan by all interested members of the community.</p>	<p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p> <p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p> <p>The Neighbourhood Forum has been designated in the southern section where there is to be a new neighbourhood area.</p>
017	75	<p>I am particularly keen to emphasise that the traditional boundary of the community at Blackfriars Road should be respected.</p>	<p>See officer comment above setting out the Council's proposed boundary and the justification.</p>
017	76	<p>I also fully support the need for close joint working across the boundary between neighbourhood areas and am sure that this will happen once this boundary is fixed.</p> <p>Please therefore accept this message as one of support for the South Bank & Waterloo application.</p>	<p>We acknowledge that developing any new planning guidance for this area will require a coordinated approach between all parties. Where different Neighbourhood Areas adjoin, the Council would encourage the associated Neighbourhood Forums to agree a Memorandum of Understanding (MOU) to</p>

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			ensure that there is a coordinated cross boundary approach set out in their Neighbourhood Plans.
018	77	I am writing in support of the application by the South Bank & Waterloo Neighbourhood Forum, now known also as South Bank & Waterloo Neighbours, to designate my area for the purposes of neighbourhood planning.	<p>Support noted.</p> <p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area. The council also proposes to designate the South Bank and Waterloo Neighbours as the Neighbourhood Forum for the southern section.</p> <p>The Council does not consider it appropriate to modify the existing boundary of the Bankside Neighbourhood Area. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p>
018	78	<p>I also support the application by the Forum to be formally designated as the group appropriate to plan for that area.</p> <p>I regard the area set out in the application as the generally accepted South Bank and Waterloo neighbourhood, reflecting the perception of those who live and work in it. It has also been the area covered by numerous local organisations, business and community, in many years of neighbourhood-based working and collaboration. It is the natural neighbourhood and approval of the area proposed would provide the right basis for a neighbourhood plan.</p> <p>South Bank & Waterloo Neighbours is a broad-based and representative</p>	<p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside</p>

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		<p>body with 200 residents, businesses and community groups, drawn from across the area who have been unanimous in their support for both the aspiration to develop the plan and the boundary submitted. The constitution and structure of the neighbourhood forum provide a broad and democratic reflection of the mixed make-up of the neighbourhood. The scale of interest and numbers attracted to South Bank & Waterloo Neighbours is a solid basis for the broadest possible input into a plan by all interested members of the community.</p>	<p>Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p> <p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p> <p>The Neighbourhood Forum has been designated in the southern section where there is to be a new neighbourhood area.</p>
018	79	<p>I am particularly keen to emphasise that the traditional boundary of the community at Blackfriars Road should be respected.</p>	<p>See officer comment above setting out the Council's proposed boundary and the justification.</p>
018	80	<p>I also fully support the need for close joint working across the boundary between neighbourhood areas and am sure that this will happen once this boundary is fixed. Please therefore accept this message as one of support for the South Bank & Waterloo application.</p>	<p>We acknowledge that developing any new planning guidance for this area will require a coordinated approach between all parties. Where different Neighbourhood Areas adjoin, the Council would encourage the associated Neighbourhood Forums to agree a Memorandum of Understanding (MOU) to ensure that there is a coordinated cross boundary approach set out in their Neighbourhood Plans.</p>
019	81	<p>I am writing in support of the application by the South Bank & Waterloo</p>	<p>Support noted.</p>

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		<p>Neighbourhood Forum, now known also as South Bank & Waterloo Neighbours, to designate my area for the purposes of neighbourhood planning.</p>	<p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area. The council also proposes to designate the South Bank and Waterloo Neighbours as the Neighbourhood Forum for the southern section.</p> <p>The Council does not consider it appropriate to modify the existing boundary of the Bankside Neighbourhood Area. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p>
019	82	<p>I also support the application by the Forum to be formally designated as the group appropriate to plan for that area.</p> <p>I regard the area set out in the application as the generally accepted South Bank and Waterloo neighbourhood, reflecting the perception of those who live and work in it. It has also been the area covered by numerous local organisations, business and community, in many years of neighbourhood-based working and collaboration. It is the natural neighbourhood and approval of the area proposed would provide the right basis for a neighbourhood plan.</p> <p>South Bank & Waterloo Neighbours is a broad-based and representative body with 200 residents, businesses and community groups, drawn from across the area who have been unanimous in their support for both the aspiration to develop the plan and the boundary submitted. The</p>	<p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire</p>

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		<p>constitution and structure of the neighbourhood forum provide a broad and democratic reflection of the mixed make-up of the neighbourhood. The scale of interest and numbers attracted to South Bank & Waterloo Neighbours is a solid basis for the broadest possible input into a plan by all interested members of the community.</p>	<p>area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p> <p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p> <p>The Neighbourhood Forum has been designated in the southern section where there is to be a new neighbourhood area.</p>
019	83	<p>I am particularly keen to emphasise that the traditional boundary of the community at Blackfriars Road should be respected.</p>	<p>See officer comment above setting out the Council's proposed boundary and the justification.</p>
019	84	<p>I also fully support the need for close joint working across the boundary between neighbourhood areas and am sure that this will happen once this boundary is fixed. Please therefore accept this message as one of support for the South Bank & Waterloo application.</p>	<p>We acknowledge that developing any new planning guidance for this area will require a coordinated approach between all parties. Where different Neighbourhood Areas adjoin, the Council would encourage the associated Neighbourhood Forums to agree a Memorandum of Understanding (MOU) to ensure that there is a coordinated cross boundary approach set out in their Neighbourhood Plans.</p>
020	85	<p>I am writing in support of the application by the South Bank & Waterloo Neighbourhood Forum, now known also as South Bank & Waterloo Neighbours, to designate my area for the purposes of neighbourhood planning.</p>	<p>Support noted.</p> <p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River</p>

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			<p>as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area. The council also proposes to designate the South Bank and Waterloo Neighbours as the Neighbourhood Forum for the southern section.</p> <p>The Council does not consider it appropriate to modify the existing boundary of the Bankside Neighbourhood Area. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p>
020	86	<p>I also support the application by the Forum to be formally designated as the group appropriate to plan for that area.</p> <p>I regard the area set out in the application as the generally accepted South Bank and Waterloo neighbourhood, reflecting the perception of those who live and work in it. It has also been the area covered by numerous local organisations, business and community, in many years of neighbourhood-based working and collaboration. It is the natural neighbourhood and approval of the area proposed would provide the right basis for a neighbourhood plan.</p> <p>South Bank & Waterloo Neighbours is a broad-based and representative body with 200 residents, businesses and community groups, drawn from across the area who have been unanimous in their support for both the aspiration to develop the plan and the boundary submitted. The constitution and structure of the neighbourhood forum provide a broad and democratic reflection of the mixed make-up of the neighbourhood. The</p>	<p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of</p>

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		scale of interest and numbers attracted to South Bank & Waterloo Neighbours is a solid basis for the broadest possible input into a plan by all interested members of the community.	<p>neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p> <p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p> <p>The Neighbourhood Forum has been designated in the southern section where there is to be a new neighbourhood area.</p>
020	87	I am particularly keen to emphasise that the traditional boundary of the community at Blackfriars Road should be respected.	See officer comment above setting out the Council's proposed boundary and the justification.
020	88	I also fully support the need for close joint working across the boundary between neighbourhood areas and am sure that this will happen once this boundary is fixed. Please therefore accept this message as one of support for the South Bank & Waterloo application.	We acknowledge that developing any new planning guidance for this area will require a coordinated approach between all parties. Where different Neighbourhood Areas adjoin, the Council would encourage the associated Neighbourhood Forums to agree a Memorandum of Understanding (MOU) to ensure that there is a coordinated cross boundary approach set out in their Neighbourhood Plans.
021	89	I am writing to support the application by the South Bank & Waterloo Neighbourhood Forum, now known also as South Bank & Waterloo Neighbours, to designate my area for the purposes of neighbourhood planning as agreed unanimously on April 24th 2013.	<p>Support noted.</p> <p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development</p>

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			<p>Area and Business Area. The council also proposes to designate the South Bank and Waterloo Neighbours as the Neighbourhood Forum for the southern section.</p> <p>The Council does not consider it appropriate to modify the existing boundary of the Bankside Neighbourhood Area. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p>
021	90	<p>I also support the application by the Forum to be formally approved as the group appropriate to plan for this area.</p> <p>I am a local resident, having lived in Pearman Street for the last 34 years. My children attended Joanna Primary School and I was for some seven years its Chair of Governors. I am pleased to have the opportunity to continue to be involved in the area through this exciting development to further improve the area's formidable assets and to tackle its challenges. I believe the area set out in the application as the generally accepted South Bank and Waterloo neighbourhood, which reflects the perception of those who live and work in it. It has also been for many years the area covered by numerous local business and community organisations, so providing a substantial infrastructure and strong collaborative spirit. Hence approval of the area proposed would provide an excellent basis for a neighbourhood plan.</p>	<p>Pearman Street is located within the Lambeth section of the proposed Neighbourhood Area. SOWN submitted applications for the designation of a Neighbourhood Area and Forum to both Southwark and Lambeth planning departments. Lambeth's Cabinet designated the Lambeth section of the SOWN Area and Forum in respect of the area on 10 February 2014.</p> <p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside</p>

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			<p>Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p> <p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p> <p>The Neighbourhood Forum has been designated in the southern section where there is to be a new neighbourhood area.</p>
021	91	I am particularly keen to emphasise that the traditional boundary of the community at Blackfriars Road should be respected.	See officer comment above setting out the Council's proposed boundary and the justification.
021	92	I also fully support the need for close joint working across the boundary between neighbourhood areas and am sure that this will happen once this boundary is fixed.	We acknowledge that developing any new planning guidance for this area will require a coordinated approach between all parties. Where different Neighbourhood Areas adjoin, the Council would encourage the associated Neighbourhood Forums to agree a Memorandum of Understanding (MOU) to ensure that there is a coordinated cross boundary approach set out in their Neighbourhood Plans.
021	93	I have attended a number of the Forum meetings and am impressed how South Bank & Waterloo Neighbours is a broad-based and representative	Support for the South Bank and Waterloo Neighbourhood Forum noted.

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		<p>body with 200 residents, businesses and community groups, drawn from across the area. We have been unanimous in the support for both the aspiration to develop the plan and the boundary submitted. The constitution and structure of the neighbourhood forum provide a broad and democratic reflection of the make-up of the neighbourhood. The Steering Group and their administrator have a professionally organised approach to managing meetings, demonstrate transparency in the affairs of the Forum through the use of a website, regular emails etc. The scale of interest and numbers attracted to South Bank & Waterloo Neighbours is a solid basis for the broadest possible input into a plan by all interested members of the community.</p> <p>Please therefore accept this message as one of support for the South Bank & Waterloo application.</p>	<p>The Neighbourhood Forum can not be considered in the north area as the Area boundary has not been changed.</p> <p>The Forum has been designated in the south where the Neighbourhood Area has been designated.</p>
022	94	<p>I am writing in support of the application by the South Bank & Waterloo Neighbourhood Forum, now known also as South Bank & Waterloo Neighbours, to designate my area for the purposes of neighbourhood planning.</p>	<p>Support noted.</p> <p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area. The council also proposes to designate the South Bank and Waterloo Neighbours as the Neighbourhood Forum for the southern section.</p> <p>The Council does not consider it appropriate to modify the existing boundary of the Bankside Neighbourhood Area. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside</p>

Rep ID.	Rep No.	Details of Representation	Officer Response
			Neighbourhood Area boundary.
022	95	<p>I also support the application by the Forum to be formally designated as the group appropriate to plan for that area.</p> <p>I regard the area set out in the application as the generally accepted South Bank and Waterloo neighbourhood, reflecting the perception of those who live and work in it. It has also been the area covered by numerous local organisations, business and community, in many years of neighbourhood-based working and collaboration. It is the natural neighbourhood and approval of the area proposed would provide the right basis for a neighbourhood plan.</p> <p>South Bank & Waterloo Neighbours is a broad-based and representative body with 200 residents, businesses and community groups, drawn from across the area who have been unanimous in their support for both the aspiration to develop the plan and the boundary submitted. The constitution and structure of the neighbourhood forum provide a broad and democratic reflection of the mixed make-up of the neighbourhood. The scale of interest and numbers attracted to South Bank & Waterloo Neighbours is a solid basis for the broadest possible input into a plan by all interested members of the community.</p>	<p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p> <p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p> <p>The Neighbourhood Forum has been designated in the southern section where there is to be a new neighbourhood</p>

Rep ID.	Rep No.	Details of Representation	Officer Response
			area.
022	96	I am particularly keen to emphasise that the traditional boundary of the community at Blackfriars Road should be respected.	See officer comment above setting out the Council's proposed boundary and the justification.
022	97	I also fully support the need for close joint working across the boundary between neighbourhood areas and am sure that this will happen once this boundary is fixed. Please therefore accept this message as one of support for the South Bank & Waterloo application.	We acknowledge that developing any new planning guidance for this area will require a coordinated approach between all parties. Where different Neighbourhood Areas adjoin, the Council would encourage the associated Neighbourhood Forums to agree a Memorandum of Understanding (MOU) to ensure that there is a coordinated cross boundary approach set out in their Neighbourhood Plans.
023	98	I am writing in support of the application by the South Bank & Waterloo Neighbourhood Forum, now known also as South Bank & Waterloo Neighbours, to designate my area for the purposes of neighbourhood planning.	Support noted. South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area. The council also proposes to designate the South Bank and Waterloo Neighbours as the Neighbourhood Forum for the southern section. The Council does not consider it appropriate to modify the existing boundary of the Bankside Neighbourhood Area. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.
023	99	I also support the application by the Forum to be formally designated as	South Bank and Waterloo Neighbours propose a very large

Rep ID.	Rep No.	Details of Representation	Officer Response
		<p>the group appropriate to plan for that area.</p> <p>I regard the area set out in the application as the generally accepted South Bank and Waterloo neighbourhood, reflecting the perception of those who live and work in it. It has also been the area covered by numerous local organisations, business and community, in many years of neighbourhood-based working and collaboration. It is the natural neighbourhood and approval of the area proposed would provide the right basis for a neighbourhood plan.</p> <p>South Bank & Waterloo Neighbours is a broad-based and representative body with 200 residents, businesses and community groups, drawn from across the area who have been unanimous in their support for both the aspiration to develop the plan and the boundary submitted. The constitution and structure of the neighbourhood forum provide a broad and democratic reflection of the mixed make-up of the neighbourhood. The scale of interest and numbers attracted to South Bank & Waterloo Neighbours is a solid basis for the broadest possible input into a plan by all interested members of the community.</p>	<p>area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p> <p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p> <p>The Neighbourhood Forum has been designated in the southern section where there is to be a new neighbourhood area.</p>
023	100	I am particularly keen to emphasise that the traditional boundary of the community at Blackfriars Road should be respected.	See officer comment above setting out the Council's proposed boundary and the justification.

Rep ID.	Rep No.	Details of Representation	Officer Response
023	101	I also fully support the need for close joint working across the boundary between neighbourhood areas and am sure that this will happen once this boundary is fixed. Please therefore accept this message as one of support for the South Bank & Waterloo application.	We acknowledge that developing any new planning guidance for this area will require a coordinated approach between all parties. Where different Neighbourhood Areas adjoin, the Council would encourage the associated Neighbourhood Forums to agree a Memorandum of Understanding (MOU) to ensure that there is a coordinated cross boundary approach set out in their Neighbourhood Plans.
024	102	I am writing in support of the application by the South Bank & Waterloo Neighbourhood Forum, now known also as South Bank & Waterloo Neighbours, to designate my area for the purposes of neighbourhood planning.	Support noted. South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area. The council also proposes to designate the South Bank and Waterloo Neighbours as the Neighbourhood Forum for the southern section. The Council does not consider it appropriate to modify the existing boundary of the Bankside Neighbourhood Area. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.
024	103	I also support the application by the Forum to be formally designated as the group appropriate to plan for that area. I regard the area set out in the application as the generally accepted South Bank and Waterloo neighbourhood, reflecting the perception of those who	South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and

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		<p>live and work in it. It has also been the area covered by numerous local organisations, business and community, in many years of neighbourhood-based working and collaboration. It is the natural neighbourhood and approval of the area proposed would provide the right basis for a neighbourhood plan.</p> <p>South Bank & Waterloo Neighbours is a broad-based and representative body with 200 residents, businesses and community groups, drawn from across the area who have been unanimous in their support for both the aspiration to develop the plan and the boundary submitted. The constitution and structure of the neighbourhood forum provide a broad and democratic reflection of the mixed make-up of the neighbourhood. The scale of interest and numbers attracted to South Bank & Waterloo Neighbours is a solid basis for the broadest possible input into a plan by all interested members of the community.</p>	<p>Waterloo application area as a Neighbourhood Development Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p> <p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p> <p>The Neighbourhood Forum has been designated in the southern section where there is to be a new neighbourhood area.</p>
024	104	I am particularly keen to emphasise that the traditional boundary of the community at Blackfriars Road should be respected.	See officer comment above setting out the Council's proposed boundary and the justification.
024	105	I also fully support the need for close joint working across the boundary between neighbourhood areas and am sure that this will happen once this	We acknowledge that developing any new planning guidance for this area will require a coordinated approach between all

Rep ID.	Rep No.	Details of Representation	Officer Response
		<p>boundary is fixed. Please therefore accept this message as one of support for the South Bank & Waterloo application.</p>	<p>parties. Where different Neighbourhood Areas adjoin, the Council would encourage the associated Neighbourhood Forums to agree a Memorandum of Understanding (MOU) to ensure that there is a coordinated cross boundary approach set out in their Neighbourhood Plans.</p>
025	106	<p>I am writing in support of the application by the South Bank & Waterloo Neighbourhood Forum, now known also as South Bank & Waterloo Neighbours, to designate my area for the purposes of neighbourhood planning.</p>	<p>Support noted.</p> <p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area. The council also proposes to designate the South Bank and Waterloo Neighbours as the Neighbourhood Forum for the southern section.</p> <p>The Council does not consider it appropriate to modify the existing boundary of the Bankside Neighbourhood Area. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p>
025	107	<p>I also support the application by the Forum to be formally designated as the group appropriate to plan for that area. I regard the area set out in the application as the generally accepted South Bank and Waterloo neighbourhood, reflecting the perception of those who live and work in it. It has also been the area covered by numerous local organisations, business and community, in many years of neighbourhood-based working and collaboration. It is the natural neighbourhood and</p>	<p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p>

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		<p>approval of the area proposed would provide the right basis for a neighbourhood plan.</p> <p>South Bank & Waterloo Neighbours is a broad-based and representative body with 200 residents, businesses and community groups, drawn from across the area who have been unanimous in their support for both the aspiration to develop the plan and the boundary submitted. The constitution and structure of the neighbourhood forum provide a broad and democratic reflection of the mixed make-up of the neighbourhood. The scale of interest and numbers attracted to South Bank & Waterloo Neighbours is a solid basis for the broadest possible input into a plan by all interested members of the community.</p>	<p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p> <p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p> <p>The Neighbourhood Forum has been designated in the southern section where there is to be a new neighbourhood area.</p>
025	108	<p>I am particularly keen to emphasise that the traditional boundary of the community at Blackfriars Road should be respected.</p>	<p>See officer comment above setting out the Council's proposed boundary and the justification.</p>
025	109	<p>I also fully support the need for close joint working across the boundary between neighbourhood areas and am sure that this will happen once this boundary is fixed.</p> <p>Please therefore accept this message as one of support for the South Bank & Waterloo application.</p>	<p>We acknowledge that developing any new planning guidance for this area will require a coordinated approach between all parties. Where different Neighbourhood Areas adjoin, the Council would encourage the associated Neighbourhood Forums to agree a Memorandum of Understanding (MOU) to</p>

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			ensure that there is a coordinated cross boundary approach set out in their Neighbourhood Plans.
026	110	I am writing in support of the application by the South Bank & Waterloo Neighbourhood Forum, now known also as South Bank & Waterloo Neighbours, to designate my area for the purposes of neighbourhood planning.	<p>Support noted.</p> <p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area. The council also proposes to designate the South Bank and Waterloo Neighbours as the Neighbourhood Forum for the southern section.</p> <p>The Council does not consider it appropriate to modify the existing boundary of the Bankside Neighbourhood Area. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p>
026	111	<p>I also support the application by the Forum to be formally designated as the group appropriate to plan for that area.</p> <p>I regard the area set out in the application as the generally accepted South Bank and Waterloo neighbourhood, reflecting the perception of those who live and work in it. It has also been the area covered by numerous local organisations, business and community, in many years of neighbourhood-based working and collaboration. It is the natural neighbourhood and approval of the area proposed would provide the right basis for a neighbourhood plan.</p> <p>South Bank & Waterloo Neighbours is a broad-based and representative</p>	<p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside</p>

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		<p>body with 200 residents, businesses and community groups, drawn from across the area who have been unanimous in their support for both the aspiration to develop the plan and the boundary submitted. The constitution and structure of the neighbourhood forum provide a broad and democratic reflection of the mixed make-up of the neighbourhood. The scale of interest and numbers attracted to South Bank & Waterloo Neighbours is a solid basis for the broadest possible input into a plan by all interested members of the community.</p>	<p>Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p> <p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p> <p>The Neighbourhood Forum has been designated in the southern section where there is to be a new neighbourhood area.</p>
026	112	<p>I am particularly keen to emphasise that the traditional boundary of the community at Blackfriars Road should be respected.</p>	<p>See officer comment above setting out the Council's proposed boundary and the justification.</p>
026	113	<p>I also fully support the need for close joint working across the boundary between neighbourhood areas and am sure that this will happen once this boundary is fixed. Please therefore accept this message as one of support for the South Bank & Waterloo application.</p>	<p>We acknowledge that developing any new planning guidance for this area will require a coordinated approach between all parties. Where different Neighbourhood Areas adjoin, the Council would encourage the associated Neighbourhood Forums to agree a Memorandum of Understanding (MOU) to ensure that there is a coordinated cross boundary approach set out in their Neighbourhood Plans.</p>
027	114	<p>I am writing in support of the application by the South Bank & Waterloo</p>	<p>Support noted.</p>

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		<p>Neighbourhood Forum, now known also as South Bank & Waterloo Neighbours, to designate my area for the purposes of neighbourhood planning.</p>	<p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area. The council also proposes to designate the South Bank and Waterloo Neighbours as the Neighbourhood Forum for the southern section.</p> <p>The Council does not consider it appropriate to modify the existing boundary of the Bankside Neighbourhood Area. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p>
027	115	<p>I also support the application by the Forum to be formally designated as the group appropriate to plan for that area.</p> <p>I regard the area set out in the application as the generally accepted South Bank and Waterloo neighbourhood, reflecting the perception of those who live and work in it. It has also been the area covered by numerous local organisations, business and community, in many years of neighbourhood-based working and collaboration. It is the natural neighbourhood and approval of the area proposed would provide the right basis for a neighbourhood plan.</p> <p>South Bank & Waterloo Neighbours is a broad-based and representative body with 200 residents, businesses and community groups, drawn from across the area who have been unanimous in their support for both the aspiration to develop the plan and the boundary submitted. The</p>	<p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire</p>

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		<p>constitution and structure of the neighbourhood forum provide a broad and democratic reflection of the mixed make-up of the neighbourhood. The scale of interest and numbers attracted to South Bank & Waterloo Neighbours is a solid basis for the broadest possible input into a plan by all interested members of the community.</p>	<p>area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p> <p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p> <p>The Neighbourhood Forum has been designated in the southern section where there is to be a new neighbourhood area.</p>
027	116	<p>I am particularly keen to emphasise that the traditional boundary of the community at Blackfriars Road should be respected.</p>	<p>See officer comment above setting out the Council's proposed boundary and the justification.</p>
027	117	<p>I also fully support the need for close joint working across the boundary between neighbourhood areas and am sure that this will happen once this boundary is fixed. Please therefore accept this message as one of support for the South Bank & Waterloo application.</p>	<p>We acknowledge that developing any new planning guidance for this area will require a coordinated approach between all parties. Where different Neighbourhood Areas adjoin, the Council would encourage the associated Neighbourhood Forums to agree a Memorandum of Understanding (MOU) to ensure that there is a coordinated cross boundary approach set out in their Neighbourhood Plans.</p>
028	118	<p>I am writing in support of the application by the South Bank & Waterloo Neighbourhood Forum, now known also as South Bank & Waterloo Neighbours, to designate my area for the purposes of neighbourhood planning.</p>	<p>Support noted.</p> <p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River</p>

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			<p>as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area. The council also proposes to designate the South Bank and Waterloo Neighbours as the Neighbourhood Forum for the southern section.</p> <p>The Council does not consider it appropriate to modify the existing boundary of the Bankside Neighbourhood Area. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p>
028	119	<p>I also support the application by the Forum to be formally designated as the group appropriate to plan for that area.</p> <p>I regard the area set out in the application as the generally accepted South Bank and Waterloo neighbourhood, reflecting the perception of those who live and work in it. It has also been the area covered by numerous local organisations, business and community, in many years of neighbourhood-based working and collaboration. It is the natural neighbourhood and approval of the area proposed would provide the right basis for a neighbourhood plan.</p> <p>South Bank & Waterloo Neighbours is a broad-based and representative body with 200 residents, businesses and community groups, drawn from across the area who have been unanimous in their support for both the aspiration to develop the plan and the boundary submitted. The constitution and structure of the neighbourhood forum provide a broad and democratic reflection of the mixed make-up of the neighbourhood. The scale of interest and numbers attracted to South Bank & Waterloo</p>	<p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of</p>

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		<p>Neighbours is a solid basis for the broadest possible input into a plan by all interested members of the community.</p>	<p>neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p> <p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p> <p>The Neighbourhood Forum has been designated in the southern section where there is to be a new neighbourhood area.</p>
028	120	<p>I am particularly keen to emphasise that the traditional boundary of the community at Blackfriars Road should be respected.</p>	<p>See officer comment above setting out the Council's proposed boundary and the justification.</p>
028	121	<p>I also fully support the need for close joint working across the boundary between neighbourhood areas and am sure that this will happen once this boundary is fixed. Please therefore accept this message as one of support for the South Bank & Waterloo application.</p>	<p>We acknowledge that developing any new planning guidance for this area will require a coordinated approach between all parties. Where different Neighbourhood Areas adjoin, the Council would encourage the associated Neighbourhood Forums to agree a Memorandum of Understanding (MOU) to ensure that there is a coordinated cross boundary approach set out in their Neighbourhood Plans.</p>
029	122	<p>I am writing in support of the application by the South Bank & Waterloo Neighbourhood Forum, now known also as South Bank & Waterloo Neighbours, to designate my area for the purposes of neighbourhood planning.</p>	<p>Support noted.</p> <p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development</p>

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			<p>Area and Business Area. The council also proposes to designate the South Bank and Waterloo Neighbours as the Neighbourhood Forum for the southern section.</p> <p>The Council does not consider it appropriate to modify the existing boundary of the Bankside Neighbourhood Area. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p>
029	123	<p>I also support the application by the Forum to be formally designated as the group appropriate to plan for that area.</p> <p>I regard the area set out in the application as the generally accepted South Bank and Waterloo neighbourhood, reflecting the perception of those who live and work in it. It has also been the area covered by numerous local organisations, business and community, in many years of neighbourhood-based working and collaboration. It is the natural neighbourhood and approval of the area proposed would provide the right basis for a neighbourhood plan.</p> <p>South Bank & Waterloo Neighbours is a broad-based and representative body with 200 residents, businesses and community groups, drawn from across the area who have been unanimous in their support for both the aspiration to develop the plan and the boundary submitted. The constitution and structure of the neighbourhood forum provide a broad and democratic reflection of the mixed make-up of the neighbourhood. The scale of interest and numbers attracted to South Bank & Waterloo Neighbours is a solid basis for the broadest possible input into a plan by all interested members of the community.</p>	<p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p>

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			<p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p> <p>The Neighbourhood Forum has been designated in the southern section where there is to be a new neighbourhood area.</p>
029	124	I am particularly keen to emphasise that the traditional boundary of the community at Blackfriars Road should be respected.	See officer comment above setting out the Council's proposed boundary and the justification.
029	125	I also fully support the need for close joint working across the boundary between neighbourhood areas and am sure that this will happen once this boundary is fixed. Please therefore accept this message as one of support for the South Bank & Waterloo application.	We acknowledge that developing any new planning guidance for this area will require a coordinated approach between all parties. Where different Neighbourhood Areas adjoin, the Council would encourage the associated Neighbourhood Forums to agree a Memorandum of Understanding (MOU) to ensure that there is a coordinated cross boundary approach set out in their Neighbourhood Plans.
030	126	I am writing in support of the application by the South Bank & Waterloo Neighbourhood Forum, now known also as South Bank & Waterloo Neighbours, to designate my area for the purposes of neighbourhood planning.	<p>Support noted.</p> <p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area. The council also proposes to designate the South Bank and Waterloo Neighbours as the Neighbourhood Forum for the southern section.</p>

Rep ID.	Rep No.	Details of Representation	Officer Response
			<p>The Council does not consider it appropriate to modify the existing boundary of the Bankside Neighbourhood Area. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p>
030	127	<p>I also support the application by the Forum to be formally designated as the group appropriate to plan for that area.</p> <p>I regard the area set out in the application as the generally accepted South Bank and Waterloo neighbourhood, reflecting the perception of those who live and work in it. It has also been the area covered by numerous local organisations, business and community, in many years of neighbourhood-based working and collaboration. It is the natural neighbourhood and approval of the area proposed would provide the right basis for a neighbourhood plan.</p> <p>South Bank & Waterloo Neighbours is a broad-based and representative body with 200 residents, businesses and community groups, drawn from across the area who have been unanimous in their support for both the aspiration to develop the plan and the boundary submitted. The constitution and structure of the neighbourhood forum provide a broad and democratic reflection of the mixed make-up of the neighbourhood. The scale of interest and numbers attracted to South Bank & Waterloo Neighbours is a solid basis for the broadest possible input into a plan by all interested members of the community.</p>	<p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p> <p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of</p>

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			<p data-bbox="1220 363 1923 532">maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p> <p data-bbox="1220 561 1923 641">The Neighbourhood Forum has been designated in the southern section where there is to be a new neighbourhood area.</p>
030	128	I am particularly keen to emphasise that the traditional boundary of the community at Blackfriars Road should be respected.	See officer comment above setting out the Council's proposed boundary and the justification.
030	129	I also fully support the need for close joint working across the boundary between neighbourhood areas and am sure that this will happen once this boundary is fixed. Please therefore accept this message as one of support for the South Bank & Waterloo application.	We acknowledge that developing any new planning guidance for this area will require a coordinated approach between all parties. Where different Neighbourhood Areas adjoin, the Council would encourage the associated Neighbourhood Forums to agree a Memorandum of Understanding (MOU) to ensure that there is a coordinated cross boundary approach set out in their Neighbourhood Plans.
031	130	I am writing in support of the application by the South Bank & Waterloo Neighbourhood Forum, now known also as South Bank & Waterloo Neighbours, to designate my area for the purposes of neighbourhood planning.	<p data-bbox="1220 940 1388 964">Support noted.</p> <p data-bbox="1220 993 1923 1222">South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area. The council also proposes to designate the South Bank and Waterloo Neighbours as the Neighbourhood Forum for the southern section.</p> <p data-bbox="1220 1252 1923 1307">The Council does not consider it appropriate to modify the existing boundary of the Bankside Neighbourhood Area.</p>

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			<p>Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p>
031	131	<p>I also support the application by the Forum to be formally designated as the group appropriate to plan for that area.</p> <p>I regard the area set out in the application as the generally accepted South Bank and Waterloo neighbourhood, reflecting the perception of those who live and work in it. It has also been the area covered by numerous local organisations, business and community, in many years of neighbourhood-based working and collaboration. It is the natural neighbourhood and approval of the area proposed would provide the right basis for a neighbourhood plan.</p> <p>South Bank & Waterloo Neighbours is a broad-based and representative body with 200 residents, businesses and community groups, drawn from across the area who have been unanimous in their support for both the aspiration to develop the plan and the boundary submitted. The constitution and structure of the neighbourhood forum provide a broad and democratic reflection of the mixed make-up of the neighbourhood. The scale of interest and numbers attracted to South Bank & Waterloo Neighbours is a solid basis for the broadest possible input into a plan by all interested members of the community.</p>	<p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p> <p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the</p>

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			<p>neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p> <p>The Neighbourhood Forum has been designated in the southern section where there is to be a new neighbourhood area.</p>
031	132	I am particularly keen to emphasise that the traditional boundary of the community at Blackfriars Road should be respected.	See officer comment above setting out the Council's proposed boundary and the justification.
031	133	I also fully support the need for close joint working across the boundary between neighbourhood areas and am sure that this will happen once this boundary is fixed. Please therefore accept this message as one of support for the South Bank & Waterloo application.	We acknowledge that developing any new planning guidance for this area will require a coordinated approach between all parties. Where different Neighbourhood Areas adjoin, the Council would encourage the associated Neighbourhood Forums to agree a Memorandum of Understanding (MOU) to ensure that there is a coordinated cross boundary approach set out in their Neighbourhood Plans.
032	134	I have recently become a member of the South Bank and Waterloo Neighbourhood Forum Steering Group (SOWN). We have recently applied for the area to be formally designated for the purposes of neighbourhood planning and I write in support of that application. Much consideration and consultation has gone into the boundary for the area and numerous local organisations, business and community groups are now in agreement: It is the natural neighbourhood and approval of the area proposed would provide the right basis for a neighbourhood plan.	<p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of</p>

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			<p>neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p> <p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p> <p>The Neighbourhood Forum has been designated in the southern section where there is to be a new neighbourhood area.</p>
032	135	<p>South Bank & Waterloo Neighbours is a broad-based and representative body with 200 residents, businesses and community groups, drawn from across the area who have been unanimous in their support for both the aspiration to develop the plan and the boundary submitted. We continue to actively seek new members from our diverse population base. The constitution and structure of the neighbourhood forum provide a broad and democratic reflection of the mixed make-up of the neighbourhood. The scale of interest and numbers attracted to South Bank & Waterloo Neighbours is a solid basis for the broadest possible input into a plan by all interested members of the community, as well as a forum for addressing the issues presented by the large daily influx of non-resident, non-working people for whom we are the transport hub.</p> <p>We look forward to collaborating with adjacent neighbourhood plans (in development) particularly along Blackfriars Road, and being involved in ongoing plans for the Blackfriars Road Corridor</p>	<p>Support for the South Bank and Waterloo Neighbourhood Forum noted.</p> <p>The Neighbourhood Forum can not be considered in the north area as the Area boundary has not been changed.</p> <p>The Forum has been designated in the south where the Neighbourhood Area has been designated.</p>
033	136	<p>I am writing in support of the application by the South Bank & Waterloo Neighbourhood Forum, now known also as South Bank & Waterloo</p>	<p>Support noted.</p>

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		<p>Neighbours, to designate my area for the purposes of neighbourhood planning.</p>	<p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area. The council also proposes to designate the South Bank and Waterloo Neighbours as the Neighbourhood Forum for the southern section.</p> <p>The Council does not consider it appropriate to modify the existing boundary of the Bankside Neighbourhood Area. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p>
033	137	<p>I also support the application by the Forum to be formally designated as the group appropriate to plan for that area.</p> <p>I regard the area set out in the application as the generally accepted South Bank and Waterloo neighbourhood, reflecting the perception of those who live and work in it. It has also been the area covered by numerous local organisations, business and community, in many years of neighbourhood-based working and collaboration. It is the natural neighbourhood and approval of the area proposed would provide the right basis for a neighbourhood plan.</p> <p>South Bank & Waterloo Neighbours is a broad-based and representative body with 200 residents, businesses and community groups, drawn from across the area who have been unanimous in their support for both the aspiration to develop the plan and the boundary submitted. The</p>	<p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN</p>

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		<p>constitution and structure of the neighbourhood forum provide a broad and democratic reflection of the mixed make-up of the neighbourhood. The scale of interest and numbers attracted to South Bank & Waterloo Neighbours is a solid basis for the broadest possible input into a plan by all interested members of the community.</p>	<p>Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p> <p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p> <p>The Neighbourhood Forum has been designated in the southern section where there is to be a new neighbourhood area.</p>
033	138	<p>I am particularly keen to emphasise that the traditional boundary of the community at Blackfriars Road should be respected.</p>	<p>See officer comment above setting out the Council's proposed boundary and the justification.</p>
033	139	<p>I also fully support the need for close joint working across the boundary between neighbourhood areas and am sure that this will happen once this boundary is fixed. Please therefore accept this message as one of support for the South Bank & Waterloo application.</p>	<p>We acknowledge that developing any new planning guidance for this area will require a coordinated approach between all parties. Where different Neighbourhood Areas adjoin, the Council would encourage the associated Neighbourhood Forums to agree a Memorandum of Understanding (MOU) to ensure that there is a coordinated cross boundary approach set out in their Neighbourhood Plans.</p>
034	140	<p>I am writing in support of the application by the South Bank & Waterloo Neighbourhood Forum, now known also as South Bank & Waterloo Neighbours, to designate my area for the purposes of neighbourhood planning.</p>	<p>Support noted.</p> <p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to</p>

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			<p>designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area. The council also proposes to designate the South Bank and Waterloo Neighbours as the Neighbourhood Forum for the southern section.</p> <p>The Council does not consider it appropriate to modify the existing boundary of the Bankside Neighbourhood Area. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p>
034	141	<p>I also support the application by the Forum to be formally designated as the group appropriate to plan for that area.</p> <p>I regard the area set out in the application as the generally accepted South Bank and Waterloo neighbourhood, reflecting the perception of those who live and work in it. It has also been the area covered by numerous local organisations, business and community, in many years of neighbourhood-based working and collaboration. It is the natural neighbourhood and approval of the area proposed would provide the right basis for a neighbourhood plan.</p> <p>South Bank & Waterloo Neighbours is a broad-based and representative body with 200 residents, businesses and community groups, drawn from across the area who have been unanimous in their support for both the aspiration to develop the plan and the boundary submitted. The constitution and structure of the neighbourhood forum provide a broad and democratic reflection of the mixed make-up of the neighbourhood. The scale of interest and numbers attracted to South Bank & Waterloo</p>	<p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of</p>

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034	142	I am particularly keen to emphasise that the traditional boundary of the community at Blackfriars Road should be respected.	See officer comment above setting out the Council's proposed boundary and the justification.
034	143	<p>I also fully support the need for close joint working across the boundary between neighbourhood areas and am sure that this will happen once this boundary is fixed.</p> <p>Please therefore accept this message as one of support for the South Bank & Waterloo application.</p>	We acknowledge that developing any new planning guidance for this area will require a coordinated approach between all parties. Where different Neighbourhood Areas adjoin, the Council would encourage the associated Neighbourhood Forums to agree a Memorandum of Understanding (MOU) to ensure that there is a coordinated cross boundary approach set out in their Neighbourhood Plans.
035	144	I am writing in support of the application by the South Bank & Waterloo Neighbourhood Forum, now known also as South Bank & Waterloo Neighbours, to designate my area for the purposes of neighbourhood planning.	<p>Support noted.</p> <p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area. The council also proposes to</p>

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			<p>designate the South Bank and Waterloo Neighbours as the Neighbourhood Forum for the southern section.</p> <p>The Council does not consider it appropriate to modify the existing boundary of the Bankside Neighbourhood Area. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p>
035	145	<p>I also support the application by the Forum to be formally designated as the group appropriate to plan for that area.</p> <p>I regard the area set out in the application as the generally accepted South Bank and Waterloo neighbourhood, reflecting the perception of those who live and work in it. It has also been the area covered by numerous local organisations, business and community, in many years of neighbourhood-based working and collaboration. It is the natural neighbourhood and approval of the area proposed would provide the right basis for a neighbourhood plan.</p> <p>South Bank & Waterloo Neighbours is a broad-based and representative body with 200 residents, businesses and community groups, drawn from across the area who have been unanimous in their support for both the aspiration to develop the plan and the boundary submitted. The constitution and structure of the neighbourhood forum provide a broad and democratic reflection of the mixed make-up of the neighbourhood. The scale of interest and numbers attracted to South Bank & Waterloo Neighbours is a solid basis for the broadest possible input into a plan by all interested members of the community.</p>	<p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p>

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035	146	I am particularly keen to emphasise that the traditional boundary of the community at Blackfriars Road should be respected.	See officer comment above setting out the Council's proposed boundary and the justification.
035	147	I also fully support the need for close joint working across the boundary between neighbourhood areas and am sure that this will happen once this boundary is fixed. Please therefore accept this message as one of support for the South Bank & Waterloo application.	We acknowledge that developing any new planning guidance for this area will require a coordinated approach between all parties. Where different Neighbourhood Areas adjoin, the Council would encourage the associated Neighbourhood Forums to agree a Memorandum of Understanding (MOU) to ensure that there is a coordinated cross boundary approach set out in their Neighbourhood Plans.
036	148	I am writing in support of the application by the South Bank & Waterloo Neighbourhood Forum, now known also as South Bank & Waterloo Neighbours, to designate my area for the purposes of neighbourhood planning.	<p>Support noted.</p> <p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area. The council also proposes to designate the South Bank and Waterloo Neighbours as the Neighbourhood Forum for the southern section.</p>

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			<p>The Council does not consider it appropriate to modify the existing boundary of the Bankside Neighbourhood Area. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p>
036	149	<p>I also support the application by the Forum to be formally designated as the group appropriate to plan for that area.</p> <p>I regard the area set out in the application as the generally accepted South Bank and Waterloo neighbourhood, reflecting the perception of those who live and work in it. It has also been the area covered by numerous local organisations, business and community, in many years of neighbourhood-based working and collaboration. It is the natural neighbourhood and approval of the area proposed would provide the right basis for a neighbourhood plan.</p> <p>South Bank & Waterloo Neighbours is a broad-based and representative body with 200 residents, businesses and community groups, drawn from across the area who have been unanimous in their support for both the aspiration to develop the plan and the boundary submitted. The constitution and structure of the neighbourhood forum provide a broad and democratic reflection of the mixed make-up of the neighbourhood. The scale of interest and numbers attracted to South Bank & Waterloo Neighbours is a solid basis for the broadest possible input into a plan by all interested members of the community.</p>	<p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p> <p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the</p>

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			<p>Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p> <p>The Neighbourhood Forum has been designated in the southern section where there is to be a new neighbourhood area.</p>
036	150	I am particularly keen to emphasise that the traditional boundary of the community at Blackfriars Road should be respected.	See officer comment above setting out the Council's proposed boundary and the justification.
036	151	<p>I also fully support the need for close joint working across the boundary between neighbourhood areas and am sure that this will happen once this boundary is fixed.</p> <p>Please therefore accept this message as one of support for the South Bank & Waterloo application.</p>	We acknowledge that developing any new planning guidance for this area will require a coordinated approach between all parties. Where different Neighbourhood Areas adjoin, the Council would encourage the associated Neighbourhood Forums to agree a Memorandum of Understanding (MOU) to ensure that there is a coordinated cross boundary approach set out in their Neighbourhood Plans.
037	152	I am writing in support of the application by the South Bank & Waterloo Neighbourhood Forum, now known also as South Bank & Waterloo Neighbours, to designate my area for the purposes of neighbourhood planning.	<p>Support noted.</p> <p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area. The council also proposes to designate the South Bank and Waterloo Neighbours as the Neighbourhood Forum for the southern section.</p> <p>The Council does not consider it appropriate to modify the existing boundary of the Bankside Neighbourhood Area. Having had regard to the desirability of maintaining the existing</p>

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			<p>Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p>
037	153	<p>I also support the application by the Forum to be formally designated as the group appropriate to plan for that area.</p> <p>I regard the area set out in the application as the generally accepted South Bank and Waterloo neighbourhood, reflecting the perception of those who live and work in it. It has also been the area covered by numerous local organisations, business and community, in many years of neighbourhood-based working and collaboration. It is the natural neighbourhood and approval of the area proposed would provide the right basis for a neighbourhood plan.</p> <p>South Bank & Waterloo Neighbours is a broad-based and representative body with 200 residents, businesses and community groups, drawn from across the area who have been unanimous in their support for both the aspiration to develop the plan and the boundary submitted. The constitution and structure of the neighbourhood forum provide a broad and democratic reflection of the mixed make-up of the neighbourhood. The scale of interest and numbers attracted to South Bank & Waterloo Neighbours is a solid basis for the broadest possible input into a plan by all interested members of the community.</p>	<p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p> <p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such</p>

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			<p>as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p> <p>The Neighbourhood Forum has been designated in the southern section where there is to be a new neighbourhood area.</p>
037	154	I am particularly keen to emphasise that the traditional boundary of the community at Blackfriars Road should be respected.	See officer comment above setting out the Council's proposed boundary and the justification.
037	155	I also fully support the need for close joint working across the boundary between neighbourhood areas and am sure that this will happen once this boundary is fixed. Please therefore accept this message as one of support for the South Bank & Waterloo application.	We acknowledge that developing any new planning guidance for this area will require a coordinated approach between all parties. Where different Neighbourhood Areas adjoin, the Council would encourage the associated Neighbourhood Forums to agree a Memorandum of Understanding (MOU) to ensure that there is a coordinated cross boundary approach set out in their Neighbourhood Plans.
038	156	I am writing in support of the application by the South Bank & Waterloo Neighbourhood Forum, now known also as South Bank & Waterloo Neighbours, to designate my area for the purposes of neighbourhood planning.	<p>Support noted.</p> <p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area. The council also proposes to designate the South Bank and Waterloo Neighbours as the Neighbourhood Forum for the southern section.</p> <p>The Council does not consider it appropriate to modify the existing boundary of the Bankside Neighbourhood Area. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood</p>

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			context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.
038	157	<p>I also support the application by the Forum to be formally designated as the group appropriate to plan for that area.</p> <p>I regard the area set out in the application as the generally accepted South Bank and Waterloo neighbourhood, reflecting the perception of those who live and work in it. It has also been the area covered by numerous local organisations, business and community, in many years of neighbourhood-based working and collaboration. It is the natural neighbourhood and approval of the area proposed would provide the right basis for a neighbourhood plan.</p> <p>South Bank & Waterloo Neighbours is a broad-based and representative body with 200 residents, businesses and community groups, drawn from across the area who have been unanimous in their support for both the aspiration to develop the plan and the boundary submitted. The constitution and structure of the neighbourhood forum provide a broad and democratic reflection of the mixed make-up of the neighbourhood. The scale of interest and numbers attracted to South Bank & Waterloo Neighbours is a solid basis for the broadest possible input into a plan by all interested members of the community.</p>	<p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p> <p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p>

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			The Neighbourhood Forum has been designated in the southern section where there is to be a new neighbourhood area.
038	158	I am particularly keen to emphasise that the traditional boundary of the community at Blackfriars Road should be respected.	See officer comment above setting out the Council's proposed boundary and the justification.
038	159	I also fully support the need for close joint working across the boundary between neighbourhood areas and am sure that this will happen once this boundary is fixed. Please therefore accept this message as one of support for the South Bank & Waterloo application.	We acknowledge that developing any new planning guidance for this area will require a coordinated approach between all parties. Where different Neighbourhood Areas adjoin, the Council would encourage the associated Neighbourhood Forums to agree a Memorandum of Understanding (MOU) to ensure that there is a coordinated cross boundary approach set out in their Neighbourhood Plans.
039	160	I am writing in support of the application by the South Bank & Waterloo Neighbourhood Forum, now known also as South Bank & Waterloo Neighbours, to designate my area for the purposes of neighbourhood planning.	Support noted. South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area. The council also proposes to designate the South Bank and Waterloo Neighbours as the Neighbourhood Forum for the southern section. The Council does not consider it appropriate to modify the existing boundary of the Bankside Neighbourhood Area. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.

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039	161	<p>I also support the application by the Forum to be formally designated as the group appropriate to plan for that area.</p> <p>I regard the area set out in the application as the generally accepted South Bank and Waterloo neighbourhood, reflecting the perception of those who live and work in it. It has also been the area covered by numerous local organisations, business and community, in many years of neighbourhood-based working and collaboration. It is the natural neighbourhood and approval of the area proposed would provide the right basis for a neighbourhood plan.</p> <p>South Bank & Waterloo Neighbours is a broad-based and representative body with 200 residents, businesses and community groups, drawn from across the area who have been unanimous in their support for both the aspiration to develop the plan and the boundary submitted. The constitution and structure of the neighbourhood forum provide a broad and democratic reflection of the mixed make-up of the neighbourhood. The scale of interest and numbers attracted to South Bank & Waterloo Neighbours is a solid basis for the broadest possible input into a plan by all interested members of the community.</p>	<p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p> <p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p> <p>The Neighbourhood Forum has been designated in the southern section where there is to be a new neighbourhood area.</p>

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039	162	I am particularly keen to emphasise that the traditional boundary of the community at Blackfriars Road should be respected.	See officer comment above setting out the Council's proposed boundary and the justification.
039	163	I also fully support the need for close joint working across the boundary between neighbourhood areas and am sure that this will happen once this boundary is fixed. Please therefore accept this message as one of support for the South Bank & Waterloo application.	We acknowledge that developing any new planning guidance for this area will require a coordinated approach between all parties. Where different Neighbourhood Areas adjoin, the Council would encourage the associated Neighbourhood Forums to agree a Memorandum of Understanding (MOU) to ensure that there is a coordinated cross boundary approach set out in their Neighbourhood Plans.
040	164	I am writing in support of the application by the South Bank & Waterloo Neighbourhood Forum, now known also as South Bank & Waterloo Neighbours, to designate my area for the purposes of neighbourhood planning.	Support noted. South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area. The council also proposes to designate the South Bank and Waterloo Neighbours as the Neighbourhood Forum for the southern section. The Council does not consider it appropriate to modify the existing boundary of the Bankside Neighbourhood Area. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.
040	165	I also support the application by the Forum to be formally designated as the group appropriate to plan for that area.	South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River

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		<p>I regard the area set out in the application as the generally accepted South Bank and Waterloo neighbourhood, reflecting the perception of those who live and work in it. It has also been the area covered by numerous local organisations, business and community, in many years of neighbourhood-based working and collaboration. It is the natural neighbourhood and approval of the area proposed would provide the right basis for a neighbourhood plan.</p> <p>South Bank & Waterloo Neighbours is a broad-based and representative body with 200 residents, businesses and community groups, drawn from across the area who have been unanimous in their support for both the aspiration to develop the plan and the boundary submitted. The constitution and structure of the neighbourhood forum provide a broad and democratic reflection of the mixed make-up of the neighbourhood. The scale of interest and numbers attracted to South Bank & Waterloo Neighbours is a solid basis for the broadest possible input into a plan by all interested members of the community.</p>	<p>as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p> <p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p> <p>The Neighbourhood Forum has been designated in the southern section where there is to be a new neighbourhood area.</p>
040	166	I am particularly keen to emphasise that the traditional boundary of the community at Blackfriars Road should be respected.	See officer comment above setting out the Council's proposed boundary and the justification.

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040	167	<p>I also fully support the need for close joint working across the boundary between neighbourhood areas and am sure that this will happen once this boundary is fixed.</p> <p>Please therefore accept this message as one of support for the South Bank & Waterloo application.</p>	<p>We acknowledge that developing any new planning guidance for this area will require a coordinated approach between all parties. Where different Neighbourhood Areas adjoin, the Council would encourage the associated Neighbourhood Forums to agree a Memorandum of Understanding (MOU) to ensure that there is a coordinated cross boundary approach set out in their Neighbourhood Plans.</p>
041	168	<p>I am writing in support of the application by the South Bank & Waterloo Neighbourhood Forum, now known also as South Bank & Waterloo Neighbours, to designate my area for the purposes of neighbourhood planning.</p>	<p>Support noted.</p> <p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area. The council also proposes to designate the South Bank and Waterloo Neighbours as the Neighbourhood Forum for the southern section.</p> <p>The Council does not consider it appropriate to modify the existing boundary of the Bankside Neighbourhood Area. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p>
041	169	<p>I also support the application by the Forum to be formally designated as the group appropriate to plan for that area.</p> <p>I regard the area set out in the application as the generally accepted South Bank and Waterloo neighbourhood, reflecting the perception of those who live and work in it. It has also been the area covered by numerous local</p>	<p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development</p>

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		<p>organisations, business and community, in many years of neighbourhood-based working and collaboration. It is the natural neighbourhood and approval of the area proposed would provide the right basis for a neighbourhood plan.</p> <p>South Bank & Waterloo Neighbours is a broad-based and representative body with 200 residents, businesses and community groups, drawn from across the area who have been unanimous in their support for both the aspiration to develop the plan and the boundary submitted. The constitution and structure of the neighbourhood forum provide a broad and democratic reflection of the mixed make-up of the neighbourhood. The scale of interest and numbers attracted to South Bank & Waterloo Neighbours is a solid basis for the broadest possible input into a plan by all interested members of the community.</p>	<p>Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p> <p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p> <p>The Neighbourhood Forum has been designated in the southern section where there is to be a new neighbourhood area.</p>
041	170	I am particularly keen to emphasise that the traditional boundary of the community at Blackfriars Road should be respected.	See officer comment above setting out the Council's proposed boundary and the justification.
041	171	I also fully support the need for close joint working across the boundary between neighbourhood areas and am sure that this will happen once this boundary is fixed.	We acknowledge that developing any new planning guidance for this area will require a coordinated approach between all parties. Where different Neighbourhood Areas adjoin, the

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		Please therefore accept this message as one of support for the South Bank & Waterloo application.	Council would encourage the associated Neighbourhood Forums to agree a Memorandum of Understanding (MOU) to ensure that there is a coordinated cross boundary approach set out in their Neighbourhood Plans.
042	172	I am writing in support of the application by the South Bank & Waterloo Neighbourhood Forum, now known also as South Bank & Waterloo Neighbours, to designate my area for the purposes of neighbourhood planning.	<p>Support noted.</p> <p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area. The council also proposes to designate the South Bank and Waterloo Neighbours as the Neighbourhood Forum for the southern section.</p> <p>The Council does not consider it appropriate to modify the existing boundary of the Bankside Neighbourhood Area. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p>
042	173	<p>I also support the application by the Forum to be formally designated as the group appropriate to plan for that area.</p> <p>I regard the area set out in the application as the generally accepted South Bank and Waterloo neighbourhood, reflecting the perception of those who live and work in it. It has also been the area covered by numerous local organisations, business and community, in many years of neighbourhood-based working and collaboration. It is the natural neighbourhood and approval of the area proposed would provide the right basis for a</p>	<p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in</p>

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		<p>neighbourhood plan.</p> <p>South Bank & Waterloo Neighbours is a broad-based and representative body with 200 residents, businesses and community groups, drawn from across the area who have been unanimous in their support for both the aspiration to develop the plan and the boundary submitted. The constitution and structure of the neighbourhood forum provide a broad and democratic reflection of the mixed make-up of the neighbourhood. The scale of interest and numbers attracted to South Bank & Waterloo Neighbours is a solid basis for the broadest possible input into a plan by all interested members of the community.</p>	<p>so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p> <p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p> <p>The Neighbourhood Forum has been designated in the southern section where there is to be a new neighbourhood area.</p>
042	174	<p>I am particularly keen to emphasise that the traditional boundary of the community at Blackfriars Road should be respected.</p>	<p>See officer comment above setting out the Council's proposed boundary and the justification.</p>
042	175	<p>I also fully support the need for close joint working across the boundary between neighbourhood areas and am sure that this will happen once this boundary is fixed.</p> <p>Please therefore accept this message as one of support for the South Bank & Waterloo application.</p>	<p>We acknowledge that developing any new planning guidance for this area will require a coordinated approach between all parties. Where different Neighbourhood Areas adjoin, the Council would encourage the associated Neighbourhood Forums to agree a Memorandum of Understanding (MOU) to ensure that there is a coordinated cross boundary approach</p>

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			set out in their Neighbourhood Plans.
043	176	<p>I am writing on behalf of Southbank Centre to support the proposal that South Bank and Waterloo Neighbours (SoWN) become a formal Neighbourhood Forum to lead the creation of a neighbourhood plan.</p>	<p>Support noted.</p> <p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area. The council also proposes to designate the South Bank and Waterloo Neighbours as the Neighbourhood Forum for the southern section.</p> <p>The Council does not consider it appropriate to modify the existing boundary of the Bankside Neighbourhood Area. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p>
043	177	<p>Southbank Centre has played a leading role in the development of the community and neighbourhood both through physical improvements to its building and outside public spaces and through creating opportunities for arts education, volunteering, skills, training and jobs.</p> <p>Since the early 1990's we have worked closely with the South Bank Employers Group, South Bank Partnership and South Bank Forum in discussing the future of the neighbourhood in particular to make it a better place to live work and visit. What has been consistent has been the definition of the boundary of the neighbourhood which has been cross borough involving both Lambeth and Southwark.</p>	Comments noted.

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043	178	This natural boundary is also reflected in the unanimous vote to adopt the cross borough boundary for the neighbourhood plan specified in the (SoWN) meeting on 24 April 2013.	<p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p> <p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p> <p>The Neighbourhood Forum has been designated in the southern section where there is to be a new neighbourhood area.</p>
043	179	We believe that SoWN is the right Neighbourhood Forum to prepare the	Support for the South Bank and Waterloo Neighbourhood

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		<p>plan because it has demonstrated that it is:</p> <ul style="list-style-type: none"> - A democratic group with a properly formed and agreed constitution and elected representatives on the steering group - A transparent group with publicly available minutes, open membership and free access to meetings - A representative group with 200 local members drawn from all parts of the community - A balanced group with carefully designated categories on membership to ensure all voices are heard, whether from residential, business or third sector community <p>The Localism Act has for the first time created, through neighbourhood planning ,an even more inclusive way of becoming involved in shaping our neighbourhood for the future. We fully support this proposal.</p>	<p>Forum noted.</p> <p>The Neighbourhood Forum can not be considered in the north area as the Area boundary has not been changed.</p> <p>The Forum has been designated in the south where the Neighbourhood Area has been designated.</p>
044	180	<p>I am writing in support of the application by the South Bank & Waterloo Neighbourhood Forum, now known also as South Bank & Waterloo Neighbours, to designate my area for the purposes of neighbourhood planning.</p>	<p>Support noted.</p> <p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area. The council also proposes to designate the South Bank and Waterloo Neighbours as the Neighbourhood Forum for the southern section.</p> <p>The Council does not consider it appropriate to modify the existing boundary of the Bankside Neighbourhood Area. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh</p>

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			the desirability of maintaining the existing Bankside Neighbourhood Area boundary.
044	181	<p>I also support the application by the Forum to be formally designated as the group appropriate to plan for that area.</p> <p>I regard the area set out in the application as the generally accepted South Bank and Waterloo neighbourhood, reflecting the perception of those who live and work in it. It has also been the area covered by numerous local organisations, business and community, in many years of neighbourhood-based working and collaboration. It is the natural neighbourhood and approval of the area proposed would provide the right basis for a neighbourhood plan.</p> <p>South Bank & Waterloo Neighbours is a broad-based and representative body with 200 residents, businesses and community groups, drawn from across the area who have been unanimous in their support for both the aspiration to develop the plan and the boundary submitted. The constitution and structure of the neighbourhood forum provide a broad and democratic reflection of the mixed make-up of the neighbourhood. The scale of interest and numbers attracted to South Bank & Waterloo Neighbours is a solid basis for the broadest possible input into a plan by all interested members of the community.</p>	<p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p> <p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p> <p>The Neighbourhood Forum has been designated in the</p>

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			southern section where there is to be a new neighbourhood area.
044	182	I am particularly keen to emphasise that the traditional boundary of the community at Blackfriars Road should be respected.	See officer comment above setting out the Council's proposed boundary and the justification.
044	183	I also fully support the need for close joint working across the boundary between neighbourhood areas and am sure that this will happen once this boundary is fixed. Please therefore accept this message as one of support for the South Bank & Waterloo application.	We acknowledge that developing any new planning guidance for this area will require a coordinated approach between all parties. Where different Neighbourhood Areas adjoin, the Council would encourage the associated Neighbourhood Forums to agree a Memorandum of Understanding (MOU) to ensure that there is a coordinated cross boundary approach set out in their Neighbourhood Plans.
045	184	I am writing in support of the application by the South Bank & Waterloo Neighbourhood Forum, now known also as South Bank & Waterloo Neighbours, to designate my area for the purposes of neighbourhood planning.	Support noted. South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area. The council also proposes to designate the South Bank and Waterloo Neighbours as the Neighbourhood Forum for the southern section. The Council does not consider it appropriate to modify the existing boundary of the Bankside Neighbourhood Area. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.

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045	185	<p>I also support the application by the Forum to be formally designated as the group appropriate to plan for that area.</p> <p>I regard the area set out in the application as the generally accepted South Bank and Waterloo neighbourhood, reflecting the perception of those who live and work in it. It has also been the area covered by numerous local organisations, business and community, in many years of neighbourhood-based working and collaboration. It is the natural neighbourhood and approval of the area proposed would provide the right basis for a neighbourhood plan.</p> <p>South Bank & Waterloo Neighbours is a broad-based and representative body with 200 residents, businesses and community groups, drawn from across the area who have been unanimous in their support for both the aspiration to develop the plan and the boundary submitted. The constitution and structure of the neighbourhood forum provide a broad and democratic reflection of the mixed make-up of the neighbourhood. The scale of interest and numbers attracted to South Bank & Waterloo Neighbours is a solid basis for the broadest possible input into a plan by all interested members of the community.</p>	<p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p> <p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p> <p>The Neighbourhood Forum has been designated in the southern section where there is to be a new neighbourhood area.</p>
045	186	I am particularly keen to emphasise that the traditional boundary of the	See officer comment above setting out the Council's proposed

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		community at Blackfriars Road should be respected.	boundary and the justification.
045	187	I also fully support the need for close joint working across the boundary between neighbourhood areas and am sure that this will happen once this boundary is fixed. Please therefore accept this message as one of support for the South Bank & Waterloo application.	We acknowledge that developing any new planning guidance for this area will require a coordinated approach between all parties. Where different Neighbourhood Areas adjoin, the Council would encourage the associated Neighbourhood Forums to agree a Memorandum of Understanding (MOU) to ensure that there is a coordinated cross boundary approach set out in their Neighbourhood Plans.
046	188	I wish to support the application of the South Bank & Waterloo Neighbourhood Forum (now adopting the name South Bank & Waterloo Neighbours), to be designated for the purposes of neighbourhood planning.	Support noted. South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area. The council also proposes to designate the South Bank and Waterloo Neighbours as the Neighbourhood Forum for the southern section. The Council does not consider it appropriate to modify the existing boundary of the Bankside Neighbourhood Area. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.
046	189	I understand that this includes the application by the Forum to be formally designated as the group appropriate to plan for that area.	South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to

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		<p>South Bank & Waterloo Neighbours reflects the wide range of interests in the area with representation of 200 residents, businesses and community groups. It has been very encouraging that the group is enthusiastic in support for both the aspiration to develop the plan and the boundary submitted. The constitution and structure of the neighbourhood forum provide a broad and democratic reflection of the diverse make-up of the neighbourhood. The scale of interest and numbers attracted to South Bank & Waterloo Neighbours is a solid basis for the broadest possible input into a plan by all interested members of the community.</p> <p>Following a public meeting of South Bank & Waterloo Neighbours, of those who live and work in the neighbourhood, the area set out in the application was unanimously adopted as the most appropriate area for the South Bank and Waterloo neighbourhood. It is an area where a multitude of business and community organisations thrive and work closely together and indeed, have done so for many years as part of a vibrant neighbourhood. The boundaries as set out in the application form a natural neighbourhood and I strongly support this as being the area designated for a neighbourhood plan.</p>	<p>designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p> <p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p> <p>The Neighbourhood Forum has been designated in the southern section where there is to be a new neighbourhood area.</p>
046	190	I am particularly keen to emphasise that the traditional boundary of the community at Blackfriars Road should be respected.	See officer comment above setting out the Council's proposed boundary and the justification.
046	191	I also fully support the need for close joint working across the boundary	We acknowledge that developing any new planning guidance

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		between neighbourhood areas and am sure that this will happen once this boundary is fixed.	for this area will require a coordinated approach between all parties. Where different Neighbourhood Areas adjoin, the Council would encourage the associated Neighbourhood Forums to agree a Memorandum of Understanding (MOU) to ensure that there is a coordinated cross boundary approach set out in their Neighbourhood Plans.
047	192	I am writing in support of the application by the South Bank & Waterloo Neighbourhood Forum, now known also as South Bank & Waterloo Neighbours, to designate my area for the purposes of neighbourhood planning.	<p>Support noted.</p> <p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area. The council also proposes to designate the South Bank and Waterloo Neighbours as the Neighbourhood Forum for the southern section.</p> <p>The Council does not consider it appropriate to modify the existing boundary of the Bankside Neighbourhood Area. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p>
047	193	<p>I also support the application by the Forum to be formally designated as the group appropriate to plan for that area.</p> <p>I regard the area set out in the application as the generally accepted South Bank and Waterloo neighbourhood, reflecting the perception of those who live and work in it. It has also been the area covered by numerous local</p>	<p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p>

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		<p>organisations, business and community, in many years of neighbourhood-based working and collaboration. It is the natural neighbourhood and approval of the area proposed would provide the right basis for a neighbourhood plan.</p> <p>South Bank & Waterloo Neighbours is a broad-based and representative body with 200 residents, businesses and community groups, drawn from across the area who have been unanimous in their support for both the aspiration to develop the plan and the boundary submitted. The constitution and structure of the neighbourhood forum provide a broad and democratic reflection of the mixed make-up of the neighbourhood. The scale of interest and numbers attracted to South Bank & Waterloo Neighbours is a solid basis for the broadest possible input into a plan by all interested members of the community.</p>	<p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p> <p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p> <p>The Neighbourhood Forum has been designated in the southern section where there is to be a new neighbourhood area.</p>
047	194	I am particularly keen to emphasise that the traditional boundary of the community at Blackfriars Road should be respected.	See officer comment above setting out the Council's proposed boundary and the justification.
047	195	I also fully support the need for close joint working across the boundary between neighbourhood areas and am sure that this will happen once this boundary is fixed. Please therefore accept this message as one of support for the South	We acknowledge that developing any new planning guidance for this area will require a coordinated approach between all parties. Where different Neighbourhood Areas adjoin, the Council would encourage the associated Neighbourhood

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		Bank & Waterloo application.	Forums to agree a Memorandum of Understanding (MOU) to ensure that there is a coordinated cross boundary approach set out in their Neighbourhood Plans.
048	196	I am writing in support of the application by the South Bank & Waterloo Neighbourhood Forum, now known also as South Bank & Waterloo Neighbours, to designate my area for the purposes of neighbourhood planning.	<p>Support noted.</p> <p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area. The council also proposes to designate the South Bank and Waterloo Neighbours as the Neighbourhood Forum for the southern section.</p> <p>The Council does not consider it appropriate to modify the existing boundary of the Bankside Neighbourhood Area. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p>
048	197	<p>I also support the application by the Forum to be formally designated as the group appropriate to plan for that area.</p> <p>I regard the area set out in the application as the generally accepted South Bank and Waterloo neighbourhood, reflecting the perception of those who live and work in it. It has also been the area covered by numerous local organisations, business and community, in many years of neighbourhood-based working and collaboration. It is the natural neighbourhood and approval of the area proposed would provide the right basis for a</p>	<p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been</p>

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		<p>neighbourhood plan.</p> <p>South Bank & Waterloo Neighbours is a broad-based and representative body with 200 residents, businesses and community groups, drawn from across the area who have been unanimous in their support for both the aspiration to develop the plan and the boundary submitted. The constitution and structure of the neighbourhood forum provide a broad and democratic reflection of the mixed make-up of the neighbourhood. The scale of interest and numbers attracted to South Bank & Waterloo Neighbours is a solid basis for the broadest possible input into a plan by all interested members of the community.</p>	<p>designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p> <p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p> <p>The Neighbourhood Forum has been designated in the southern section where there is to be a new neighbourhood area.</p>
048	198	<p>I am particularly keen to emphasise that the traditional boundary of the community at Blackfriars Road should be respected.</p>	<p>See officer comment above setting out the Council's proposed boundary and the justification.</p>
048	199	<p>I also fully support the need for close joint working across the boundary between neighbourhood areas and am sure that this will happen once this boundary is fixed.</p> <p>Please therefore accept this message as one of support for the South Bank & Waterloo application.</p>	<p>We acknowledge that developing any new planning guidance for this area will require a coordinated approach between all parties. Where different Neighbourhood Areas adjoin, the Council would encourage the associated Neighbourhood Forums to agree a Memorandum of Understanding (MOU) to ensure that there is a coordinated cross boundary approach set out in their Neighbourhood Plans.</p>

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049	200	<p>I am writing in support of the application by the South Bank & Waterloo Neighbourhood Forum, now known also as South Bank & Waterloo Neighbours, to designate my area for the purposes of neighbourhood planning.</p>	<p>Support noted.</p> <p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area. The council also proposes to designate the South Bank and Waterloo Neighbours as the Neighbourhood Forum for the southern section.</p> <p>The Council does not consider it appropriate to modify the existing boundary of the Bankside Neighbourhood Area. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p>
049	201	<p>I also support the application by the Forum to be formally designated as the group appropriate to plan for that area.</p> <p>I regard the area set out in the application as the generally accepted South Bank and Waterloo neighbourhood, reflecting the perception of those who live and work in it. It has also been the area covered by numerous local organisations, business and community, in many years of neighbourhood-based working and collaboration. It is the natural neighbourhood and approval of the area proposed would provide the right basis for a neighbourhood plan.</p> <p>South Bank & Waterloo Neighbours is a broad-based and representative body with 200 residents, businesses and community groups, drawn from</p>	<p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the</p>

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		<p>across the area who have been unanimous in their support for both the aspiration to develop the plan and the boundary submitted. The constitution and structure of the neighbourhood forum provide a broad and democratic reflection of the mixed make-up of the neighbourhood. The scale of interest and numbers attracted to South Bank & Waterloo Neighbours is a solid basis for the broadest possible input into a plan by all interested members of the community.</p>	<p>Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p> <p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p> <p>The Neighbourhood Forum has been designated in the southern section where there is to be a new neighbourhood area.</p>
049	202	<p>I am particularly keen to emphasise that the traditional boundary of the community at Blackfriars Road should be respected.</p>	<p>See officer comment above setting out the Council's proposed boundary and the justification.</p>
049	203	<p>I also fully support the need for close joint working across the boundary between neighbourhood areas and am sure that this will happen once this boundary is fixed. Please therefore accept this message as one of support for the South Bank & Waterloo application.</p>	<p>We acknowledge that developing any new planning guidance for this area will require a coordinated approach between all parties. Where different Neighbourhood Areas adjoin, the Council would encourage the associated Neighbourhood Forums to agree a Memorandum of Understanding (MOU) to ensure that there is a coordinated cross boundary approach set out in their Neighbourhood Plans.</p>
050	204	<p>I wish to support the application by the South Bank & Waterloo Neighbourhood Forum, (now known also as South Bank & Waterloo Neighbours) to designate my area for the purposes of neighbourhood</p>	<p>Support noted. South Bank and Waterloo Neighbours propose a very large</p>

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		planning.	<p>area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area. The council also proposes to designate the South Bank and Waterloo Neighbours as the Neighbourhood Forum for the southern section.</p> <p>The Council does not consider it appropriate to modify the existing boundary of the Bankside Neighbourhood Area. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p>
050	205	I also support the application by the Forum to be formally designated as the group appropriate to plan for that area.	<p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning</p>

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			<p>authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p> <p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p> <p>The Neighbourhood Forum has been designated in the southern section where there is to be a new neighbourhood area.</p>
050	206	<p>I have lived for 12 years in Westminster Bridge Road, part of the area as set out in the application, and was using the local facilities for 20 years before that. The boundary suggested seems to me to enclose a cohesive neighbourhood, albeit with smaller local community hubs within it. Many local organisations and businesses have been working within and across this district for a long time.</p>	<p>Westminster Bridge Road runs through both the Lambeth and the Southwark sections of the proposed Neighbourhood Area. SOWN submitted applications for the designation of a Neighbourhood Area and Forum to both Southwark and Lambeth planning departments. Lambeth's Cabinet designated the Lambeth section of the SOWN Area and Forum in respect of the area on 10 February 2014.</p> <p>The section from Morley Street to St George's Circus falls within the southern section in Southwark. It is proposed that this section is designated as part of the Neighbourhood Area.</p> <p>See officer comment above setting out the Council's proposed boundary and the justification.</p>
050	207	<p>I am particularly keen to emphasise that the traditional boundary of the</p>	<p>We acknowledge that developing any new planning guidance</p>

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		community at Blackfriars Road should be respected, although I am sure there would be close co-operation between neighbourhood areas across the boundary once the decision is made.	for this area will require a coordinated approach between all parties. Where different Neighbourhood Areas adjoin, the Council would encourage the associated Neighbourhood Forums to agree a Memorandum of Understanding (MOU) to ensure that there is a coordinated cross boundary approach set out in their Neighbourhood Plans.
050	208	<p>South Bank & Waterloo Neighbours is democratic and properly constituted body with 200 (and growing) residents, businesses and community groups drawn from across the area. There is unanimous support of members for both the aspiration to develop the plan and the boundary submitted.</p> <p>As a long-standing member of Waterloo Community Development Group (WCDG) I know how vital it is for members of the local community to have an input into decisions made about their area and would warmly welcome this opportunity to join with others of the wider community in an effort to improve the common realm for the benefit of all who live, work, shop or otherwise pass through 'our' space.</p>	<p>Support for the South Bank and Waterloo Neighbourhood Forum noted.</p> <p>The Neighbourhood Forum can not be considered in the north area as the Area boundary has not been changed.</p> <p>The Forum has been designated in the south where the Neighbourhood Area has been designated.</p>
051	209	I am writing in support of the application by the South Bank & Waterloo Neighbourhood Forum, now known also as South Bank & Waterloo Neighbours, to designate my area for the purposes of neighbourhood planning.	<p>Support noted.</p> <p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area. The council also proposes to designate the South Bank and Waterloo Neighbours as the Neighbourhood Forum for the southern section.</p> <p>The Council does not consider it appropriate to modify the existing boundary of the Bankside Neighbourhood Area. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not</p>

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			<p>consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p>
051	210	<p>I also support the application by the Forum to be formally designated as the group appropriate to plan for that area.</p> <p>I regard the area set out in the application as the generally accepted South Bank and Waterloo neighbourhood, reflecting the perception of those who live and work in it. It has also been the area covered by numerous local organisations, business and community, in many years of neighbourhood-based working and collaboration. It is the natural neighbourhood and approval of the area proposed would provide the right basis for a neighbourhood plan.</p> <p>South Bank & Waterloo Neighbours is a broad-based and representative body with 200 residents, businesses and community groups, drawn from across the area who have been unanimous in their support for both the aspiration to develop the plan and the boundary submitted. The constitution and structure of the neighbourhood forum provide a broad and democratic reflection of the mixed make-up of the neighbourhood. The scale of interest and numbers attracted to South Bank & Waterloo Neighbours is a solid basis for the broadest possible input into a plan by all interested members of the community.</p>	<p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p> <p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing</p>

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			<p>Bankside Neighbourhood Area boundary.</p> <p>The Neighbourhood Forum has been designated in the southern section where there is to be a new neighbourhood area.</p>
051	211	<p>I am particularly keen to emphasise that the traditional boundary of the community at Blackfriars Road should be respected.</p>	<p>See officer comment above setting out the Council's proposed boundary and the justification.</p>
051	212	<p>I also fully support the need for close joint working across the boundary between neighbourhood areas and am sure that this will happen once this boundary is fixed. Please therefore accept this message as one of support for the South Bank & Waterloo application.</p>	<p>We acknowledge that developing any new planning guidance for this area will require a coordinated approach between all parties. Where different Neighbourhood Areas adjoin, the Council would encourage the associated Neighbourhood Forums to agree a Memorandum of Understanding (MOU) to ensure that there is a coordinated cross boundary approach set out in their Neighbourhood Plans.</p>
052	213	<p>I write to object to the proposals that the Southbank and Waterloo Neighbourhood Plan area should extend into Southwark and overlap with the existing Bankside Neighbourhood Plan area. This area has already been designated by Southwark Council as part of the Bankside Neighbourhood Plan and the group has already gone on to the next stage of plan preparation with this area and its residents and businesses included in it.</p>	<p>Objection noted.</p> <p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of</p>

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			<p>neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p> <p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p> <p>The Neighbourhood Forum has been designated in the southern section where there is to be a new neighbourhood area.</p>
052	214	<p>In addition, I believe that whilst it is possible within the legislation for a Neighbourhood Plan to cross borough boundaries it is administratively easier if it remains within one borough and has only one set of council policies to conform with.</p>	<p>Comments noted. The application from SOWN being considered is for a cross borough neighbourhood area and forum, and based on consultation responses and the character of the area we feel this is appropriate for the southern part of the area being proposed for designation.</p>
053	215	<p>I am writing in support of the application by the South Bank & Waterloo Neighbourhood Forum, now known also as South Bank & Waterloo Neighbours, to designate my area for the purposes of neighbourhood planning.</p>	<p>Support noted.</p> <p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area. The council also proposes to designate the South Bank and Waterloo Neighbours as the Neighbourhood Forum for the southern section.</p> <p>The Council does not consider it appropriate to modify the</p>

Rep ID.	Rep No.	Details of Representation	Officer Response
			<p>existing boundary of the Bankside Neighbourhood Area. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p>
053	216	<p>I also support the application by the Forum to be formally designated as the group appropriate to plan for that area.</p> <p>I regard the area set out in the application as the generally accepted South Bank and Waterloo neighbourhood, reflecting the perception of those who live and work in it. It has also been the area covered by numerous local organisations, business and community, in many years of neighbourhood-based working and collaboration. It is the natural neighbourhood and approval of the area proposed would provide the right basis for a neighbourhood plan.</p> <p>South Bank & Waterloo Neighbours is a broad-based and representative body with 200 residents, businesses and community groups, drawn from across the area who have been unanimous in their support for both the aspiration to develop the plan and the boundary submitted. The constitution and structure of the neighbourhood forum provide a broad and democratic reflection of the mixed make-up of the neighbourhood. The scale of interest and numbers attracted to South Bank & Waterloo Neighbours is a solid basis for the broadest possible input into a plan by all interested members of the community.</p>	<p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p> <p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification</p>

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			<p>based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p> <p>The Neighbourhood Forum has been designated in the southern section where there is to be a new neighbourhood area.</p>
053	217	I am particularly keen to emphasise that the traditional boundary of the community at Blackfriars Road should be respected.	See officer comment above setting out the Council's proposed boundary and the justification.
053	218	<p>I also fully support the need for close joint working across the boundary between neighbourhood areas and am sure that this will happen once this boundary is fixed.</p> <p>Please therefore accept this message as one of support for the South Bank & Waterloo application.</p>	We acknowledge that developing any new planning guidance for this area will require a coordinated approach between all parties. Where different Neighbourhood Areas adjoin, the Council would encourage the associated Neighbourhood Forums to agree a Memorandum of Understanding (MOU) to ensure that there is a coordinated cross boundary approach set out in their Neighbourhood Plans.
054	219	I am writing to you as a local resident who also has a small design business at the Oxo Tower Wharf, in regard of my support for the application being made by the South Bank & Waterloo Neighbourhood Forum, (now known as South Bank & Waterloo Neighbours), to designate my area for the purposes of neighbourhood planning.	<p>Support noted.</p> <p>Oxo Tower is located within the Southwark section of the proposed Neighbourhood Area. The Oxo Tower is in the northern section and the council is proposing not to designate this as part of the Neighbourhood Area. Therefore, the Oxo Tower will remain in the Bankside Neighbourhood Area.</p> <p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area. The council also proposes to designate the South Bank and Waterloo Neighbours as the</p>

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			<p>Neighbourhood Forum for the southern section.</p> <p>The Council does not consider it appropriate to modify the existing boundary of the Bankside Neighbourhood Area. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p>
054	220	<p>Additionally I support the application by the Forum to be formally designated as the group appropriate to plan for this area.</p> <p>The area set out in the application is generally accepted by those working and living here as the South Bank and Waterloo neighbourhood; I agree wholeheartedly with this perception.</p> <p>This area has also been covered and supported by numerous local organisations for businesses and the community, over a period of many years of neighbourhood-based working and collaboration. It has been a strong vibrant neighbourhood and approval of the area would I believe, provide the right basis for a neighbourhood plan, whilst being the most beneficial to all those working and living here.</p> <p>South Bank & Waterloo Neighbours is a broad-based, representative body with over 200 residents, businesses and community groups, drawn from across the area, who have been unanimous in their support for both the aspiration to develop the plan and also for the boundary submitted.</p> <p>The constitution and structure of the neighbourhood forum provides a broad and democratic reflection of this diverse neighbourhood. The scale</p>	<p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p> <p>The Council does not consider it appropriate to modify the</p>

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		of interest and numbers attracted to South Bank & Waterloo Neighbours is a solid basis for the engagement of all interested members of the community to input into a plan.	<p>existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p> <p>The Neighbourhood Forum has been designated in the southern section where there is to be a new neighbourhood area.</p>
054	221	I am very keen to emphasise that the traditional boundary of the community at Blackfriars Road should be respected.	See officer comment above setting out the Council's proposed boundary and the justification.
054	222	<p>I also fully support the need for close joint working across the boundary between neighbourhood areas and am sure this will be the case once the boundary has been fixed.</p> <p>Please accept this message as one of support for the South Bank & Waterloo application.</p>	We acknowledge that developing any new planning guidance for this area will require a coordinated approach between all parties. Where different Neighbourhood Areas adjoin, the Council would encourage the associated Neighbourhood Forums to agree a Memorandum of Understanding (MOU) to ensure that there is a coordinated cross boundary approach set out in their Neighbourhood Plans.
055	223	I am writing to you from my design studio at Oxo Tower Wharf, in regard of my support for the application being made by the South Bank & Waterloo Neighbourhood Forum, (now known as South Bank & Waterloo Neighbours), to designate my area for the purposes of neighbourhood planning.	<p>Support noted.</p> <p>Oxo Tower is located within the Southwark section of the proposed Neighbourhood Area. The Oxo Tower is in the northern section and the council is proposing not to designate this as part of the Neighbourhood Area. Therefore, the Oxo Tower will remain in the Bankside Neighbourhood Area.</p> <p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and</p>

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			<p>Waterloo application area as a Neighbourhood Development Area and Business Area. The council also proposes to designate the South Bank and Waterloo Neighbours as the Neighbourhood Forum for the southern section.</p> <p>The Council does not consider it appropriate to modify the existing boundary of the Bankside Neighbourhood Area. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p>
055	224	<p>Additionally I support the application by the Forum to be formally designated as the group appropriate to plan for this area.</p> <p>The area set out in the application is generally accepted by those working and living here as the South Bank and Waterloo neighbourhood; I agree with this perception.</p> <p>This area has also been covered and supported by numerous local organisations for businesses and the community, over a period of many years of neighbourhood-based working and collaboration. It has been a strong vibrant neighbourhood and approval of the area would provide the right basis for a neighbourhood plan, whilst being the most beneficial to all those working and living here.</p> <p>South Bank & Waterloo Neighbours is a broad-based, representative body with over 200 residents, businesses and community groups, drawn from across the area, who have been unanimous in their support for both the aspiration to develop the plan and also for the boundary submitted.</p>	<p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already</p>

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		<p>The constitution and structure of the neighbourhood forum provides a broad and democratic reflection of this diverse neighbourhood. The scale of interest and numbers attracted to South Bank & Waterloo Neighbours is a solid basis for the engagement of all interested members of the community to input into a plan.</p>	<p>designated as neighbourhood areas.</p> <p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p> <p>The Neighbourhood Forum has been designated in the southern section where there is to be a new neighbourhood area.</p>
055	225	<p>I am very keen to emphasise that the traditional boundary of the community at Blackfriars Road should be respected.</p>	<p>See officer comment above setting out the Council's proposed boundary and the justification.</p>
055	226	<p>I also fully support the need for close joint working across the boundary between neighbourhood areas and am sure this will be the case once the boundary has been fixed.</p> <p>Please accept this message as one of support for the South Bank & Waterloo application.</p>	<p>We acknowledge that developing any new planning guidance for this area will require a coordinated approach between all parties. Where different Neighbourhood Areas adjoin, the Council would encourage the associated Neighbourhood Forums to agree a Memorandum of Understanding (MOU) to ensure that there is a coordinated cross boundary approach set out in their Neighbourhood Plans.</p>
056	227	<p>I am writing to you from my design shop at Oxo Tower Wharf, in regard of my support for the application being made by the South Bank & Waterloo Neighbourhood Forum, (now known as South Bank & Waterloo Neighbours) to designate my area for the purposes of neighbourhood planning.</p>	<p>Support noted.</p> <p>Oxo Tower is located within the Southwark section of the proposed Neighbourhood Area. The Oxo Tower is in the northern section and the council is proposing not to designate this as part of the Neighbourhood Area. Therefore, the Oxo Tower will remain in the Bankside Neighbourhood Area.</p>

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056	228	<p>Additionally I support the application by the Forum to be formally designated as the group appropriate to plan for this area.</p> <p>The area set out in the application is generally accepted by those working and living here as the South Bank and Waterloo neighbourhood; I agree with this perception.</p> <p>This area has also been covered and supported by numerous local organisations for businesses and the community, over a period of many years of neighbourhood-based working and collaboration. It has been a strong vibrant neighbourhood and approval of the area would provide the right basis for a neighbourhood plan, whilst being the most beneficial to all those working and living here.</p>	<p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire</p>

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		<p>South Bank & Waterloo Neighbours is a broad-based, representative body with over 200 residents, businesses and community groups, drawn from across the area, who have been unanimous in their support for both the aspiration to develop the plan and also for the boundary submitted.</p> <p>The constitution and structure of the neighbourhood forum provides a broad and democratic reflection of this diverse neighbourhood. The scale of interest and numbers attracted to South Bank & Waterloo Neighbours is a solid basis for the engagement of all interested members of the community to input into a plan.</p>	<p>area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p> <p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p> <p>The Neighbourhood Forum has been designated in the southern section where there is to be a new neighbourhood area.</p>
056	229	I am very keen to emphasise that the traditional boundary of the community at Blackfriars Road should be respected.	See officer comment above setting out the Council's proposed boundary and the justification.
056	230	<p>I also fully support the need for close joint working across the boundary between neighbourhood areas and am sure this will be the case once the boundary has been fixed.</p> <p>Please accept this message as one of support for the South Bank & Waterloo application.</p>	We acknowledge that developing any new planning guidance for this area will require a coordinated approach between all parties. Where different Neighbourhood Areas adjoin, the Council would encourage the associated Neighbourhood Forums to agree a Memorandum of Understanding (MOU) to ensure that there is a coordinated cross boundary approach set out in their Neighbourhood Plans.
057	231	I'm writing on behalf of the church council of St John's and St Andrew's Parish, Waterloo, to support the South Bank and Waterloo Neighbours application for the boundary to be Blackfriars Road.	<p>Support noted.</p> <p>St Andrew's Church is located within the Southwark section of</p>

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			<p>the proposed Neighbourhood Area. The Church is in the northern section and the council is proposing not to designate this as part of the Neighbourhood Area. Therefore, St Andrew's Church will remain in the Bankside Neighbourhood Area.</p> <p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area. The council also proposes to designate the South Bank and Waterloo Neighbours as the Neighbourhood Forum for the southern section.</p> <p>The Council does not consider it appropriate to modify the existing boundary of the Bankside Neighbourhood Area. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p>
057	232	St Andrew's Church, Short St., despite being in the borough of Southwark, is part of this parish, which extends from Boundary Row to Westminster Bridge. St Andrew's and the area immediately surrounding it relates very clearly to Waterloo and the South Bank area rather than towards Bankside.	See officer comment above setting out the Council's proposed boundary and the justification. .
057	233	A long history of collaboration with St John's Church led to the combination of the parishes of St John's and St Andrew's twenty years ago, and since then the links have become stronger. We also have strong	See officer comment above setting out the Council's proposed boundary and the justification.

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		<p>connections with Christchurch, Blackfriars, and it seems to us that this church relates very closely to the South Bank and Waterloo area.</p> <p>In terms of both geography and community, the inclusion of St Andrew's in Southbank and Waterloo Neighbours makes much better sense than its inclusion in the Bankside Neighbourhood Forum. Please therefore accept this message as one of support for the South Bank & Waterloo application.</p>	
058	234	<p>I am writing in support of the application by the South Bank & Waterloo Neighbourhood Forum, now known also as South Bank & Waterloo Neighbours, to designate this area for the purposes of neighbourhood planning.</p>	<p>Support noted.</p> <p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area. The council also proposes to designate the South Bank and Waterloo Neighbours as the Neighbourhood Forum for the southern section.</p> <p>The Council does not consider it appropriate to modify the existing boundary of the Bankside Neighbourhood Area. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p>
058	235	<p>From the perspective of Waterloo Quarter BID, we feel that existing complexities around area management, particularly along The Cut could well be exacerbated by extending the Bankside Plan boundary to align with the borough boundary. In addition to not reflecting the neighbourhood with which businesses associate themselves, the administrative boundary</p>	<p>The Council supports the work carried out by the Waterloo Quarter BID.</p> <p>The Council has proposed to include the majority of the Waterloo Quarter BID area within the South Bank and</p>

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		also currently presents some very real and practical difficulties in terms of area management – through poorly co-ordinated licensing and use class policies to give just one example.	Waterloo Neighbourhood Area to support a joined up approach to planning and development. There is a small section of the north east Waterloo Quarter BID which falls with the northern section of SOWN's proposed boundary which the Council is not proposing to designate. This is within the Bankside Neighbourhood Area therefore Waterloo BID will need to work with the Forums, Councils and Members to ensure that all of the planning work is joined up.
058	236	Waterloo Quarter is one of only two cross-borough BIDs in the country and has a particular remit to work on a cross-borough basis to address inconsistencies in terms of planning and area management. We feel that it would be far preferable to deal with these issues through a single plan rather than reinforcing existing divisions	<p>The Council supports the work carried out by the Waterloo Quarter BID.</p> <p>The Council has proposed to include the majority of the Waterloo Quarter BID area within the South Bank and Waterloo Neighbourhood Area to support a joined up approach to planning and development. There is a small section of the north east Waterloo Quarter BID which falls with the northern section of SOWN's proposed boundary which the Council is not proposing to designate. This is within the Bankside Neighbourhood Area therefore Waterloo BID will need to work with the Forums, Councils and Members to ensure that all of the planning work is joined up.</p>
058	237	We fully support the need for close joint working across the boundary between neighbourhood areas and am sure that this will happen once this boundary is fixed.	We acknowledge that developing any new planning guidance for this area will require a coordinated approach between all parties. Where different Neighbourhood Areas adjoin, the Council would encourage the associated Neighbourhood Forums to agree a Memorandum of Understanding (MOU) to ensure that there is a coordinated cross boundary approach set out in their Neighbourhood Plans.
058	238	Please therefore accept this message as one of support for the South Bank & Waterloo application	<p>Support noted.</p> <p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to</p>

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			<p>designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area. The council also proposes to designate the South Bank and Waterloo Neighbours as the Neighbourhood Forum for the southern section.</p> <p>The Council does not consider it appropriate to modify the existing boundary of the Bankside Neighbourhood Area. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p>
059	239	<p>I am writing in support of the application by the South Bank & Waterloo Neighbourhood Forum, now known also as South Bank & Waterloo Neighbours, to designate my area for the purposes of neighbourhood planning.</p>	<p>Support noted.</p> <p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area. The council also proposes to designate the South Bank and Waterloo Neighbours as the Neighbourhood Forum for the southern section.</p> <p>The Council does not consider it appropriate to modify the existing boundary of the Bankside Neighbourhood Area. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood</p>

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			context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.
059	240	<p>I also support the application by the Forum to be formally designated as the group appropriate to plan for that area.</p> <p>I regard the area set out in the application as the generally accepted South Bank and Waterloo neighbourhood, reflecting the perception of those who live and work in it. It has also been the area covered by numerous local organisations, business and community, in many years of neighbourhood-based working and collaboration. It is the natural neighbourhood and approval of the area proposed would provide the right basis for a neighbourhood plan.</p> <p>South Bank & Waterloo Neighbours is a broad-based and representative body with 200 residents, businesses and community groups, drawn from across the area who have been unanimous in their support for both the aspiration to develop the plan and the boundary submitted. The constitution and structure of the neighbourhood forum provide a broad and democratic reflection of the mixed make-up of the neighbourhood. The scale of interest and numbers attracted to South Bank & Waterloo Neighbours is a solid basis for the broadest possible input into a plan by all interested members of the community.</p>	<p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p> <p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p>

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			The Neighbourhood Forum has been designated in the southern section where there is to be a new neighbourhood area.
059	241	I am particularly keen to emphasise that the traditional boundary of the community at Blackfriars Road should be respected	See officer comment above setting out the Council's proposed boundary and the justification.
059	242	I also fully support the need for close joint working across the boundary between neighbourhood areas and am sure that this will happen once this boundary is fixed. Please therefore accept this message as one of support for the South Bank & Waterloo application.	We acknowledge that developing any new planning guidance for this area will require a coordinated approach between all parties. Where different Neighbourhood Areas adjoin, the Council would encourage the associated Neighbourhood Forums to agree a Memorandum of Understanding (MOU) to ensure that there is a coordinated cross boundary approach set out in their Neighbourhood Plans.
060	243	I am writing to formally oppose the boundary as proposed for the Waterloo/Southbank neighbourhood, in particular the suggestion that the eastern boundary run down the middle of Blackfriars Road. This is for the following reasons;	Objection noted. South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area. The council declines to designate the northern section of the area submitted by South Bank and Waterloo Neighbours.
060	244	There is no history of the area to the east of the borough boundary being planned by anything other than Southwark Council. Having a section of Southwark planned on the basis of a plan for a part of a neighbouring borough, with little or no regard to the existence of long established and historic links with the wider north southwark hinterland is incoherent and arrogant. Incoherent, because to draw a boundary line down the middle of any road demonstrates a purely administrative and shallow approach to an area, but	South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area. The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been

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		<p>for a major road such as Blackfriars road, it simply defies logic. As Southwark council's recent initiative demonstrates, this is a road that requires a consistent and coherent approach if development is to be properly steered and initiatives are to be properly co-ordinated. Blackfriars Road is one of 2 major roads running through Bankside, another reason for overall control to be kept in Southwark. Splitting the area is simply a recipe for chaos.</p>	<p>designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p> <p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p> <p>The Neighbourhood Forum has been designated in the southern section where there is to be a new neighbourhood area.</p>
060	245	<p>Arrogant, because the proposal simply ignores the historic parish structure of Bankside, something set out in numerous documents, not least the 1950 "Survey of London Vol XX11 - Bankside" , which clearly sets out the history of the area. Of course there are other even early historic records that testify to the long history of Bankside as a Place, in marked contrast to Waterloo and the Southbank. Arrogant also, because of a very long history of its residents shaping and changing the very nature of this ancient neighbourhood.</p>	<p>See officer comments above.</p>
060	246	<p>Indeed starting in the 12th century with its 2 "Liberties" – Paris Gardens</p>	<p>See officer comments above.</p>

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		<p>and Clink - Bankside has been a place where freedom from the intrusion of external bodies, or oppressive laws has been a feature. In the 18th century, it was the parishioners of St Saviours church (now Southwark Cathedral), who petitioned parliament in 1755 to establish the Borough Market on its present site. And it was local Trustees again who in the 1990s set out to establish the market as one of the most successful in the UK – if not internationally. Bankside was also home to the country's first "Community Planning Centre" run by the North Southwark Community Development Group (NSCDG), a locally based residents organisation. Indeed the Planning Centre produced the first "Residents Plan for Bankside" as long ago as 1975. North Southwark was a very different place in those days. Slum dwellings were still being demolished, local jobs were declining as industry moved out, and parks and community facilities were practically non-existent. Where there was new development - such as a new local primary school in Red Cross Way - it almost had to be mothballed because of a lack of children living in the neighbourhood. Housing and employment were major concerns then (as they are now) for local residents.</p>	
060	247	<p>A direct result of the 1975 residents plan was the adoption by the Greater London Council (GLC) in 1981, of a policy that led to the acquisition of the Courage's Bottling Plant on Southwark Bridge Road, and the subsequent development of the Park Street Estate. The OXO development on the western border of Bankside, developed by Coin Street Community Builders (CSCB) was another direct result. And it was resident's pressing for a more balanced form of development in Bankside, that led to the construction of the Falcon Point development on the riverfront. In turn, ideas on mixed development, resisted by the property industry for so long, started to modify, something that has led to a general improvement in the way projects fit the grain of local neighbourhoods.</p>	See officer comments above.
060	248	<p>In comparison to this long history of resident engagement in Bankside, Southbank has only relatively recently formed any organisation, and then only a business led one - and very limited in that respect too - particularly</p>	See officer comments above.

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		in the area adjacent to the borough boundary.	
060	249	2. As a Bankside local resident of long standing, I have been appalled by the behaviour of representatives from the Southbank, who have made little or no attempt to consult or engage with the residents of this area, whilst at the same time rubbishing suggestions that Bankside residents are capable of looking after their own neighbourhood. I have faith in the Bankside residents through their own emerging neighbourhood plan to put forward a coherent vision of the area, and ask that the Waterloo/Southbank neighbourhood proposals be rejected.	See officer comments above.
061	250	I am writing in support of the application by the South Bank & Waterloo Neighbourhood Forum, now known also as South Bank & Waterloo Neighbours, to designate my area for the purposes of neighbourhood planning.	<p>Support noted.</p> <p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area. The council also proposes to designate the South Bank and Waterloo Neighbours as the Neighbourhood Forum for the southern section.</p> <p>The Council does not consider it appropriate to modify the existing boundary of the Bankside Neighbourhood Area. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p>
061	251	I also support the application by the Forum to be formally designated as the group appropriate to plan for that area.	South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to

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		<p>I regard the area set out in the application as the generally accepted South Bank and Waterloo neighbourhood, reflecting the perception of those who live and work in it. It has also been the area covered by numerous local organisations, business and community, in many years of neighbourhood-based working and collaboration. It is the natural neighbourhood and approval of the area proposed would provide the right basis for a neighbourhood plan.</p> <p>South Bank & Waterloo Neighbours is a broad-based and representative body with 200 residents, businesses and community groups, drawn from across the area who have been unanimous in their support for both the aspiration to develop the plan and the boundary submitted. The constitution and structure of the neighbourhood forum provide a broad and democratic reflection of the mixed make-up of the neighbourhood. The scale of interest and numbers attracted to South Bank & Waterloo Neighbours is a solid basis for the broadest possible input into a plan by all interested members of the community.</p>	<p>designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p> <p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p> <p>The Neighbourhood Forum has been designated in the southern section where there is to be a new neighbourhood area.</p>
061	252	I am particularly keen to emphasise that the traditional boundary of the community at Blackfriars Road should be respected.	See officer comment above setting out the Council's proposed boundary and the justification.
061	253	I also fully support the need for close joint working across the boundary	We acknowledge that developing any new planning guidance

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		<p>between neighbourhood areas and am sure that this will happen once this boundary is fixed. Please therefore accept this message as one of support for the South Bank & Waterloo application.</p>	<p>for this area will require a coordinated approach between all parties. Where different Neighbourhood Areas adjoin, the Council would encourage the associated Neighbourhood Forums to agree a Memorandum of Understanding (MOU) to ensure that there is a coordinated cross boundary approach set out in their Neighbourhood Plans.</p>
062	254	<p>Thank you for consulting English Heritage in respect of the application to designate the South Bank and Waterloo Neighbourhood Area and Neighbourhood Forum. English Heritage's remit is advice on proposals affecting the historic environment. Our comments relate to the implications of the proposed boundary for designated and undesignated heritage assets.</p> <p>The proposed boundary incorporates parts of both Lambeth and Southwark and on its eastern boundary incorporates part of the Bankside Neighbourhood Forum Area, within which a Neighbourhood Plan is currently being prepared. As Neighbourhood Boundaries cannot overlap we would suggest that the South Bank and Waterloo Neighbourhood boundary be redrawn to reflect this.</p>	<p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p> <p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing</p>

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			<p>Bankside Neighbourhood Area boundary.</p> <p>The Neighbourhood Forum has been designated in the southern section where there is to be a new neighbourhood area.</p>
062	255	<p>Whilst we appreciate that borough boundaries can be considered artificial to local character, the existence of an existing Forum, the Borough Characterisation work and Draft Blackfriars SPD undertaken by Southwark, and the need for Neighbourhood Plans to be consistent with Local Plan policies would suggest that the existing Bankside Forum should be considered to have priority in this respect. Redrawing of the eastern boundary would also make the proposed boundary match to the South Bank and Waterloo conservation areas boundaries.</p>	<p>The council has considered the boundary proposed by SOWN and based on the evidence put forward including the consultation responses, the Council feels that the southern section of the boundary can be approved as a neighbourhood and business area. The Bankside Forum and Bankside Neighbourhood Area are already designated, and the proposed SOWN designation does not amend these existing designations.</p> <p>As is the case at the moment, all plans that come forward in the future would need to take into account surrounding areas to ensure coherent plans and developments.</p>
062	256	<p>We would however strongly recommend that liaison between any new forum and the Bankside Neighbourhood Forum is encouraged in order to develop cross boundary policies which are supportive of sustainability and growth, and which preserve and enhance local character and its wider context. This should include consideration of policies for development affecting the setting of adjacent character areas and heritage assets.</p>	<p>We acknowledge that developing any new planning guidance for this area will require a coordinated approach between all parties. Where different Neighbourhood Areas adjoin, the Council would encourage the associated Neighbourhood Forums to agree a Memorandum of Understanding (MOU) to ensure that there is a coordinated cross boundary approach set out in their Neighbourhood Plans.</p>
062	257	<p>In terms of historic and architectural character the proposed boundary encompasses a wide variety of areas, including the Lambeth Palace, Mitre Road, and Ufford Street, Waterloo, Lower Marsh and Southbank conservation areas, and a large number of heritage designated assets.</p> <p>As proposed, the southern boundary serves to bisect the southernmost elements of the Lambeth Palace Conservation Area and the northern part of Southwark's Walcot Square Conservation Area, which extends to</p>	<p>The South Bank and Waterloo Neighbourhood Area boundary divides three conservation areas. Old Barge House Alley to the North is already partially designated within the Bankside Neighbourhood Area.</p> <p>The Neighbourhood Area also splits up West Square Conservation Area and St George's Circus to the South. The Council considers that running the boundary along Blackfriars</p>

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		<p>Westminster Bridge Road. We would therefore consider it potentially beneficial to include the Lambeth Palace Conservation area in its entirety in order to ensure consistent Neighbourhood Plan policies can be applied across the whole of the conservation area. This might have added benefits in considering how positive Plan policies might be applied to the busy road junction at Lambeth Bridge.</p>	<p>Road and Lambeth Road provides a more defined boundary for the area.</p> <p>The Council will work with the Neighbourhood Forum to ensure that the Neighbourhood Plan sets out appropriate policies that conserve and enhance the historic environment and has particular regard to the guidance set out in the Conservation Area Appraisals for West Square, St George's Circus and Old Barge House Alley (where they exist).</p>
062	258	<p>Similarly consideration should be given to whether West Square could beneficially be encompassed within the proposed plan area or whether this should be excluded. The area encompassed comprises the Cathedral of St George and associated buildings, and an area of the early C19th Georgian housing which characterised the early historic development of the area. However, West Square is centrally focused south of Lambeth Bridge Road around the Imperial War Museum, it may therefore be more appropriate to exclude the northern triangle on this basis.</p>	<p>The South Bank and Waterloo Neighbourhood Area boundary divides three conservation areas. Old Barge House Alley to the North is already partially designated within the Bankside Neighbourhood Area.</p> <p>The Neighbourhood Area also splits up West Square Conservation Area and St George's Circus to the South. The Council considers that running the boundary along Blackfriars Road and Lambeth Road provides a more defined boundary for the area.</p> <p>The Council will work with the Neighbourhood Forum to ensure that the Neighbourhood Plan sets out appropriate policies that conserve and enhance the historic environment and has particular regard to the guidance set out in the Conservation Area Appraisals for West Square, St George's Circus and Old Barge House Alley (where they exist).</p>
062	259	<p>In our view, the principal concern is that conservation areas do not become fragmented in respect of character, and responsibility for policy and guidance. However, we are keen to encourage the opportunity to review the local evidence base and promote policies for the positive management of heritage assets as part of the Neighbourhood Planning Process.</p>	<p>The South Bank and Waterloo Neighbourhood Area boundary divides three conservation areas. Old Barge House Alley to the North is already partially designated within the Bankside Neighbourhood Area.</p> <p>The Neighbourhood Area also splits up West Square Conservation Area and St George's Circus to the South. The</p>

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		<p>We would value the opportunity to comment further on the proposed Plan and if you wish to discuss any of the above observations please do not hesitate to contact me.</p>	<p>Council considers that running the boundary along Blackfriars Road and Lambeth Road provides a more defined boundary for the area.</p> <p>The Council will work with the Neighbourhood Forum to ensure that the Neighbourhood Plan sets out appropriate policies that conserve and enhance the historic environment and has particular regard to the guidance set out in the Conservation Area Appraisals for West Square, St George's Circus and Old Barge House Alley (where they exist).</p>
063	260	<p>I am writing to you from my design studio at Oxo Tower Wharf, in regard of my support for the application being made by the South Bank & Waterloo Neighbourhood Forum, (now known as South Bank & Waterloo Neighbours), to designate my area for the purposes of neighbourhood planning.</p>	<p>Support noted.</p> <p>Oxo Tower is located within the Southwark section of the proposed Neighbourhood Area. The Oxo Tower is in the northern section and the council is proposing not to designate this as part of the Neighbourhood Area. Therefore, the Oxo Tower will remain in the Bankside Neighbourhood Area.</p> <p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area. The council also proposes to designate the South Bank and Waterloo Neighbours as the Neighbourhood Forum for the southern section.</p> <p>The Council does not consider it appropriate to modify the existing boundary of the Bankside Neighbourhood Area. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood</p>

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			context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.
063	261	<p>Additionally I support the application by the Forum to be formally designated as the group appropriate to plan for this area.</p> <p>The area set out in the application is generally accepted by those working and living here as the South Bank and Waterloo neighbourhood; I agree with this perception.</p> <p>This area has also been covered and supported by numerous local organisations for businesses and the community, over a period of many years of neighbourhood-based working and collaboration. It has been a strong vibrant neighbourhood and approval of the area would provide the right basis for a neighbourhood plan, whilst being the most beneficial to all those working and living here.</p> <p>South Bank & Waterloo Neighbours is a broad-based, representative body with over 200 residents, businesses and community groups, drawn from across the area, who have been unanimous in their support for both the aspiration to develop the plan and also for the boundary submitted.</p> <p>The constitution and structure of the neighbourhood forum provides a broad and democratic reflection of this diverse neighbourhood. The scale of interest and numbers attracted to South Bank & Waterloo Neighbours is a solid basis for the engagement of all interested members of the community to input into a plan.</p>	<p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p> <p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p>

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			The Neighbourhood Forum has been designated in the southern section where there is to be a new neighbourhood area.
063	262	I am very keen to emphasise that the traditional boundary of the community at Blackfriars Road should be respected	See officer comment above setting out the Council's proposed boundary and the justification.
063	263	I also fully support the need for close joint working across the boundary between neighbourhood areas and am sure this will be the case once the boundary has been fixed. Please accept this message as one of support for the South Bank & Waterloo application.	We acknowledge that developing any new planning guidance for this area will require a coordinated approach between all parties. Where different Neighbourhood Areas adjoin, the Council would encourage the associated Neighbourhood Forums to agree a Memorandum of Understanding (MOU) to ensure that there is a coordinated cross boundary approach set out in their Neighbourhood Plans.
064	264	Thank you for consulting us on the above. It is not within our remit to comment on the proposed boundary that will comprise the neighbourhood area. We are also unable to provide any comments on the proposed composition of the Neighbourhood Forum.	Comments noted.
064	265	The Environment Agency encourages growth that can be supported by the necessary environmental infrastructure: for water resources, wastewater, waste and flood risk management, provided in a co-ordinated and timely manner to meet the physical and social needs of both new development and existing communities. Once the neighbourhood area is determined, we will be able to provide environmental information on the emerging neighbourhood plan.	Comments noted.
064	266	However, parts of the proposed neighbourhood area front the River Thames and therefore as the competent authority in respect of flood risk matters, we will provide information and data to guide development in the neighbourhood. We would wish to see the emerging neighbourhood plan aligning with the Environment Agency Thames Estuary 2100 (TE2100) Plan which was approved by DEFRA in November 2012.	Comments noted.
064	267	We will support the London boroughs of Southwark and Lambeth with interpretation of TE2100 data and information as required ensuring the	Comments noted.

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		revision of the boroughs' Strategic Flood Risk Assessments (SFRA) and flood plans are developed with an understanding of TE2100 analysis and recommendations. We hope the emerging neighbourhood plan will support the flood risk management measures identified by the TE2100 Plan.	
064	268	We have been closely involved in supplying data and information to support the local plans evidence base including the London Borough of Southwark's Core Strategy, Bankside, Borough and London Bridge Opportunity Area and Elephant and Castle SPD/Opportunity Area Planning Framework. In the London Borough of Lambeth, we have been involved in the local plans including the recent review of the Local Plan, Brixton and Vauxhall Supplementary Planning Documents and the Vauxhall Nine Elms planning framework which is part of designated opportunity area.	Comments noted.
065	269	Waterloo Action Centre is very much in favour of the formal recognition of South Bank and Waterloo Neighbourhoods as the neighbourhood planning body for the area bordered by Blackfriars Rd, Lambeth Rd and the Thames. This area has worked together as a community area since the 1970s.	<p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p>

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			<p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p> <p>The Neighbourhood Forum has been designated in the southern section where there is to be a new neighbourhood area.</p>
066 (group of 5)	270	As residents in Waterloo/ the Southbank we strongly support the recognition of Southbank and Waterloo neighbours as the local neighbourhood planning body under the Localism Act 2011.	<p>Support for the South Bank and Waterloo Neighbourhood Forum noted.</p> <p>The Neighbourhood Forum can not be considered in the north area as the Area boundary has not been changed.</p> <p>The Forum has been designated in the south where the Neighbourhood Area has been designated.</p>
066 (group of 5)	271	The boundary should be that of the traditional are "Waterloo" ie the area between the Thames, Blackfriars Road and Lambeth Road. We are aware that the borough Boundary wonders through this area but it is none the less a natural community area and we feel that its joint planning should recognise this. We hope it will be enriched by the contribution of both local authorities as well as the community organisations which have long been used to relating this area	<p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire</p>

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			<p>area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p> <p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p> <p>The Neighbourhood Forum has been designated in the southern section where there is to be a new neighbourhood area.</p>
067	272	<p>I am writing in support of the application by the South Bank & Waterloo Neighbourhood Forum, now known also as South Bank & Waterloo Neighbours, to designate my area for the purposes of neighbourhood planning.</p>	<p>Support noted.</p> <p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area. The council also proposes to designate the South Bank and Waterloo Neighbours as the Neighbourhood Forum for the southern section.</p> <p>The Council does not consider it appropriate to modify the existing boundary of the Bankside Neighbourhood Area. Having had regard to the desirability of maintaining the existing</p>

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			<p>Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p>
067	273	<p>I also support the application by the Forum to be formally designated as the group appropriate to plan for that area.</p> <p>I regard the area set out in the application as the generally accepted South Bank and Waterloo neighbourhood, reflecting the perception of those who live and work in it. It has also been the area covered by numerous local organisations, business and community, in many years of neighbourhood-based working and collaboration. It is the natural neighbourhood and approval of the area proposed would provide the right basis for a neighbourhood plan.</p> <p>South Bank & Waterloo Neighbours is a broad-based and representative body with 200 residents, businesses and community groups, drawn from across the area who have been unanimous in their support for both the aspiration to develop the plan and the boundary submitted. The constitution and structure of the neighbourhood forum provide a broad and democratic reflection of the mixed make-up of the neighbourhood. The scale of interest and numbers attracted to South Bank & Waterloo Neighbours is a solid basis for the broadest possible input into a plan by all interested members of the community.</p>	<p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p> <p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such</p>

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			<p>as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p> <p>The Neighbourhood Forum has been designated in the southern section where there is to be a new neighbourhood area.</p>
067	274	I am particularly keen to emphasise that the traditional boundary of the community at Blackfriars Road should be respected.	See officer comment above setting out the Council's proposed boundary and the justification.
067	275	I also fully support the need for close joint working across the boundary between neighbourhood areas and am sure that this will happen once this boundary is fixed. Please therefore accept this message as one of support for the South Bank & Waterloo application.	We acknowledge that developing any new planning guidance for this area will require a coordinated approach between all parties. Where different Neighbourhood Areas adjoin, the Council would encourage the associated Neighbourhood Forums to agree a Memorandum of Understanding (MOU) to ensure that there is a coordinated cross boundary approach set out in their Neighbourhood Plans.
068	276	I am writing in support of the application by South Bank and Waterloo Neighbourhood Forum, now known also as South Bank and Waterloo Neighbours, to designate my area for the purposes of neighbourhood planning.	<p>Support noted.</p> <p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area. The council also proposes to designate the South Bank and Waterloo Neighbours as the Neighbourhood Forum for the southern section.</p> <p>The Council does not consider it appropriate to modify the existing boundary of the Bankside Neighbourhood Area. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood</p>

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			context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.
068	277	<p>I also support the application by the Forum to be formally designated as the group appropriate to plan for that area.</p> <p>I regard the area set out in the application as the generally accepted South Bank and Waterloo neighbourhood, reflecting the perception of those who live and work in it. It is the natural neighbourhood and approval of the area proposed would provide the right basis for a neighbourhood plan.</p> <p>South Bank and Waterloo neighbours is a broad based and representative body with 200 residents, businesses and community groups, drawn from across the area who have been unanimous in their support for both the aspiration to develop the plan and the boundary submitted. The constitution and structure of the neighbourhood forum provide a broad and democratic reflection of the mixed make-up of the neighbourhood. The scale of interest and numbers is a solid basis for the broadest possible input into a plan by all interested members of the community.</p>	<p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p> <p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p>

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			The Neighbourhood Forum has been designated in the southern section where there is to be a new neighbourhood area.
068	278	<p>I also agree that the traditional boundaries of the community be respected. I support the Southbank and Waterloo application.</p> <p>I support the traditional boundary</p>	See officer comment above setting out the Council's proposed boundary and the justification.
069	279	I am writing in support of the proposal to designate South Bank & Waterloo Neighbours as an official neighbourhood forum that can take forward the writing of a local plan as per the Localism Act.	We acknowledge that developing any new planning guidance for this area will require a coordinated approach between all parties. Where different Neighbourhood Areas adjoin, the Council would encourage the associated Neighbourhood Forums to agree a Memorandum of Understanding (MOU) to ensure that there is a coordinated cross boundary approach set out in their Neighbourhood Plans.
069	280	<p>I am writing in my capacity as Director of Oasis UK. Oasis are a community development charity that aim to support and develop communities. We are based within the area proposed by South Bank & Waterloo Neighbours, at 75 Westminster Bridge Road, London SE1 7HS. For the past 10 years we have operated a range of community services in the local area in question, work that currently includes, amongst other things:</p> <ul style="list-style-type: none"> - Oasis Academy Johanna (local primary school) - Oasis Academy South Bank (local secondary school) - Waterloo Foodbank - Oasis Debt Advice Centre - Oasis Church Waterloo - Youth clubs - Hullaballo parents, carers and toddlers groups - Community choirs - St Thomas Youth Inclusion Project <p>Oasis work means we are actively involved with and work alongside local residents, business and voluntary sector organisations.</p>	Comments noted.

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069	281	Oasis has been actively involved with the emerging plans of the South Bank & Waterloo Neighbours, and I have attended several of the community meetings on the subject, and signed up for membership as an organisation. Through the public meetings held, we have been involved in conversations on the proposed boundaries, which we support as a true representation of the neighbourhood. The area is similar to many of the working areas of established community groups, who have a long history of working together successfully here in Waterloo, and consequently it seems only natural to replicate these boundaries in this neighbourhood forum. I was present at the neighbourhood forum meeting on April 24th '13 and support the unanimous vote to adopt these boundaries.	The Oasis Centre is located within the Lambeth section of the proposed Neighbourhood Area. SOWN submitted applications for the designation of a Neighbourhood Area and Forum to both Southwark and Lambeth planning departments. Lambeth's Cabinet designated the Lambeth section of the SOWN Area and Forum in respect of the area on 10 February 2014.
069	282	<p>I believe SoWN is well placed to write the plan, combining as it does a wide range of interests across the community – residents, businesses both large and small, charities and third sector organisations and local politicians. These interests have been well combined in a balanced way via a properly agreed constitution, and the forum operates both democratically and transparently in its workings. I strongly believe it can properly represent each of the 'interest groups' over the coming months and years to draw up and monitor a local plan that will assist the local authority in developing the area appropriately.</p> <p>I believe that SoWN embodies what was intended in the Localism Act, with local people and organisations voluntarily coming together for the good of the area. Whilst Oasis has always been an active neighbour, I welcome the 'formal' opportunity for Oasis to get involved in shaping planning policy via this neighbourhood forum, and I urge you to designate SoWN.</p>	<p>Support for the South Bank and Waterloo Neighbourhood Forum noted.</p> <p>The Neighbourhood Forum can not be considered in the north area as the Area boundary has not been changed.</p> <p>The Forum has been designated in the south where the Neighbourhood Area has been designated.</p>
070 (Couple)	283	We are writing in support of South Bank and Waterloo being designated as an official neighbourhood as we believe it will deliver significant benefits to residents like us who live in the area and have always struggled to have the same community strength as other 'villages'. While the Lambeth Residents Association (Roupell St, Whittlesey St etc) is extremely strong,	Lambeth Resident's Association is located within the Lambeth section of the proposed Neighbourhood Area. SOWN submitted applications for the designation of a Neighbourhood Area and Forum to both Southwark and Lambeth planning departments. Lambeth's Cabinet designated the Lambeth

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		we are disconnected from the broader community currently	section of the SOWN Area and Forum in respect of this area on 10 February 2014.
070	284	<p>Designating the community as an official neighbour would reflect a unanimous vote to adopt the boundaries specified in a South Bank & Waterloo Neighbours meeting on April 24th 2013</p> <p>We also support SoWN as the appropriate neighbourhood forum to write the plan for the area because of its democratic foundation, transparency, representative composition, cross sector-balance and organisational strengths.</p>	<p>Support for the South Bank and Waterloo Neighbourhood Forum noted.</p> <p>The Neighbourhood Forum can not be considered in the north area as the Area boundary has not been changed.</p> <p>The Forum has been designated in the south where the Neighbourhood Area has been designated.</p>
071	285	<p>I am writing to you with regard to the Consultation on the South Bank & Waterloo Neighbourhood Forum.</p> <p>I am Head of Workplace Services at ITV on Upper Ground SE1 and I am also a Board Director on South Bank Employers Group representing ITV. I have also worked in this neighbourhood for 34 years and have seen many changes and lots of improvements to the area.</p>	Comments noted.
071	286	I am writing on behalf of ITV in support of the neighbourhood area that has been applied for. I feel this area reflects the neighbourhood that ITV and myself identify with and a long tradition of cross borough working among community organisations. This was also borne out by the unanimous vote to adopt the boundaries specified in a South Bank & Waterloo Neighbours meeting on 24th April this year.	<p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN</p>

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			<p>Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p> <p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p> <p>The Neighbourhood Forum has been designated in the southern section where there is to be a new neighbourhood area.</p>
071	287	<p>I support the South Bank and Waterloo Neighbours as the appropriate neighbourhood forum to write the plan for the area because it is a democratic group, with a properly formed and agreed constitution and elected representatives on the steering group. It is also a transparent group with publicly available minutes, open membership and free access to meetings, together with being a representative group with 200 local members drawn from all parts of the community. It is a balanced group with carefully designed categories of membership to ensure all voices are heard, whether from residential, business or third sector community</p> <p>I hope this is useful to the consultation process.</p>	<p>Support for the South Bank and Waterloo Neighbourhood Forum noted.</p> <p>The Neighbourhood Forum can not be considered in the north area as the Area boundary has not been changed.</p> <p>The Forum has been designated in the south where the Neighbourhood Area has been designated.</p>
072	288	<p>My wife and I have lived in the Waterloo area for some 15 years. We reside at 68, Walpole House, 126 Westminster Bridge Rd SE1 7UN. My own association with the neighbourhood however goes back to the 1950s when I was a student at St Thomas' Hospital Medical School and got to</p>	<p>Comments noted.</p>

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		know the area well.	
072	289	<p>I am writing now to support the application by South Bank and Waterloo Neighbours (SOWNeighbours), of which we are voting members, that the area proposed by them be recognised as an official neighbourhood under the Localism Act 2011. I appreciate that the proposed area crosses administrative (local authority) boundaries but what is proposed is no more than recognition of the reality that is Waterloo.</p>	<p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p> <p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p> <p>The Neighbourhood Forum has been designated in the southern section where there is to be a new neighbourhood area.</p>

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072	290	<p>The committee that speaks for SOWNeighbours came into being as a result of a public meeting that we attended earlier this year. It was elected by a postal vote of all those expressing an interest in the concept.</p> <p>We have no doubt that a group truly representative of the residents, worker, shop keepers and others involved in the well-being of the neighbourhood – which we believe SOWNeighbourhood to be - will improve the quality of life for all of them, and that this is not really possible whilst responsibility for what is undoubtedly a single entity, is split between two large authorities each with their own priorities.</p>	<p>Support for the South Bank and Waterloo Neighbourhood Forum noted.</p> <p>The Neighbourhood Forum can not be considered in the north area as the Area boundary has not been changed.</p> <p>The Forum has been designated in the south where the Neighbourhood Area has been designated.</p>
072	291	<p>I trust that the views expressed by me and my wife, on whose behalf I am writing, will be taken seriously into account when the council meets to make its decision .</p> <p>I am sending an identical email to both Lambeth and Southwark as both are equally involved in the welfare of their residents who are affected by the legislation and want to do their best for them.</p>	<p>Comments noted.</p>
073	292	<p>I am writing in support of South Bank and Waterloo Neighbours' application to be the neighbourhood forum for this area.</p>	<p>Support noted.</p> <p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area. The council also proposes to designate the South Bank and Waterloo Neighbours as the Neighbourhood Forum for the southern section.</p> <p>The Council does not consider it appropriate to modify the existing boundary of the Bankside Neighbourhood Area. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood</p>

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			context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.
073	293	I have worked in this area for the last fourteen years during which time I have lived here as a "second home", though having spent at least half and possibly more of my time here. I have developed a firm understanding of, and affection for, the area and involve myself as much as I can in community activities in support of it. I am particularly keen to see the nature of the area protected. That does not mean that I oppose development or change, rather that such development should not damage those aspects that make it an attractive place for development in the first place and that developments should enhance and extend rather than damage its amenities. I have been a member of the Waterloo Community Development Group (WCDG) for several years and a member of its management committee for the past year. I joined South Bank and Waterloo Neighbours earlier this year.	Comments noted.
073	294	I regard the area applied for as a coherent whole. I understand that there is some contention about the area around Blackfriars Road but I believe that area is tooted more firmly in the Waterloo and South Bank than in Bankside. That being said, It would be necessary to ensure that plans for all adjoining areas would need to be developed in consultation with each other to ensure continuity. The long history of community groups working together across boundaries gives me confidence that this would be achieved. I know that this view is shared by the membership of South Bank and Waterloo Neighbours as reflected in a unanimous vote at its meeting on 24th April this year.	<p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning</p>

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			<p>authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p> <p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p> <p>The Neighbourhood Forum has been designated in the southern section where there is to be a new neighbourhood area.</p>
073	295	<p>I support South Bank and Waterloo Neighbours as the neighbourhood forum to write the plan for the area for several reasons. In its present form it includes a very broad cross section of the local community, especially residents from all quarters and backgrounds. It also includes representation of business and service sectors and all have a shared desire to preserve the best of the areas attributes while developing and expanding them.</p> <p>An important factor is that in representing these varied groupings it is open and transparent without restrictions on membership and with its proceedings and notes available to the public. Most importantly, it conducts its business in a democratic manner.</p>	<p>Support for the South Bank and Waterloo Neighbourhood Forum noted.</p> <p>The Neighbourhood Forum can not be considered in the north area as the Area boundary has not been changed.</p> <p>The Forum has been designated in the south where the Neighbourhood Area has been designated.</p>
073	296	<p>I have long had an interest in the role of planning in the development of the local urban environment and joined WCDG in order to be better aware of plans for the area and to contribute to consultation exercises in order to be able to have a voice in the process. The present initiatives in the</p>	<p>Support for the South Bank and Waterloo Neighbourhood Forum noted.</p> <p>The Neighbourhood Forum can not be considered in the north</p>

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		context of localism give ordinary residents like me the opportunity to contribute in a positive and constructive and active way rather than in a reactive manner through consultation exercises which often implies some sense of "resistance". I am therefore eager to ensure that South Bank and Waterloo Neighbours is recognised as the group to put forward a plan for this vibrant area with a long history and a focal position in the life and work of this great capital city of ours.	area as the Area boundary has not been changed. The Forum has been designated in the south where the Neighbourhood Area has been designated.
074	297	We have been resident in Waterloo since 1994. Working until 2011 at Christian Alliance Centre (student's Accommodation) in Secker Street). Now living in the New Cut Housing Cooperative. We are active members of St John's Church where XXX is Parish Administrator.	Comments noted.
074	298	Both have been committee members at Waterloo Action Centre and continue on the Board. XXX is on the Board of WACOCO and WCDG. XXX was a governor at Joanna Primary School and worked at St Thomas' Hospital as a Midwife. We are Friends of Imperial War Museum and members of the Southbank Centre and supporters of Southbank Sinfonia. We are members of the volunteers team at Lambeth Palace.	Comments noted.
074	299	We strongly support the traditional Waterloo area starting at Blackfriars Road and stretching to St George's Circus and including the river frontage from Blackfriars Bridge to Lambeth Bridge. St John's with St Andrew's Churches cover both Lambeth and Southwark councils.	St Andrew's Church is located within the Southwark section of the proposed Neighbourhood Area. The Church is in the northern section and the council is proposing not to designate this as part of the Neighbourhood Area. Therefore, St Andrew's Church will remain in the Bankside Neighbourhood Area. South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.

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			<p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p> <p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p> <p>The Neighbourhood Forum has been designated in the southern section where there is to be a new neighbourhood area.</p>
074	300	<p>We voted at the Southbank and Waterloo Neighbours meeting of 24th April 2013 to adopt the above mentioned boundaries that have been used for the whole time we have lived in the area.</p> <p>We support Sown because we believe it is truly representative of both business and resident communities.</p>	<p>Support for the South Bank and Waterloo Neighbourhood Forum noted.</p> <p>The Neighbourhood Forum can not be considered in the north area as the Area boundary has not been changed.</p> <p>The Forum has been designated in the south where the</p>

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			Neighbourhood Area has been designated.
074	301	We support the concept that people who live and work in Waterloo should have a strong voice in the future of the area.	Comments noted.
075	302	I am writing to endorse the proposal for the designation and delineation of the South Bank and Neighbours Forum.	<p>Support noted.</p> <p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area. The council also proposes to designate the South Bank and Waterloo Neighbours as the Neighbourhood Forum for the southern section.</p> <p>The Council does not consider it appropriate to modify the existing boundary of the Bankside Neighbourhood Area. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p>
075	303	I have worked at the National Theatre since 1977, and have been actively involved in neighbourhood relations since 1991, when a meeting of the London Society first mooted the idea of a members' local support organisation which became the South Bank Employers' Group. I became a Director of SBEG in 2001, and I also attend Partnership and Forum meetings. I co-chair the Visitor Management Group with XXXX, Head of Environmental Services at Lambeth.	Comments noted.
075	304	Throughout that time, the natural boundary of the SBEG and SBP	South Bank and Waterloo Neighbours propose a very large

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		<p>operation has extended east to include Blackfriars Road, the borough boundary always acknowledged but seldom material in considerations of how the local environment might be stewarded or enhanced. As the possibility of locally determined initiatives for improvement begins to take hold through the BID movement, it seems antediluvian to have to consider the imposition of a formal demarcation where a natural and pragmatic one has such strong roots.</p>	<p>area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p> <p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p> <p>The Neighbourhood Forum has been designated in the southern section where there is to be a new neighbourhood area.</p>
075	305	Already, the evidence suggests that South Bank and Waterloo have the	Support for the South Bank and Waterloo Neighbourhood

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		<p>formal structure, as well as widespread and diverse support throughout the area, to carry forward the responsibilities which the principles of localism offer to a well-constituted and highly motivated group.</p>	<p>Forum noted.</p> <p>The Neighbourhood Forum can not be considered in the north area as the Area boundary has not been changed.</p> <p>The Forum has been designated in the south where the Neighbourhood Area has been designated.</p>
076	306	<p>My husband and I are residents of the Lambeth estate (living in Whittlesey Street) and we have lived here for 15 years. During that time we have seen a vast improvement in the South Bank area. However the area has been and still is very fragmented in its approach to services and we would be pleased to support a scheme that brings the area together. We were therefore very disturbed to hear that the Bankside neighbourhood, which is adjacent to and in places overlaps our local boundaries, was being set up independently of the rest of the area.</p>	<p>Whittlesey Street is located within the Lambeth section of the proposed Neighbourhood Area. SOWN submitted applications for the designation of a Neighbourhood Area and Forum to both Southwark and Lambeth planning departments. Lambeth's Cabinet designated the Lambeth section of the SOWN Area and Forum in respect of the area on 10 February 2014.</p> <p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of</p>

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			<p data-bbox="1220 363 1801 415">maintaining the existing boundaries of areas already designated as neighbourhood areas.</p> <p data-bbox="1220 448 1906 672">The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p> <p data-bbox="1220 704 1881 786">The Neighbourhood Forum has been designated in the southern section where there is to be a new neighbourhood area.</p>
076	307	<p data-bbox="365 821 1192 1101">However we were very pleased that public minded citizens and businesses were prepared to propose what has since become the South Bank and Waterloo Neighbours (SoWN). What is more in the absence of any synergy with our Bankside neighbours we fully support the neighbourhood area that has been applied for, as it reflects the Lambeth neighbourhood with which we identify; reflects what we understand to be a long tradition of cross borough working among community organisations; and most definitely reflects a unanimous vote to adopt the boundaries specified in a South Bank & Waterloo Neighbours meeting on 24th April 2013.</p>	<p data-bbox="1220 821 1906 987">South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p> <p data-bbox="1220 1019 1913 1304">The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of</p>

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			<p data-bbox="1220 363 1801 415">maintaining the existing boundaries of areas already designated as neighbourhood areas.</p> <p data-bbox="1220 448 1906 672">The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p> <p data-bbox="1220 704 1881 781">The Neighbourhood Forum has been designated in the southern section where there is to be a new neighbourhood area.</p>
076	308	<p data-bbox="365 794 1199 1101">Having attended several meetings and met many of the core committee we fully support SoWN as the appropriate neighbourhood forum to write the plan for the area because SoWN is a democratic group, with a properly formed and agreed constitution and elected representatives of a high calibre on the steering group. The meetings have demonstrated that SoWN is a transparent group with publicly available minutes, open membership and free access to meetings and is a fully representative group with 200 local members drawn from all parts of the community right across the area. SoWN is a well balanced group with different categories of membership to ensure everybody's voice is heard, whether from residential, business or third sector community.</p>	<p data-bbox="1220 794 1860 846">Support for the South Bank and Waterloo Neighbourhood Forum noted.</p> <p data-bbox="1220 878 1906 930">The Neighbourhood Forum can not be considered in the north area as the Area boundary has not been changed.</p> <p data-bbox="1220 963 1835 1015">The Forum has been designated in the south where the Neighbourhood Area has been designated.</p>
076	309	<p data-bbox="365 1110 1178 1214">We support the principle of localism which empowers us, under the umbrella of SoWN, to become involved for the first time in shaping our dynamic, vibrant and, much of the time, overwhelmed neighbourhood for the future.</p>	<p data-bbox="1220 1110 1419 1130">Comments noted.</p>
077	310	<p data-bbox="365 1224 1157 1302">I am writing in support of the application by the South Bank & Waterloo Neighbourhood Forum, now known also as South Bank & Waterloo Neighbours, to designate my area for the purposes of neighbourhood</p>	<p data-bbox="1220 1224 1388 1243">Support noted.</p> <p data-bbox="1220 1276 1877 1302">South Bank and Waterloo Neighbours propose a very large</p>

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		<p>planning.</p>	<p>area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area. The council also proposes to designate the South Bank and Waterloo Neighbours as the Neighbourhood Forum for the southern section.</p> <p>The Council does not consider it appropriate to modify the existing boundary of the Bankside Neighbourhood Area. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p>
077	311	<p>I also support the application by the Forum to be formally designated as the group appropriate to plan for that area.</p> <p>I regard the area set out in the application as the generally accepted South Bank and Waterloo neighbourhood, reflecting the perception of those who live and work in it. It has also been the area covered by numerous local organisations, business and community, in many years of neighbourhood-based working and collaboration. It is the natural neighbourhood and approval of the area proposed would provide the right basis for a neighbourhood plan.</p> <p>South Bank & Waterloo Neighbours is a broad-based and representative body with 200 residents, businesses and community groups, drawn from across the area who have been unanimous in their support for both the aspiration to develop the plan and the boundary submitted. The constitution and structure of the neighbourhood forum provide a broad and</p>	<p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning</p>

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		<p>democratic reflection of the mixed make-up of the neighbourhood. The scale of interest and numbers attracted to South Bank & Waterloo Neighbours is a solid basis for the broadest possible input into a plan by all interested members of the community.</p>	<p>authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p> <p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p> <p>The Neighbourhood Forum has been designated in the southern section where there is to be a new neighbourhood area.</p>
077	312	<p>I am particularly keen to emphasise that the traditional boundary of the community at Blackfriars Road should be respected.</p>	<p>See officer comment above setting out the Council's proposed boundary and the justification.</p>
077	313	<p>I also fully support the need for close joint working across the boundary between neighbourhood areas and am sure that this will happen once this boundary is fixed. Please therefore accept this message as one of support for the South Bank & Waterloo application.</p>	<p>We acknowledge that developing any new planning guidance for this area will require a coordinated approach between all parties. Where different Neighbourhood Areas adjoin, the Council would encourage the associated Neighbourhood Forums to agree a Memorandum of Understanding (MOU) to ensure that there is a coordinated cross boundary approach set out in their Neighbourhood Plans.</p>
078	314	<p>We are emailing as long term residents of the area, having lived in in Borough & now in Lambeth North. We support the application to designate the area as an official neighbourhood, with the aims to support the special identity of this part of Lambeth & Southwark allowing the two boroughs and other local organisations to work together</p>	<p>Support noted.</p> <p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and</p>

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			<p>Waterloo application area as a Neighbourhood Development Area and Business Area. The council also proposes to designate the South Bank and Waterloo Neighbours as the Neighbourhood Forum for the southern section.</p> <p>The Council does not consider it appropriate to modify the existing boundary of the Bankside Neighbourhood Area. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p>
078	315	<p>We believe South Bank & Waterloo Neighbourhood, which has actively encouraged residents & local businesses to engage with the development of a plan for the area, is a suitable body to write the plan for the neighbourhood.</p>	<p>Support for the South Bank and Waterloo Neighbourhood Forum noted.</p> <p>The Neighbourhood Forum can not be considered in the north area as the Area boundary has not been changed.</p> <p>The Forum has been designated in the south where the Neighbourhood Area has been designated.</p>
078	316	<p>This is a democratic and open group, steered by elected representatives, that encourages all local residents and businesses to air their views on the future of the area. We strongly support localism & feel SoWN will help local people & businesses successfully steer the development of this special, individual & exciting area.</p>	<p>Support for the South Bank and Waterloo Neighbourhood Forum noted.</p> <p>The Neighbourhood Forum can not be considered in the north area as the Area boundary has not been changed.</p> <p>The Forum has been designated in the south where the Neighbourhood Area has been designated.</p>
079	317	<p>I am writing to support the campaign to designate our area as an 'official neighbourhood'.</p>	<p>Support noted.</p>

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		<p>My name is XXX, and I live in the area, on Webber Row. I've been living here for twelve years and a member of my local Tenants and Residents Association (Webber Row and Quentin) since I moved here.</p>	<p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area. The council also proposes to designate the South Bank and Waterloo Neighbours as the Neighbourhood Forum for the southern section.</p> <p>The Council does not consider it appropriate to modify the existing boundary of the Bankside Neighbourhood Area. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p>
079	318	<p>The neighbourhood area that has been identified fits with my understanding of the South Bank / Waterloo area. I am happy that the forum is continuing the long tradition of cross borough working among community organisations. I noted that the forum had a unanimous vote to adopt the boundaries specified in a South Bank & Waterloo Neighbours meeting on April 24th 2013</p>	<p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN</p>

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			<p>Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p> <p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p> <p>The Neighbourhood Forum has been designated in the southern section where there is to be a new neighbourhood area.</p>
079	319	<p>I support SoWN as the appropriate neighbourhood forum to write the plan for the area because:</p> <ul style="list-style-type: none"> a) It is a democratic group, with a properly formed and agreed constitution and elected representatives on the steering group b) It is a transparent group with publicly available minutes, open membership and free access to meetings c) It is a representative group with 200 local members drawn from all parts of the community d) It is a balanced group with carefully designed categories of membership to ensure all voices are heard, whether from residential, business or third sector community 	<p>Support for the South Bank and Waterloo Neighbourhood Forum noted.</p> <p>The Neighbourhood Forum can not be considered in the north area as the Area boundary has not been changed.</p> <p>The Forum has been designated in the south where the Neighbourhood Area has been designated.</p>
079	320	<p>I support the principle of localism, which empowers me to become involved for the first time in shaping my neighbourhood for the future.</p>	<p>Comments noted.</p>
080	321	<p>I am writing on behalf of King's College London in support of the application by the South Bank & Waterloo Neighbourhood Forum, now</p>	<p>Support noted.</p>

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		<p>known also as South Bank & Waterloo Neighbours, to designate my area for the purposes of neighbourhood planning.</p>	<p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area. The council also proposes to designate the South Bank and Waterloo Neighbours as the Neighbourhood Forum for the southern section.</p> <p>The Council does not consider it appropriate to modify the existing boundary of the Bankside Neighbourhood Area. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p>
080	322	<p>I also support the application by the Forum to be formally designated as the group appropriate to plan for that area.</p> <p>The College is a major employer in the area and we have many students who live and who are educated here.</p> <p>I regard the area set out in the application as the generally accepted South Bank and Waterloo neighbourhood, reflecting the perception of those who live and work in it. It has also been the area covered by numerous local organisations, business and community, in many years of neighbourhood-based working and collaboration. It is the natural neighbourhood and approval of the area proposed would provide the right basis for a neighbourhood plan.</p>	<p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN</p>

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		<p>South Bank & Waterloo Neighbours is a broad-based and representative body with 200 residents, businesses and community groups, drawn from across the area who have been unanimous in their support for both the aspiration to develop the plan and the boundary submitted. The constitution and structure of the neighbourhood forum provide a broad and democratic reflection of the mixed make-up of the neighbourhood. The scale of interest and numbers attracted to South Bank & Waterloo Neighbours is a solid basis for the broadest possible input into a plan by all interested members of the community.</p>	<p>Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p> <p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p> <p>The Neighbourhood Forum has been designated in the southern section where there is to be a new neighbourhood area.</p>
080	323	<p>I am particularly keen to emphasise that the traditional boundary of the community at Blackfriars Road should be respected.</p>	<p>See officer comment above setting out the Council's proposed boundary and the justification.</p>
080	324	<p>I also fully support the need for close joint working across the boundary between neighbourhood areas and am sure that this will happen once this boundary is fixed.</p> <p>Please therefore accept this message as one of support for the South Bank & Waterloo application.</p>	<p>We acknowledge that developing any new planning guidance for this area will require a coordinated approach between all parties. Where different Neighbourhood Areas adjoin, the Council would encourage the associated Neighbourhood Forums to agree a Memorandum of Understanding (MOU) to ensure that there is a coordinated cross boundary approach set out in their Neighbourhood Plans.</p>
081	325	<p>Comments have been invited on the South Bank & Waterloo Neighbours application to be recognised as a formal neighbourhood forum. The Archbishop of Canterbury has asked me to reply as the member his staff that deals with liaison with the local community.</p>	<p>Comments noted.</p>
081	326	<p>Archbishops of Canterbury have been resident at the Palace since 1197.</p>	<p>South Bank and Waterloo Neighbours propose a very large</p>

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		<p>It is their official residence in London and their main office. Though in formal terms the Palace is owned by the Church Commissioners, the archbishops' occupation of the site and connections with the area are longstanding and significant, both for the archbishops and the community.</p> <p>In that context the Archbishop fully supports the proposal to designate this an official neighbourhood. The vote at the South Bank & Waterloo Neighbours meeting on April 24th 2013 to adopt boundaries for a neighbourhood that crossed the limits of Lambeth and Southwark is welcomed in that it reflects a reality that is not mirrored in the local government borders.</p>	<p>area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p> <p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p> <p>The Neighbourhood Forum has been designated in the southern section where there is to be a new neighbourhood area.</p>
081	327	'Lambeth Palace' is very conscious of the disproportionate weight any view expressed from this address can carry. The democratic basis of any	Comments noted.

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		<p>representative group is therefore of particular importance to the Archbishop and others living here. The wishes of a stable, local community must take priority; increasingly in many inner city areas transient populations or property left vacant by investors is eroding the identity of local communities, leading to decline. Anything then that helps promote the identity of a local community is to be encouraged.</p>	
082	328	<p>LeSoCo is a south London College spanning two boroughs, Lewisham and Southwark. The college is a merger of Lewisham and Southwark Colleges now known as LeSoCo.</p> <p>We are a college for employability, enterprise and entrepreneurship. The Principal is Maxine Room CBE who is a member of the SoWN steering group and the forum.</p> <p>We have two sites in Southwark, one in the Cut and one in Camberwell. We serve over 15000 students across London including the South Bank and Waterloo neighbourhood areas.</p>	Comments noted.
082	329	<p>We deliver education, skills and training for 14-16, 16-18 and adults. Our students are studying a range of qualifications but getting additional experiences through:</p> <ul style="list-style-type: none"> Study programmes Competitions Entrepreneurial activities Work experience Literacy and numeracy/Maths and English <p>We offer vocational and technical qualifications in</p> <ul style="list-style-type: none"> ESOL Hospitality and Catering Travel and Tourism Construction and Engineering Creative Studies IT Business 	Comments noted.

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		Hair and Beauty Health and Social Care Child Care Horticulture Floristry	
082	330	<p>2.a) As a college we straddle two neighbourhood areas SoWN and Bankside. Our mission is Creating Successful Futures and to this end we would not want to discriminate in any way against students in the borough of Southwark.</p> <p>2b) As a rebranded College, LeSoCo, we are relatively new in the area but are working hard to establish our position as a leading FE college serving its communities. We are working hard with a number of employers, community organisations and would wish through the forum to strengthen this</p>	Comments noted.
082	331	<p>2c) The College is aware of the vote to adopt the boundaries specified on 24th April 2013 prior to our involvement in both the forum and the steering group. It is our stance that we will support both sides of the boundary in their ambitions for skills and employment in line with the identified themes of both neighbourhoods.</p> <p>3. We support SoWN in writing a report for the area designated but understand that there may be boundary changes that will need to be taken into consideration.</p> <p>4. LeSoCo supports the notion of localism that will shape the neighbourhood, however that is defined for the future.</p>	<p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p>

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			<p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p> <p>The Neighbourhood Forum has been designated in the southern section where there is to be a new neighbourhood area.</p>
083	332	<p>I am writing as a relatively long-term resident of Waterloo, having lived in first Theed Street and then Stamford Street since 1992. For the greater part of that time I have been actively involved in a number of community initiatives and groups, including Waterloo Community Development Group and the Stamford Aquinas and Climsland Residents Association.</p> <p>I would therefore like to register my support for the establishment of the neighbourhood area which has been applied for in relation to South Bank and Waterloo. The area defined relates directly to the neighbourhood I identify with.</p>	<p>Support noted.</p> <p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area. The council also proposes to designate the South Bank and Waterloo Neighbours as the Neighbourhood Forum for the southern section.</p> <p>The Council does not consider it appropriate to modify the existing boundary of the Bankside Neighbourhood Area. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside</p>

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			Neighbourhood Area boundary.
083	333	<p>I inevitably and regularly use facilities such as open spaces, Colombo Street Centre, shops, pubs and restaurants on the Southwark side of the boundary as much as those on the Lambeth side, and I have always considered it the same area and community. The inclusion of the Waterloo area up to Blackfriars Road also reflects a long tradition of cross borough working among community organisations, such as Waterloo Community Development Group, with whom I have served on the management committee in the past. On an individual level, I believe the area identified by SoWN is important for Stamford Street, which obviously straddles the borough boundary and needs to be considered as a whole. I was therefore pleased that the boundaries specified at the South Bank and Waterloo Neighbours meeting on April the 24th 2013 were agreed unanimously.</p>	<p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p> <p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p> <p>The Neighbourhood Forum has been designated in the southern section where there is to be a new neighbourhood</p>

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			area.
083	334	<p>I also support the SoWN as the appropriate neighbourhood forum to write the plan for the area. I have been pleased to see that SoWN has taken all appropriate steps to be inclusive and consultative in its approach, while the constitution and election of representatives from all sectors of the residential, non-profit and business communities on the steering group has been transparent, widely publicised and efficiently managed. I have personally been particularly pleased to see a high level of participation from local residents, both as formally elected members of the steering group and through attendance at the open meetings as observers. To have achieved a membership of 200, drawn from all parts of the community, is testament to the support the SoWN Neighbourhood Forum has already achieved.</p> <p>I therefore look forward to hearing of Southwark's support for the SoWN Neighbourhood Forum, so that we can together proceed to shape the future of this distinctive and unique part of London.</p>	<p>Support for the South Bank and Waterloo Neighbourhood Forum noted.</p> <p>The Neighbourhood Forum can not be considered in the north area as the Area boundary has not been changed.</p> <p>The Forum has been designated in the south where the Neighbourhood Area has been designated.</p>
084	335	<p>As a resident of the neighbourhood, a member of the Dodson & Amigo Tenants & Residents Association and a Trustee of the Waterloo Action Centre, who works in Lower Marsh SE1, I support the principle of localism, which is allowing me to become involved in shaping my neighbourhood and I am e-mailing you in support of the designation of South Bank & Waterloo as an official neighbourhood</p>	<p>Support noted.</p> <p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area. The council also proposes to designate the South Bank and Waterloo Neighbours as the Neighbourhood Forum for the southern section.</p> <p>The Council does not consider it appropriate to modify the existing boundary of the Bankside Neighbourhood Area. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood</p>

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			context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.
084	336	I have attended three meetings about and of the South Bank & Waterloo Neighbours (SoWN) and have been impressed by the efficiency and the commitment of the SoWN Chair and Steering Group and their vision for the neighbourhood. It is certainly an appropriate neighbourhood forum to write the plan for the area because it is a democratic group with a properly formed and agreed constitution and elected representatives on the Steering group, because it is a representative group with 200 local member, of which I am one, drawn from all parts of the community, because it is a balanced group with carefully designated categories of membership to ensure that all voices from the residential, business and third sector community are heard and because it is a transparent group with publicly available minutes, open membership and free access to meetings.	<p>Support for the South Bank and Waterloo Neighbourhood Forum noted.</p> <p>The Neighbourhood Forum can not be considered in the north area as the Area boundary has not been changed.</p> <p>The Forum has been designated in the south where the Neighbourhood Area has been designated.</p>
084	337	I support the neighbourhood area that has been applied, as I feel part of that area and it reflects the tradition of cross-borough cooperation among community organisations and the unanimous vote to adopt the boundaries specified in the SoWN meeting on 24 April 2013.	<p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of</p>

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			<p>neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p> <p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p> <p>The Neighbourhood Forum has been designated in the southern section where there is to be a new neighbourhood area.</p>
085	338	<p>I am writing in support of the above applications on the part of the South Bank and Waterloo Neighbourhood Forum (now known as SoWNeighbours) for formal status and to have the neighbourhood area designated. As you know the South Bank Employers' Group has played a major role in promoting a Neighbourhood Plan for the South Bank but is now only one of many organisations involved. It has, however, been appointed by SOWNeighbours to provide the secretariat for the group.</p>	<p>Support for the South Bank and Waterloo Neighbourhood Forum noted.</p> <p>The Neighbourhood Forum can not be considered in the north area as the Area boundary has not been changed.</p> <p>The Forum has been designated in the south where the Neighbourhood Area has been designated.</p>
085	339	<p>Formed in 1991, SBEG is a not-for-profit company limited by guarantee, whose full membership comprises seventeen of the largest organisations in the South Bank & Waterloo area, and who's Marketing and other subgroups involve some 20 other companies operating in the area. The Group's vision is to make the South Bank</p> <ul style="list-style-type: none"> • A desirable destination for cultural pursuits, business, education and leisure • A place which supports and encourages investment and business 	<p>Comments noted.</p>

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		<p>growth</p> <ul style="list-style-type: none"> • A place with a flourishing and cohesive residential community • A place which provides jobs for residents of Lambeth and Southwark • A place which welcomes visitors • A friendly, clean, colourful, safe, dynamic and diverse neighbourhood 	
085	340	<p>The Group's area of interest has been the area bounded by the River Thames from Lambeth Bridge to Blackfriars Bridge, and by Lambeth Road and Blackfriars Road, aligning with the Neighbourhood Area proposed by SoWNeighbours. Though the Group's delivery work is mainly focussed on the area between the River and Waterloo Station/Stamford Street, its membership includes London South Bank University and the Imperial War Museum and covers the whole area of the South Bank and Waterloo Plan. In addition to our delivery role, we also work closely with the wider community, in providing the secretariat for the South Bank Partnership and South Bank Forum. These are chaired jointly by constituency MPs Kate Hoey (Vauxhall) and Simon Hughes (Bermondsey and Old Southwark) and attended by Cabinet members from both Southwark and Lambeth, with close involvement from Ward Councillors, Mayor's agencies, police, community groups, residents and businesses. The outcome of discussions at these groups is articulated in the South Bank Partnership Manifesto, which is signed up to by all Partnership members, including the leaders of Lambeth and Southwark and which sets out a long term ambition for the neighbourhood. This document can be accessed on the SBEG website: www.sbeg.co.uk.</p>	Comments noted.
085	341	<p>The cross borough roles of the South Bank Partnership and South Bank Forum have been crucial to their effective role in building consensus in the area as was set out in more detail in our response to the Bankside Neighbourhood Area application, attached. Our long association with the business and residential community provided a strong rationale for making the proposal that a Neighbourhood Plan be developed for the area between Blackfriars and Lambeth Bridges.</p>	Comments noted.
085	342	<p>SBEG's application for designation as a front runner was submitted to the Department for Communities and Local Government in 2011 at which time</p>	Comments noted.

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		the relationship to the Bankside Neighbourhood forum Front runner was reported as follows:	
085	343	<p>South Bank and Bankside to pilot new 'Business Neighbourhood' status Tuesday 17 May 2011. The South Bank and Bankside have been named as two of the eight 'frontrunners' across the country which will test out a new approach to planning with businesses working in partnership with residents. The South Bank Employers' Group, which covers the area between Lambeth Bridge and Blackfriars Bridge, says that it wants to develop a plan that includes improvements to public areas and better retail opportunities for new and existing customers. Covering the adjacent area between Blackfriars Bridge and London Bridge, Better Bankside says that it will work with Southwark Council and Bankside Residents' Forum to develop a plan to provide more affordable business and shop space, improve public amenities, and create more community facilities for both residents and workers, such as dentists, creches and doctors' surgeries.'</p> <p>Since the group's status as a front runner was approved we have provided the secretariat for South Bank and Waterloo Neighbours and have been closely involved with the development of the group. Below is our assessment of the appropriateness of the neighbourhood area as it has been defined by local people and the appropriateness of SoWN as the group to plan for it.</p>	Comments noted.
085	344	<p>1) Neighbourhood area designation</p> <p>Following extensive consultation with the community in spring 2012 and culminating in the inaugural meeting of the Forum on 24 April, it was unanimously agreed that the neighbourhood should reflect the boundaries which have been applied for. For many this is because the neighbourhood as applied for exactly mirrors highly valued cross borough community structures that have been in existence for decades – the SBEG area, the South Bank Partnership and South Bank Forum areas. The cross borough principle is also picked up by Waterloo Community Development Group, WaCoCo, Waterloo Action Centre and others. Between them, these groups represent thousands of people and are a ready made consultation network for neighbourhood planning. These groups have joined SoWN for</p>	<p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the</p>

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		<p>the purposes of developing a neighbourhood plan in the area they consider the natural neighbourhood and this is a clear reason for designation.</p>	<p>Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p> <p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p> <p>The Neighbourhood Forum has been designated in the southern section where there is to be a new neighbourhood area.</p>
085	345	<p>Many other individuals that were consulted, from the Oxo Tower businesses and residents to the residents of Blackfriars Road confirmed that they saw a clear boundary between London Bridge/Bankside in the east and Waterloo/South Bank in the west, with Blackfriars Road acting as the boundary between them. Though Southwark has expressed some concern that boundaries which split roads are not to be desired, the regulations are very clear that roads can form legitimate boundaries between communities and can be used by neighbourhood forums to define the limits of their area. The key point is that they reflect how local people identify their neighbourhood rather than, say, borough boundaries.</p> <p>In the Bankside Neighbourhood Forum application only two residents in the area to the west of Blackfriars Road and the borough boundary were a</p>	<p>Support for the South Bank and Waterloo Neighbourhood Forum noted.</p> <p>The Neighbourhood Forum can not be considered in the north area as the Area boundary has not been changed.</p> <p>The Forum has been designated in the south where the Neighbourhood Area has been designated.</p>

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		<p>member of that group, and identified as living in Bankside. The South Bank & Waterloo Neighbourhood Forum has 45 members in that same area, with a further thirteen members representing community groups operating across the Lambeth and Southwark boundary. The difference in support between the two groups reflects the strength of conviction from those living to the west of Blackfriars Road that that area is part of the South Bank and Waterloo.</p> <p>A great effort has been made to ensure that all residents and businesses have been contacted over and above the membership. This differential in the level of local support and consultation is a key reason for Southwark to redraw the boundary to reflect the South Bank and Waterloo Neighbours application.</p>	
085	346	<p>SoWN consider it vital that adjacent Forums work together collaboratively. The Chair of SoWN has arranged a meeting with the Bankside Neighbourhood Forum to agree a Memorandum of Understanding to ensure that policy development is complementary. This will be vital wherever the final boundary is drawn, but should not detract from the need to designate the boundary which reflects the overwhelming view of the extent of the South Bank and Waterloo Neighbourhood. We support SoWN in its attempts to secure a Memorandum of Understanding but we also support SoWN in the importance of seeking a designation of the area as applied for.</p>	<p>We acknowledge that developing any new planning guidance for this area will require a coordinated approach between all parties. Where different Neighbourhood Areas adjoin, the Council would encourage the associated Neighbourhood Forums to agree a Memorandum of Understanding (MOU) to ensure that there is a coordinated cross boundary approach set out in their Neighbourhood Plans.</p>
085	347	<p>2) Neighbourhood Forum designation</p> <p>In the time since its formation in April 2013, SoWN has attracted 201 members from all sections of the resident, business and volunteer community. Membership of the group is open to all who live and work in the neighbourhood and regular communications are undertaken to increase numbers – through door knocking, posting letters through every door, messages on staff intranets, use of social media and presentations at meetings. The target is to have attracted 300 members by the time of designation.</p>	<p>Support for the South Bank and Waterloo Neighbourhood Forum noted.</p> <p>The Neighbourhood Forum can not be considered in the north area as the Area boundary has not been changed.</p> <p>The Forum has been designated in the south where the Neighbourhood Area has been designated.</p>

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		<p>The constitution of the neighbourhood forum was developed using a template approved by the Charities Commission. It extensively regulates member conduct to ensure fairness and transparency. It was agreed by members following a consultation which gave rise to changes to ensure that the right balance of influence and decision making between the Forum as a whole and its steering group.</p> <p>SoWN members are separated into one of seven membership categories and vote for a pre designated number of representatives who sit on the SoWN steering group. Steering group members reflect the interests both of the neighbourhood in general and those people in their membership category who they are representing. Elections are annual but members may seek the removal of steering group members in the interim if they are not adequately representing them. This system was designed so as to ensure a balanced and democratic steering group.</p> <p>SoWN is now working to develop a framework for agreeing the content for the plan. As is reflected in the constitution, it is essential that is an equitable process to ensure that views are heard and properly debated.</p> <p>We believe this process will reflect positively in the quality of the plan.</p>	
085	348	<p>The 200 members of the group are a committed and active network of locals with roles and tasks which extend well beyond that of consultee. Using different communication channels it remains a target to reach many thousands of local residents and workers during the development of the plan, resulting in one of the most representative and democratic plans in the country. The commitment of such a large group of citizens to the democratic process should be recognised and respected by the Council when considering questions of designation.</p> <p>In conclusion:</p> <ul style="list-style-type: none"> o SoWN is a democratic group, with a properly formed and agreed constitution and elected representatives on the steering group 	See officer comments above.

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		<ul style="list-style-type: none"> o SoWN is a transparent group with publicly available minutes, open membership and free access to meetings o SoWN is a representative group with 200 local members drawn from all parts of the community o SoWN is a balanced group with carefully designed categories of membership to ensure all voices are heard, whether from residential, business or third sector community. <p>We hope you will take note of these points in your deliberations and once the designation is made we look forward as members of SoWN to working positively with Southwark towards developing a neighbourhood plan. (Also attached is SBEG's formal response to Bankside Neighbourhood Plan and Forum)</p>	
086	349	<p>I am writing in support of the application by the South Bank & Waterloo Neighbourhood Forum, now known also as South Bank & Waterloo Neighbours, to designate my area for the purposes of neighbourhood planning.</p>	<p>Support noted.</p> <p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area. The council also proposes to designate the South Bank and Waterloo Neighbours as the Neighbourhood Forum for the southern section.</p> <p>The Council does not consider it appropriate to modify the existing boundary of the Bankside Neighbourhood Area. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p>

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086	350	<p>I also support the application by the Forum to be formally designated as the group appropriate to plan for that area.</p> <p>I regard the area set out in the application as the generally accepted South Bank and Waterloo neighbourhood, reflecting the perception of those who live and work in it. It has also been the area covered by numerous local organisations, business and community, in many years of neighbourhood-based working and collaboration. It is the natural neighbourhood and approval of the area proposed would provide the right basis for a neighbourhood plan.</p> <p>South Bank & Waterloo Neighbours is a broad-based and representative body with 200 residents, businesses and community groups, drawn from across the area who have been unanimous in their support for both the aspiration to develop the plan and the boundary submitted. The constitution and structure of the neighbourhood forum provide a broad and democratic reflection of the mixed make-up of the neighbourhood. The scale of interest and numbers attracted to South Bank & Waterloo Neighbours is a solid basis for the broadest possible input into a plan by all interested members of the community.</p>	<p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p> <p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p> <p>The Neighbourhood Forum has been designated in the southern section where there is to be a new neighbourhood area.</p>
086	351	I am particularly keen to emphasise that the traditional boundary of the	See officer comment above setting out the Council's proposed

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		community at Blackfriars Road should be respected.	boundary and the justification.
086	352	I also fully support the need for close joint working across the boundary between neighbourhood areas and am sure that this will happen once this boundary is fixed. Please therefore accept this message as one of support for the South Bank & Waterloo application.	We acknowledge that developing any new planning guidance for this area will require a coordinated approach between all parties. Where different Neighbourhood Areas adjoin, the Council would encourage the associated Neighbourhood Forums to agree a Memorandum of Understanding (MOU) to ensure that there is a coordinated cross boundary approach set out in their Neighbourhood Plans.
087	353	I have lived in London since 1980: initially in Southwark and then rehoused to Mulberry Housing Co-op in Lambeth in 1988 as part of the Coin St. development. I am concerned that the Neighbourhood Area submitted by South Bank and Waterloo Neighbours is accepted:	Comments noted.
087	354	the area submitted has logical boundaries that reflect local neighbourhoods Blackfriars Road is a main arterial road that forms a natural boundary I am aware that local voluntary groups and organisations work naturally across the borough boundary On the 24th April these boundaries were adopted unanimously by South Bank and Waterloo Neighbours (SOWN). This group is properly and democratically formed with a Constitution It is transparent in the way it functions. There is proper and appropriate circulation of information. SOWN is a representative group of over 200 members drawn from across the whole community representing residents, businesses and third sector organisations. I am really excited to be part of this, being empowered to shape our neighbourhood of the future.	South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area. The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.

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			<p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p> <p>The Neighbourhood Forum has been designated in the southern section where there is to be a new neighbourhood area.</p> <p>Support for the South Bank and Waterloo Neighbourhood Forum noted.</p> <p>The Neighbourhood Forum can not be considered in the north area as the Area boundary has not been changed.</p> <p>The Forum has been designated in the south where the Neighbourhood Area has been designated.</p>
088	355	<p>I refer to the closure of the consultative process on whether or not the area within which The Whitehouse Apartments is located will be designated an "official neighbourhood". I write with some great concern that your position is not in the interests of myself, my family and my neighbours.</p> <p>I write as a 'Lambeth Boy' born bred and schooled in the Borough suffered with it during WW2 and the Battle of Britain and a few years later celebrated its great glory through the Festival of Britain and finally as a product of the LCC School of Building able to contribute to its regeneration as what will always be to me London's Premier Borough. Not only I but of course</p>	<p>Support noted.</p> <p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area. The council also proposes to designate the South Bank and Waterloo Neighbours as the Neighbourhood Forum for the southern section.</p>

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		<p>my siblings parents grandparents and ancestors have contributed to the fabric of Lambeth leaving behind them more than a casual token of their presence. To this day whenever the opportunity presents itself I continue our presence with a regular pilgrimage to Waterloo taking with me my Grand Children who are by now almost as emotionally attached to the Borough and our area in particular as myself. Unsurprisingly as a devoted 'Lambeth Boy' I find it easy to support the concept of the locality of our present home in the Whitehouse being a designated "official neighbourhood"</p>	<p>The Council does not consider it appropriate to modify the existing boundary of the Bankside Neighbourhood Area. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p>
088	356	<p>Our contribution and our potential for contribution to an "official neighbourhood" should not be overlooked and it is my opinion that Lambeth has been in the vanguard of societal integration for centuries and remains that way today with such great contributions to the arts the engineering sciences and the entrepreneurial establishments typified by its many great markets themselves a kaleidoscope of life as only Lambeth can nurture. Individuals and whole communities have for centuries found space in which to breath and grow which is the envy of greater London I am confident in this knowledge having ancestors whose early settlement in England meant a home in Lambeth.</p> <p>At the meeting 24 April 2013 the motion to adopt the boundaries specified in a South Bank & Waterloo Neighbours meeting was carried unanimously a vote of confidence which I ask you to strongly support.</p>	<p>See officer comment above setting out the Council's proposed boundary and the justification.</p>
089	357	<p>I write following notification of the application for the Waterloo and Southbank Neighbourhood Area and Forum which crosses the boundary of the London Boroughs of Lambeth and Southwark</p> <p>Please note that the following comments represent the views of Transport for London (TfL) as a property owner, employer and a transport provider. These comments are made entirely on a 'without prejudice' basis and</p>	<p>Comments noted.</p>

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		represent TfL's views on the above neighbourhood area application, as well as wider protocol issues around TfL's role in the Neighbourhood Planning process.	
089	358	It is understood that this application is being progressed by the Southbank Employers Group. Due to the increase in development activity within Waterloo, the existing and emerging policy interface, projects and steering group roles, TfL requests involvement throughout the neighbourhood planning process for this area.	Comments noted.
089	359	There is overlap between the proposed Waterloo and Southbank Neighbourhood Area and the recently designated Bankside Neighbourhood Area. In accordance with section 61G(7) of the Town and Country Planning Act 1990 which notes that no overlaps should exist, TfL recommends that the Blackfriars Road boundary is therefore revisited. In addition with the forthcoming Blackfriars Road SPD, and associated projects the borough boundary and the overlap with Bankside, it is recommended that the boundary is set to the west of Blackfriars Road, most logically along the SPD area boundary.	<p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p> <p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the</p>

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			<p>neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p> <p>The Neighbourhood Forum has been designated in the southern section where there is to be a new neighbourhood area.</p>
089	360	<p>Similarly St George's Circus is also within the Elephant and Castle SPD / OAPF area which guides the future development of this area. Given the increased activity, TfL would suggest that St George's Circus would more neatly fit with the rest of Elephant and Castle/Blackfriars Road. As such in this circumstance, TfL would suggest the boundary is amended not to include St George's Circus and to terminate on</p>	<p>The adopted Blackfriars Road (2014) includes St George's Circus and replaces the guidance in the Elephant and Castle SPD/OAPF where there are overlaps.</p> <p>Neighbourhood forums and areas as well as forthcoming neighbourhood plans can cover parts of areas in borough SPDs.</p>
089	361	<p>Westminster Bridge Road and Waterloo Road, again most logically where the Elephant & Castle SPD area starts.</p> <p>TfL is currently supporting the Garden Bridge Trust's proposals for the Garden Bridge, leading on the preparation and submission of the planning application. In addition TfL owns land within the area and operates services. A separate response from Commercial Development may be provided, notwithstanding this, TfL requests involvement through the development of the plan.</p>	<p>The Council propose no amendments to SOWN's proposed southern boundary.</p> <p>We note that TfL owns land and operates services within the area. We will work with the Neighbourhood Forum to ensure that TfL are engaged in the preparation of the Neighbourhood Plan.</p>
089	362	<p>Consultation</p> <p>The Neighbourhood Planning (General) Regulations 2012 state that consultation will occur through all stages of the neighbourhood planning process with 'people who live, work or carry on business in the area'. Given its very nature, as a transport operator, employer and owner of land, assets and infrastructure across London, TfL would expect to be consulted throughout the neighbourhood planning process.</p> <p>TfL has an interest in facilitating the neighbourhood planning process and</p>	<p>Comments noted.</p>

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		<p>to ensure that any local transport aspirations are achievable and compliant with the London Plan and the Mayor's Transport Strategy. In addition this provides an opportunity for TfL to ensure investment is targeted appropriately in relation to neighbourhood plans and that infrastructure which is fundamental to transport operations can be protected to ensure service reliability. TfL is also a landowner and developer.</p> <p>With that in mind, TfL is actively developing a protocol to govern its involvement in the neighbourhood planning process and liaison with London Boroughs and neighbourhood forums. The details of this protocol will be launched shortly.</p>	
089	363	<p>I trust this provides you with an understanding of TfL's current position on this application and its wider position on neighbourhood planning. I would welcome acknowledgement from you that these comments have been received and are being considered. Whilst TfL appreciates that these comments will not be published on the council's website it would however be appreciated if the comments could be forwarded to the individual applicants. This will eventually enable TfL to undertake, if necessary, separate dialogue with these groups at the later neighbourhood forum and plan stages</p>	Comments noted.
090	364	<p>I am writing in my capacity on Managing Director of First Protocol, A business in Wooten Street and as Chair of the Southbank and Waterloo Neighbourhood Forum (also known as SOWN) A cross Border Group of 200 people engaged in planning in the area.</p> <p>I fully support the application to designate the group and the area, and the reason is set out in the application itself</p>	<p>Support noted.</p> <p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area. The council also proposes to designate the South Bank and Waterloo Neighbours as the Neighbourhood Forum for the southern section.</p> <p>The Council does not consider it appropriate to modify the existing boundary of the Bankside Neighbourhood Area.</p>

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			<p>Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p>
090	365	<p>Southwark is yet to set out the rationale for determining whether or not to designate the South Bank & Waterloo Neighbourhood Forum as the group appropriate to plan for the neighbourhood area applied for. We have some thoughts on this issue:</p> <p>Valid reasons for deciding in favour of formally designating SoWN and the area</p> <p>The demonstrable variance in the level of local support for the South Bank and Waterloo Plan, particularly in area of overlap with the Bankside area (between Blackfriars Road and the Southwark Borough boundary).</p> <p>Support and membership of the South Bank and Waterloo group is much greater than Bankside Neighbourhood Forum's by a ratio of 32-1, reflecting the strong South Bank and Waterloo identity west of Blackfriars. In the spirit of localism, this is the key rationale for a redrawing of the boundaries in favour of the South Bank and Waterloo Neighbourhood area application.</p>	<p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p> <p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the</p>

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			<p>neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p> <p>The Neighbourhood Forum has been designated in the southern section where there is to be a new neighbourhood area.</p>
090	366	<p>Difference in pre-designation levels of consultation between the Bankside Neighbourhood Forum and South Bank and Waterloo Neighbours.</p> <p>SoWN undertook an early consultation with people about local identity and their appetite for a neighbourhood plan. During this exercise it became clear that none of those we had spoken to were aware of any other neighbourhood forum in the area, despite the fact that the formal application had been submitted on the part of the Bankside Neighbourhood Forum. These consultees included:</p> <p>The businesses and residents of the Oxo Tower Stamford Street businesses Columbo Centre LeSoCo (Formerly Southwark College)</p> <p>The validity and quality of the neighbourhood plan is based on the extent to which local people are involved in it.</p> <p>Southwark had a duty to approve the Bankside Neighbourhood Forum and area applications since those applications were legally compliant. However, the council is now in a position to compare the two applications side by side for their relative value, inclusion and consultation. In considering this comparison,</p>	<p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p> <p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such</p>

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			<p>as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p> <p>The Neighbourhood Forum has been designated in the southern section where there is to be a new neighbourhood area.</p>
090	367	<p>Inclusivity of Group Southbank and Waterloo Neighbours Membership of the Forum is open to all and so far 200 residents, businesses and community groups have joined. Bankside Neighbourhood Forum BNF has been much less proactive in seeking members and the organisational chart on its website states that there are 21 members, representing the legal minimum.</p>	<p>The Council considers that there is support for both Neighbourhood Area's and that both Neighbourhood Forum's satisfy the requirements of section 61F(5) of the 1990 Act and are capable of being designated as Neighbourhood Forums.</p> <p>Support for the South Bank and Waterloo Neighbourhood Forum noted.</p> <p>The Neighbourhood Forum can not be considered in the north area as the Area boundary has not been changed.</p> <p>The SOWN Forum has been designated in the south where the Neighbourhood Area has been designated.</p>
090	368	<p>Involvement of people from the area Southbank and Waterloo Neighbours The South Bank & Waterloo Neighbourhood Forum has over 60 members living or working in the Southwark section of the neighbourhood. Bankside Neighbourhood Forum Only one person on the Bankside Neighbourhood Forum actually lives in the area in question to our knowledge.</p>	<p>See officer comments above.</p>
090	369	<p>Transparency of executive Southbank and Waterloo Neighbours The steering group was elected in democratic, transparent and open elections, balanced across membership categories to ensure a range of views are represented.</p>	<p>See officer comments above.</p>

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		<p>Constitution regulates democratic processes, conflict of interest, finances etc for complete transparency. Bankside Neighbourhood Forum No steering group elections have been held. A one page constitution does not mention important issues such as conflict of interest.</p>	
090	370	<p>Local involvement in plan Southbank and Waterloo Neighbours South Bank and Waterloo Group has not begun to write its plan yet – it will be written from scratch with full involvement from the community it will effect. Bankside Neighbourhood Forum Draft plan was written and published by the time of application with limited involvement from the community through the proper neighbourhood planning process.</p>	<p>Any Neighbourhood Plan will be submitted to independent examination. If, following that examination, the Council is satisfied that the draft Plan meets the requisite conditions, the Council must hold (and pay for) a referendum on the making of the Plan.</p> <p>The area in which the referendum takes place must, as a minimum, be the Neighbourhood Area to which the proposed Plan relates. The independent examiner considering the proposal must also consider whether the area for any referendum should extend beyond the Neighbourhood Area to which the draft Plan relates.</p> <p>Only if more than 50% of people voting in the referendum support the Plan will the local planning authority bring it into force.</p>
090	371	<p>Local identity Southbank and Waterloo Neighbours As is set out in Locality's best practice guide on neighbourhood planning, before embarking on the plan we asked local people living or working between Blackfriars Road and Hatfields if they say they live in South Bank and Waterloo, or in Bankside. Nobody said they saw themselves as being part of Bankside. Bankside Neighbourhood Forum Decision to include the section of the neighbourhood between Blackfriars Road and Hatfields was made without consulting local people about whether they identified themselves as living in Bankside.</p>	<p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside</p>

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			<p>Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p> <p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p> <p>The Neighbourhood Forum has been designated in the southern section where there is to be a new neighbourhood area.</p>
090	372	<p>Neighbourhood Plan for a Business Area Southbank and Waterloo Neighbours</p> <p>The two key business organisations in the area of the South Bank And Waterloo Neighbourhood Plan, South Bank Employers' Group and Waterloo Quarter BID both have a clear history of operations, delivery and interest in their respective areas across the borough boundary.</p> <p>Bankside Neighbourhood Forum</p> <p>Better Bankside, the lead business group on the Bankside Neighbourhood Forum, has as its western boundary the railway line going south from Blackfriars Station. It has not been active in the area between that boundary and the Lambeth Southwark Boundary.</p>	<p>See officer comment above setting out the Council's proposed boundary and the justification.</p>

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090	373	<p>We believe the Council should also take into account the following considerations in determining whether to approve the South Bank and Waterloo area and forum applications:</p> <p>It has been suggested by Southwark officers that there is likely to be little difference in policy being developed in the South Bank and Waterloo Neighbourhood Plan and the Bankside Neighbourhood Plan.</p> <p>The group has not yet defined what the South Bank and Waterloo Neighbourhood Plan will contain and therefore it cannot be pre-supposed that policy contained within it is likely to be similar. The draft plan on the 'We Are Bankside' website contains less than 2 pages of policy focusing on Blackfriars Road and it is likely that the South Bank and Waterloo plan will wish to consider how this important thoroughfare develops in more detail. Examples such as the lack of coordination in construction management on Upper Ground demonstrate the need for cross borough policy and these do not appear to be considered in the Bankside Plan. I have been in touch with the Bankside Neighbourhood Forum with a view to developing a Memorandum of Understanding that should ensure our policy on Blackfriars Road is complementary.</p>	See officer comment above setting out the Council's proposed boundary and the justification.
090	374	<p>The suggestion that the plan 'splits' Blackfriars Road, which is an unsuitable boundary for neighbourhood planning</p> <p>Using major roads as the boundary between neighbourhoods is entirely appropriate and expressly permitted in the regulations where such landmarks are considered to be the limits of the neighbourhood local people identify with. Southwark did not consider the splitting of the Cut (far more important on a neighbourhood scale) to be an issue of concern when designating the Bankside area application, nor did it consider a north/south split of Blackfriars Road to be of concern in that same application.</p>	See officer comment above setting out the Council's proposed boundary and the justification.

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		SoWN commits to working with Southwark, the Bankside Neighbourhood Forum and all stakeholders to the east of the Blackfriars Road boundary via a Memorandum of Understanding to ensure that policy which considers this area is joined up.	
090	375	<p>The Bankside area has already been designated and the Bankside Neighbourhood Plan is more advanced in its development</p> <p>Following the designation of the Bankside Neighbourhood Forum, Cllr Colley undertook with SoWN to consider the South Bank and Waterloo Application 'without prejudice'. It is reasonable to take this as meaning that Southwark will make the decision on whether or not to redraw the boundaries on the relative merits of the applications. Southwark had no reason not to designate the Bankside application, which was received first, but for the reasons set out in this letter it should now be considered alongside the South Bank and Waterloo application and the most appropriate boundary should be drawn.</p> <p>Furthermore, Regulation 9 of the Neighbourhood Planning (General) Regulations state that local authorities should commence the statutory consultation 'as soon as possible after receiving an application'. The SoWN application was dispatched to Southwark on 30 April 2013, meaning that the Council's commencement of the consultation was delayed for a period of 6 months prior to the consultation commencing. In our view this is cannot reasonably be considered to be 'as soon as possible'. It is regrettable that Southwark's processes have delayed the designation of the group, given the potential such a delay could have had on the momentum and motivation of the group.</p> <p>It is also essential that this delay should not be used as a way of justifying a decision not to designate the South Bank and Waterloo Group.</p>	See officer comment above setting out the Council's proposed boundary and the justification.
090	376	Concern that a 'Lambeth based' neighbourhood forum will seek to defray	The distribution of CIL is not a consideration in the

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		<p>Southwark-generated Community Infrastructure Levy (CIL) in Lambeth.</p> <p>It is important to dispel the notion that the South Bank and Bankside is 'Lambeth based'. The neighbourhood is and has always been defined by local people as artificially split by the borough boundary – hence the establishment of many 'cross borough' neighbourhood organisations. The neighbourhood forum is based both in Southwark and Lambeth. Secondly, the Neighbourhood Forum can act only as a consultee on the defrayal of CIL and is not capable of making policies which compel Southwark to spend CIL in another borough.</p> <p>I do hope the Council will consider these points carefully in the deliberation on whether or not to designate the South bank & Waterloo group and area and I look forward to working closely and positively with officers and Councillors in developing the plan should the decision be in the affirmative.</p>	<p>determination of Neighbourhood planning applications.</p> <p>At least 25% of CIL funding will be spent on local projects within the Neighbourhood plan area or by the community council where there is not a planning policy. The projects will be selected from the Community Infrastructure Project Lists (CIPLs).</p> <p>We will consult local communities on priorities for Neighbourhood Areas and will create a CIPL for the area. These lists will be revised regularly as projects are delivered, and priorities change. CIPL will help direct funding to infrastructure local people believe is required in their local areas in order to support the amount of new development planned.</p>
091	377	<p>The Better Bankside Board welcomes the opportunity to respond to the consultation in relation to the designation of the Southbank and Waterloo Neighbourhood Area, pursuant to the Localism Act 2011 (as amended) and the Neighbourhood Planning (General) Regulations 2012 No.537.</p> <p>We wish to comment specifically in relation to the part of the proposed Southbank and Waterloo Neighbourhood Area which overlaps with the area of Southwark already designated part of the Bankside Neighbourhood Area.</p> <p>As Southwark Council has rightly noted, they have already approved a Neighbourhood Area for Bankside. In coming to this decision, the Council undertook two rounds of consultation (beyond the statutory 6 week period), the outcome of which endorsed and underpinned their decision to designate the Bankside Neighbourhood Area. A link to the outcome of this earlier consultation on the Bankside Neighbourhood Area can be found here:</p>	<p>Comments noted.</p>

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		http://moderngov.southwark.gov.uk/documents/s37786/Amended%20Appendix%20G.pdf	
091	378	<p>We therefore suggest that the proposed Southbank Waterloo boundary be amended to remove this area of overlap for the following reasons:</p> <p>Bankside Neighbourhood Forum has been meeting for more than 2 years in developing a neighbourhood plan that covers that area – it encompasses and is supported by resident, business and community interests in the area.</p> <p>Bankside Neighbourhood Forum have undertaken much consultation in this area over the last two years, the outcomes of which are informing key policies and projects in our emerging Neighbourhood Plan.</p>	<p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p> <p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p> <p>The Neighbourhood Forum has been designated in the</p>

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			southern section where there is to be a new neighbourhood area.
091	379	<p>Bankside Neighbourhood Forum have met with representatives of the proposed South Bank and Waterloo Neighbourhood Forum and have drafted and tabled to them a draft Memorandum of Understanding (MOU) for working on common issues.</p> <p>Bankside Neighbourhood Forum is working with key landowners, businesses, residents and community interests from this area of Southwark, many of whom sit on the Bankside Neighbourhood Forum.</p> <p>Bankside Neighbourhood Forum is working closely with Southwark Council and Transport for London and landowners on their emerging strategy for Blackfriars Road.</p>	This approach is supported by the Council. We acknowledge that developing any new planning guidance for this area will require a coordinated approach between all parties. Where different Neighbourhood Areas adjoin, the Council would encourage the associated Neighbourhood Forums to agree a Memorandum of Understanding (MOU) to ensure that there is a coordinated cross boundary approach set out in their Neighbourhood Plans.
091	380	The western boundary of the Bankside Neighbourhood Plan is the same boundary shown on Maps of 'Bankside' dating back to 1550. This Boundary then became the Christ Church Parish boundary, the Cathedrals Ward Boundary and later the current Borough boundary.	Comments noted.
091	381	Better Bankside is committed to working with the Bankside Neighbourhood Forum to deliver a neighbourhood plan that reflects the needs and aspirations of the residents and businesses in the area. The Bankside Neighbourhood Forum has always made clear the importance of building collaborative partnerships with other organisations working in and near the designated Neighbourhood Area, which is why the MOU was drafted. Better Bankside believes that the consultation that has already taken place, and the constructive working relationships – both existing and being developed –will bring the most positive outcomes for residents and businesses in this area and therefore supports the continuation of Bankside Neighbourhood Area as already established by Southwark Council.	Comments noted.

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092	382	<p>I am writing in support of the application by the South Bank & Waterloo Neighbourhood Forum, now known also as South Bank & Waterloo Neighbours, to designate my area for the purposes of neighbourhood planning.</p>	<p>Support noted.</p> <p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area. The council also proposes to designate the South Bank and Waterloo Neighbours as the Neighbourhood Forum for the southern section.</p> <p>The Council does not consider it appropriate to modify the existing boundary of the Bankside Neighbourhood Area. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p>
092	383	<p>I also support the application by the Forum to be formally designated as the group appropriate to plan for that area.</p> <p>I regard the area set out in the application as the generally accepted South Bank and Waterloo neighbourhood, reflecting the perception of those who live and work in it. It has also been the area covered by numerous local organisations, business and community, in many years of neighbourhood-based working and collaboration. It is the natural neighbourhood and approval of the area proposed would provide the right basis for a neighbourhood plan.</p> <p>South Bank & Waterloo Neighbours is a broad-based and representative body with 200 residents, businesses and community groups, drawn from</p>	<p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside</p>

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		<p>across the area who have been unanimous in their support for both the aspiration to develop the plan and the boundary submitted. The constitution and structure of the neighbourhood forum provide a broad and democratic reflection of the mixed make-up of the neighbourhood. The scale of interest and numbers attracted to South Bank & Waterloo Neighbours is a solid basis for the broadest possible input into a plan by all interested members of the community.</p>	<p>Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p> <p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p> <p>The Neighbourhood Forum has been designated in the southern section where there is to be a new neighbourhood area.</p>
092	384	<p>I am particularly keen to emphasise that the traditional boundary of the community at Blackfriars Road should be respected.</p>	<p>See officer comment above setting out the Council's proposed boundary and the justification.</p>
092	385	<p>I also fully support the need for close joint working across the boundary between neighbourhood areas and am sure that this will happen once this boundary is fixed. Please therefore accept this message as one of support for the South Bank & Waterloo application.</p>	<p>We acknowledge that developing any new planning guidance for this area will require a coordinated approach between all parties. Where different Neighbourhood Areas adjoin, the Council would encourage the associated Neighbourhood Forums to agree a Memorandum of Understanding (MOU) to ensure that there is a coordinated cross boundary approach set out in their Neighbourhood Plans.</p>
093	386	<p>I am writing in support of the application by the South Bank & Waterloo Neighbourhood Forum, now known also as South Bank & Waterloo</p>	<p>Support noted.</p>

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		<p>Neighbours, to designate my area for the purposes of neighbourhood planning.</p>	<p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area. The council also proposes to designate the South Bank and Waterloo Neighbours as the Neighbourhood Forum for the southern section.</p> <p>The Council does not consider it appropriate to modify the existing boundary of the Bankside Neighbourhood Area. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p>
093	387	<p>I also support the application by the Forum to be formally designated as the group appropriate to plan for that area. I regard the area set out in the application as the generally accepted South Bank and Waterloo neighbourhood, reflecting the perception of those who live and work in it. It has also been the area covered by numerous local organisations, business and community, in many years of neighbourhood-based working and collaboration. It is the natural neighbourhood and approval of the area proposed would provide the right basis for a neighbourhood plan.</p> <p>South Bank & Waterloo Neighbours is a broad-based and representative body with 200 residents, businesses and community groups, drawn from across the area who have been unanimous in their support for both the aspiration to develop the plan and the boundary submitted. The constitution and structure of the neighbourhood forum provide a broad and</p>	<p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN</p>

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		<p>democratic reflection of the mixed make-up of the neighbourhood. The scale of interest and numbers attracted to South Bank & Waterloo Neighbours is a solid basis for the broadest possible input into a plan by all interested members of the community.</p>	<p>Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p> <p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p> <p>The Neighbourhood Forum has been designated in the southern section where there is to be a new neighbourhood area.</p>
093	388	<p>I am particularly keen to emphasise that the traditional boundary of the community at Blackfriars Road should be respected.</p>	<p>See officer comment above setting out the Council's proposed boundary and the justification.</p>
093	389	<p>I also fully support the need for close joint working across the boundary between neighbourhood areas and am sure that this will happen once this boundary is fixed. Please therefore accept this message as one of support for the South Bank & Waterloo application.</p>	<p>We acknowledge that developing any new planning guidance for this area will require a coordinated approach between all parties. Where different Neighbourhood Areas adjoin, the Council would encourage the associated Neighbourhood Forums to agree a Memorandum of Understanding (MOU) to ensure that there is a coordinated cross boundary approach set out in their Neighbourhood Plans.</p>
094	390	<p>I am a local resident and chair of the Webber and Quentin TRA. As a local resident, and on behalf of our TRA, I am writing in support of the application by the South Bank & Waterloo Neighbourhood Forum, now known also as South Bank & Waterloo Neighbours, to designate my area for the purposes of neighbourhood planning.</p>	<p>Support noted.</p> <p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to</p>

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			<p>designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area. The council also proposes to designate the South Bank and Waterloo Neighbours as the Neighbourhood Forum for the southern section.</p> <p>The Council does not consider it appropriate to modify the existing boundary of the Bankside Neighbourhood Area. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p>
094	391	<p>I also support the application by the Forum to be formally designated as the group appropriate to plan for that area.</p> <p>I regard the area set out in the application as the generally accepted South Bank and Waterloo neighbourhood, reflecting the perception of those who live and work in it. It has also been the area covered by numerous local organisations, business and community, in many years of neighbourhood-based working and collaboration. It is the natural neighbourhood and approval of the area proposed would provide the right basis for a neighbourhood plan.</p> <p>South Bank & Waterloo Neighbours is a broad-based and representative body with 200 residents, businesses and community groups, drawn from across the area who have been unanimous in their support for both the aspiration to develop the plan and the boundary submitted. The constitution and structure of the neighbourhood forum provide a broad and democratic reflection of the mixed make-up of the neighbourhood. The scale of interest and numbers attracted to South Bank & Waterloo Neighbours is a solid basis for the broadest possible input into a plan by all</p>	<p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of</p>

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094	392	I am particularly keen to emphasise that the traditional boundary of the community at Blackfriars Road should be respected.	See officer comment above setting out the Council's proposed boundary and the justification.
094	393	<p>I also fully support the need for close joint working across the boundary between neighbourhood areas and am sure that this will happen once this boundary is fixed.</p> <p>Please therefore accept this message as one of support for the South Bank & Waterloo application.</p>	We acknowledge that developing any new planning guidance for this area will require a coordinated approach between all parties. Where different Neighbourhood Areas adjoin, the Council would encourage the associated Neighbourhood Forums to agree a Memorandum of Understanding (MOU) to ensure that there is a coordinated cross boundary approach set out in their Neighbourhood Plans.
095	394	<p>We are supporting the application.</p> <p>I have been an LBS. resident since 1983 @ Styles House SE1 8DF and fully support this initiative.</p> <p>We really need this as we are on Southwark/Lambeth borders @ Hatfields and this organisation could most useful on cross-boundary 'Waterloo' matters as we are very in that area as well as the river portion @</p>	<p>Support noted.</p> <p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area. The council also proposes to</p>

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		Southbank/Bankside etc..	<p>designate the South Bank and Waterloo Neighbours as the Neighbourhood Forum for the southern section.</p> <p>The Council does not consider it appropriate to modify the existing boundary of the Bankside Neighbourhood Area. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p>
096	395	I am writing in support of the application by the South Bank & Waterloo Neighbourhood Forum, now known also as South Bank & Waterloo Neighbours, to designate my area for the purposes of neighbourhood planning.	<p>Support noted.</p> <p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area. The council also proposes to designate the South Bank and Waterloo Neighbours as the Neighbourhood Forum for the southern section.</p> <p>The Council does not consider it appropriate to modify the existing boundary of the Bankside Neighbourhood Area. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p>

Rep ID.	Rep No.	Details of Representation	Officer Response
096	396	<p>I also support the application by the Forum to be formally designated as the group appropriate to plan for that area.</p> <p>I regard the area set out in the application as the generally accepted South Bank and Waterloo neighbourhood, reflecting the perception of those who live and work in it. It has also been the area covered by numerous local organisations, business and community, in many years of neighbourhood-based working and collaboration. It is the natural neighbourhood and approval of the area proposed would provide the right basis for a neighbourhood plan.</p> <p>South Bank & Waterloo Neighbours is a broad-based and representative body with 200 residents, businesses and community groups, drawn from across the area who have been unanimous in their support for both the aspiration to develop the plan and the boundary submitted. The constitution and structure of the neighbourhood forum provide a broad and democratic reflection of the mixed make-up of the neighbourhood. The scale of interest and numbers attracted to South Bank & Waterloo Neighbours is a solid basis for the broadest possible input into a plan by all interested members of the community.</p>	<p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p> <p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p> <p>The Neighbourhood Forum has been designated in the southern section where there is to be a new neighbourhood area.</p>

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096	397	I am particularly keen to emphasise that the traditional boundary of the community at Blackfriars Road should be respected.	See officer comment above setting out the Council's proposed boundary and the justification.
096	398	I also fully support the need for close joint working across the boundary between neighbourhood areas and am sure that this will happen once this boundary is fixed. Please therefore accept this message as one of support for the South Bank & Waterloo application.	We acknowledge that developing any new planning guidance for this area will require a coordinated approach between all parties. Where different Neighbourhood Areas adjoin, the Council would encourage the associated Neighbourhood Forums to agree a Memorandum of Understanding (MOU) to ensure that there is a coordinated cross boundary approach set out in their Neighbourhood Plans.
097	399	I am writing in support of the application by the South Bank & Waterloo Neighbourhood Forum, now known also as South Bank & Waterloo Neighbours, to designate my area for the purposes of neighbourhood planning.	Support noted. South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area. The council also proposes to designate the South Bank and Waterloo Neighbours as the Neighbourhood Forum for the southern section. The Council does not consider it appropriate to modify the existing boundary of the Bankside Neighbourhood Area. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.
097	400	I also support the application by the Forum to be formally designated as the group appropriate to plan for that area.	South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River

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		<p>I regard the area set out in the application as the generally accepted South Bank and Waterloo neighbourhood, reflecting the perception of those who live and work in it. It has also been the area covered by numerous local organisations, business and community, in many years of neighbourhood-based working and collaboration. It is the natural neighbourhood and approval of the area proposed would provide the right basis for a neighbourhood plan.</p> <p>South Bank & Waterloo Neighbours is a broad-based and representative body with 200 residents, businesses and community groups, drawn from across the area who have been unanimous in their support for both the aspiration to develop the plan and the boundary submitted. The constitution and structure of the neighbourhood forum provide a broad and democratic reflection of the mixed make-up of the neighbourhood. The scale of interest and numbers attracted to South Bank & Waterloo Neighbours is a solid basis for the broadest possible input into a plan by all interested members of the community.</p>	<p>as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p> <p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p> <p>The Neighbourhood Forum has been designated in the southern section where there is to be a new neighbourhood area.</p>
097	401	I am particularly keen to emphasise that the traditional boundary of the community at Blackfriars Road should be respected.	See officer comment above setting out the Council's proposed boundary and the justification.

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097	402	<p>I also fully support the need for close joint working across the boundary between neighbourhood areas and am sure that this will happen once this boundary is fixed.</p> <p>Please therefore accept this message as one of support for the South Bank & Waterloo application.</p>	<p>We acknowledge that developing any new planning guidance for this area will require a coordinated approach between all parties. Where different Neighbourhood Areas adjoin, the Council would encourage the associated Neighbourhood Forums to agree a Memorandum of Understanding (MOU) to ensure that there is a coordinated cross boundary approach set out in their Neighbourhood Plans.</p>
098	403	<p>I am writing in support of the application by the South Bank & Waterloo Neighbourhood Forum, now known also as South Bank & Waterloo Neighbours, to designate my area for the purposes of neighbourhood planning.</p>	<p>Support noted.</p> <p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area. The council also proposes to designate the South Bank and Waterloo Neighbours as the Neighbourhood Forum for the southern section.</p> <p>The Council does not consider it appropriate to modify the existing boundary of the Bankside Neighbourhood Area. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p>
098	404	<p>I also support the application by the Forum to be formally designated as the group appropriate to plan for that area.</p> <p>I regard the area set out in the application as the generally accepted South Bank and Waterloo neighbourhood, reflecting the perception of those who live and work in it. It has also been the area covered by numerous local</p>	<p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development</p>

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		<p>organisations, business and community, in many years of neighbourhood-based working and collaboration. It is the natural neighbourhood and approval of the area proposed would provide the right basis for a neighbourhood plan.</p> <p>South Bank & Waterloo Neighbours is a broad-based and representative body with 200 residents, businesses and community groups, drawn from across the area who have been unanimous in their support for both the aspiration to develop the plan and the boundary submitted. The constitution and structure of the neighbourhood forum provide a broad and democratic reflection of the mixed make-up of the neighbourhood. The scale of interest and numbers attracted to South Bank & Waterloo Neighbours is a solid basis for the broadest possible input into a plan by all interested members of the community.</p>	<p>Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p> <p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p> <p>The Neighbourhood Forum has been designated in the southern section where there is to be a new neighbourhood area.</p>
098	405	I am particularly keen to emphasise that the traditional boundary of the community at Blackfriars Road should be respected.	See officer comment above setting out the Council's proposed boundary and the justification.
098	406	I also fully support the need for close joint working across the boundary between neighbourhood areas and am sure that this will happen once this boundary is fixed.	We acknowledge that developing any new planning guidance for this area will require a coordinated approach between all parties. Where different Neighbourhood Areas adjoin, the

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		Please therefore accept this message as one of support for the South Bank & Waterloo application.	Council would encourage the associated Neighbourhood Forums to agree a Memorandum of Understanding (MOU) to ensure that there is a coordinated cross boundary approach set out in their Neighbourhood Plans.
099	407	<p>Bankside Neighbourhood Forum welcomes the opportunity to respond to the consultation in relation to the designation of the Southbank and Waterloo Neighbourhood Area, pursuant to the Localism Act 2011 (as amended) and the Neighbourhood Planning (General) Regulations 2012 No.537.</p> <p>We wish to comment specifically in relation to the part of the proposed Southbank and Waterloo Neighbourhood Area which overlaps with the area of Southwark already designated part of the Bankside Neighbourhood Area.</p> <p>As Southwark Council has rightly noted, they have already approved a Neighbourhood Area for Bankside. In coming to this decision, the Council undertook two rounds of consultation (beyond the statutory 6 week period), the outcome of which endorsed and underpinned their decision to designate the Bankside Neighbourhood Area. A link to the outcome of this earlier consultation on the Bankside Neighbourhood Area can be found here: http://modern.gov.southwark.gov.uk/documents/s37786/Amended%20Appendix%20G.pdf</p>	Comments noted.
099	408	<p>We therefore suggest that the proposed Southbank Waterloo boundary be amended to remove this area of overlap for the following reasons: Bankside Neighbourhood Forum has been meeting for more than 2 years in developing a neighbourhood plan that covers that area – it encompasses and is supported by resident, business and community interests in the area.</p> <p>We have undertaken much consultation in this area over the last two years, the outcomes of which are informing key policies and projects in our emerging Neighbourhood Plan.</p>	<p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been</p>

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		<p>We have just completed an extensive consultation funded by DCLG, Locality, of stakeholders across all our neighbourhood area and from that we are currently refining the emerging policies and projects which will make up the Bankside neighbourhood plan</p>	<p>designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p> <p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p> <p>The Neighbourhood Forum has been designated in the southern section where there is to be a new neighbourhood area.</p>
099	409	<p>We have met with representatives of the proposed South Bank and Waterloo Neighbourhood Forum and have drafted and tabled to them a draft Memorandum of Understanding (MOU) for working on common issues.</p> <p>Bankside Neighbourhood Forum is working with key landowners, businesses, residents and community interests from this area of Southwark, many of whom sit on the Bankside Neighbourhood Forum.</p> <p>Bankside Neighbourhood Forum is working closely with Southwark Council and Transport for London and landowners on their emerging strategy for Blackfriars Road.</p>	<p>This approach is supported by the Council. We acknowledge that developing any new planning guidance for this area will require a coordinated approach between all parties. Where different Neighbourhood Areas adjoin, the Council would encourage the associated Neighbourhood Forums to agree a Memorandum of Understanding (MOU) to ensure that there is a coordinated cross boundary approach set out in their Neighbourhood Plans.</p>

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099	410	The western boundary of the Bankside Neighbourhood Plan is the same boundary shown on Maps of 'Bankside' dating back to 1550. This Boundary then became the Christ Church Parish boundary, the Cathedrals Ward Boundary and later the current Borough boundary.	Comments noted.
099	411	Bankside Neighbourhood Forum is committed to working with the Bankside Neighbourhood Forum to deliver a neighbourhood plan that reflects the needs and aspirations of the residents and businesses in the area. The Bankside Neighbourhood Forum has always made clear the importance of building collaborative partnerships with other organisations working in and near the designated Neighbourhood Area, which is why the MOU was drafted. Bankside Neighbourhood Forum believes that the consultation that has already taken place, and the constructive working relationships – both existing and being developed –will bring the most positive outcomes for residents and businesses in this area and therefore supports the continuation of Bankside Neighbourhood Area as already established by Southwark Council.	Comments noted.

Respondents who contacted Lambeth Council directly

Rep ID.	Rep No.	Details of Representation	Officer Response
100	412	The Department of the Built Environment at the City of London Corporation has one comment to make on the proposals. The map (see email) delineating the boundary of the South Bank and Waterloo Neighbourhood Plan is inaccurate where the neighbourhood plan area meets the City of London boundary at Blackfriars Bridge and should be amended. Please find attached a map showing the accurate boundary	<p>Comments noted.</p> <p>The Council are not proposing to designate the north section of the SOWN proposed boundary.</p> <p>Future maps where appropriate will show the accurate Southwark/City of London Corporation boundary.</p>

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101	413	Thank you for inviting the Marine Management Organisation (MMO) to comment on the applications to designate the South Bank and Waterloo as Neighbourhood Area and Neighbourhood Forum. I can confirm the MMO has no comments to submit in relation to this consultation.	Noted.
102	414	I am writing in support of the application by the South Bank & Waterloo Neighbourhood Forum, now known also as South Bank & Waterloo Neighbours, to designate my area for the purposes of neighbourhood planning.	<p>Support noted.</p> <p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area. The council also proposes to designate the South Bank and Waterloo Neighbours as the Neighbourhood Forum for the southern section.</p> <p>The Council does not consider it appropriate to modify the existing boundary of the Bankside Neighbourhood Area. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p>
102	415	<p>I also support the application by the Forum to be formally designated as the group appropriate to plan for that area.</p> <p>I regard the area set out in the application as the generally accepted South Bank and Waterloo neighbourhood, reflecting the perception of those who live and work in it. It has also been the area covered by numerous local organisations, business</p>	<p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and</p>

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		<p>and community, in many years of neighbourhood- based working and collaboration. It is the natural neighbourhood and approval of the area proposed would provide the right basis for a neighbourhood plan.</p> <p>South Bank & Waterloo Neighbours is a broad-based and representative body with 200 residents, businesses and community groups, drawn from across the area who have been unanimous in their support for both the aspiration to develop the plan and the boundary submitted. The constitution and structure of the neighbourhood forum provide a broad and democratic reflection of the mixed make-up of the neighbourhood. The scale of interest and numbers attracted to South Bank & Waterloo Neighbours is a solid basis for the broadest possible input into a plan by all interested members of the community.</p>	<p>Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p> <p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p> <p>The Neighbourhood Forum has been designated in the southern section where there is to be a new neighbourhood area.</p>
102	416	I am particularly keen to emphasise that the traditional boundary of the community at Blackfriars Road should be respected.	See officer comment above setting out the Council's proposed boundary and the justification.
102	417	I also fully support the need for close joint working across the boundary between	We acknowledge that developing any new planning

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		<p>neighbourhood areas and am sure that this will happen once this boundary is fixed. Please therefore accept this message as one of support for the South Bank & Waterloo application.</p>	<p>guidance for this area will require a coordinated approach between all parties. Where different Neighbourhood Areas adjoin, the Council would encourage the associated Neighbourhood Forums to agree a Memorandum of Understanding (MOU) to ensure that there is a coordinated cross boundary approach set out in their Neighbourhood Plans.</p>
103	418	<p>As you will be aware the South Bank and Waterloo Neighbourhood area is outside of the defined coalfield and therefore The Coal Authority has no specific comments to make on the definition of the Neighbourhood Plan Area.</p> <p>In the spirit of ensuring efficiency of resources and proportionality it will not be necessary for the Neighbourhood Forum to provide The Coal Authority with any future drafts or updates to the emerging Neighbourhood Plan. This letter can be used as evidence for the legal and procedural consultation requirements.</p>	<p>Noted.</p>
104	419	<p>I am writing in support of the application by the South Bank & Waterloo Neighbourhood Forum, now known also as South Bank & Waterloo Neighbours, to designate my area for the purposes of neighbourhood planning.</p>	<p>Support noted.</p> <p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area. The council also proposes to designate the South Bank and Waterloo Neighbours as the Neighbourhood Forum for the southern section.</p> <p>The Council does not consider it appropriate to modify the existing boundary of the Bankside Neighbourhood Area. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character,</p>

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			consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.
104	420	<p>I also support the application by the Forum to be formally designated as the group appropriate to plan for that area.</p> <p>I regard the area set out in the application as the generally accepted South Bank and Waterloo neighbourhood, reflecting the perception of those who live and work in it. It has also been the area covered by numerous local organisations, business and community, in many years of neighbourhood- based working and collaboration. It is the natural neighbourhood and approval of the area proposed would provide the right basis for a neighbourhood plan.</p> <p>South Bank & Waterloo Neighbours is a broad-based and representative body with 200 residents, businesses and community groups, drawn from across the area who have been unanimous in their support for both the aspiration to develop the plan and the boundary submitted. The constitution and structure of the neighbourhood forum provide a broad and democratic reflection of the mixed make-up of the neighbourhood. The scale of interest and numbers attracted to South Bank & Waterloo Neighbours is a solid basis for the broadest possible input into a plan by all interested members of the community.</p>	<p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p> <p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context</p>

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			<p>for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p> <p>The Neighbourhood Forum has been designated in the southern section where there is to be a new neighbourhood area.</p>
104	421	I am particularly keen to emphasise that the traditional boundary of the community at Blackfriars Road should be respected.	See officer comment above setting out the Council's proposed boundary and the justification.
104	422	I also fully support the need for close joint working across the boundary between neighbourhood areas and am sure that this will happen once this boundary is fixed. Please therefore accept this message as one of support for the South Bank & Waterloo application.	We acknowledge that developing any new planning guidance for this area will require a coordinated approach between all parties. Where different Neighbourhood Areas adjoin, the Council would encourage the associated Neighbourhood Forums to agree a Memorandum of Understanding (MOU) to ensure that there is a coordinated cross boundary approach set out in their Neighbourhood Plans.
105	423	I am writing in support of the application by the South Bank & Waterloo Neighbourhood Forum, now known also as South Bank & Waterloo Neighbours, to designate my area for the purposes of neighbourhood planning.	<p>Support noted.</p> <p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area. The council also proposes to designate the South Bank and Waterloo Neighbours as the Neighbourhood Forum for the southern section.</p> <p>The Council does not consider it appropriate to modify the existing boundary of the Bankside Neighbourhood Area. Having had regard to the desirability of</p>

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			<p>maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p>
105	424	<p>I also support the application by the Forum to be formally designated as the group appropriate to plan for that area.</p> <p>I regard the area set out in the application as the generally accepted South Bank and Waterloo neighbourhood, reflecting the perception of those who live and work in it. It has also been the area covered by numerous local organisations, business and community, in many years of neighbourhood- based working and collaboration. It is the natural neighbourhood and approval of the area proposed would provide the right basis for a neighbourhood plan.</p> <p>South Bank & Waterloo Neighbours is a broad-based and representative body with 200 residents, businesses and community groups, drawn from across the area who have been unanimous in their support for both the aspiration to develop the plan and the boundary submitted. The constitution and structure of the neighbourhood forum provide a broad and democratic reflection of the mixed make-up of the neighbourhood. The scale of interest and numbers attracted to South Bank & Waterloo Neighbours is a solid basis for the broadest possible input into a plan by all interested members of the community.</p>	<p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p> <p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood</p>

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			<p>Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p> <p>The Neighbourhood Forum has been designated in the southern section where there is to be a new neighbourhood area.</p>
105	425	I am particularly keen to emphasise that the traditional boundary of the community at Blackfriars Road should be respected.	See officer comment above setting out the Council's proposed boundary and the justification.
105	426	<p>I also fully support the need for close joint working across the boundary between neighbourhood areas and am sure that this will happen once this boundary is fixed.</p> <p>Please therefore accept this message as one of support for the South Bank & Waterloo application.</p>	We acknowledge that developing any new planning guidance for this area will require a coordinated approach between all parties. Where different Neighbourhood Areas adjoin, the Council would encourage the associated Neighbourhood Forums to agree a Memorandum of Understanding (MOU) to ensure that there is a coordinated cross boundary approach set out in their Neighbourhood Plans.
106	427	<p>Thank you for opportunity to comment during the consultation period on this application to designate the South Bank and Waterloo area as a Neighbourhood Forum.</p> <p>The Highways Agency, on behalf of the Secretary for Transport, is responsible for managing and operating a safe and efficient Strategic Road Network (SRN), i.e. the Trunk Road and Motorway Network in England. We are concerned with proposals that have a potential impact safety and the efficient operation of the SRN.</p> <p>We have no comments to make on the proposed application</p>	Noted.
107	428	Standard response – general advice, no comment	Noted.

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108	429	<p>I write as a local resident in support of this scheme. My relationship with the area goes back some 15 years I very much see the benefit of SoWN as a neighbourhood forum which is multilayered and transparent in it's workings. Would you please register my "vote of support' for this initiative. Also please keep me in touch with the developments as the results are known.</p>	<p>Support noted.</p> <p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area. The council also proposes to designate the South Bank and Waterloo Neighbours as the Neighbourhood Forum for the southern section.</p> <p>The Council does not consider it appropriate to modify the existing boundary of the Bankside Neighbourhood Area. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p>
109	430	<p>I am writing in support of the application by the South Bank & Waterloo Neighbourhood Forum, now known also as South Bank & Waterloo Neighbours, to designate my area for the purposes of neighbourhood planning.</p>	<p>Support noted.</p> <p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area. The council also proposes to</p>

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			<p>designate the South Bank and Waterloo Neighbours as the Neighbourhood Forum for the southern section.</p> <p>The Council does not consider it appropriate to modify the existing boundary of the Bankside Neighbourhood Area. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p>
109	431	<p>I also support the application by the Forum to be formally designated as the group appropriate to plan for that area.</p> <p>I regard the area set out in the application as the generally accepted South Bank and Waterloo neighbourhood, reflecting the perception of those who live and work in it. It has also been the area covered by numerous local organisations, business and community, in many years of neighbourhood- based working and collaboration. It is the natural neighbourhood and approval of the area proposed would provide the right basis for a neighbourhood plan.</p> <p>South Bank & Waterloo Neighbours is a broad-based and representative body with 200 residents, businesses and community groups, drawn from across the area who have been unanimous in their support for both the aspiration to develop the plan and the boundary submitted. The constitution and structure of the neighbourhood forum provide a broad and democratic reflection of the mixed make-up of the neighbourhood. The scale of interest and numbers attracted to South Bank & Waterloo Neighbours is a solid basis for the broadest possible input into a plan by all interested members of the community.</p>	<p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area.</p> <p>The northern section of the proposed Neighbourhood Area, in so far as it lies within Southwark's boundary, has already been designated as a Neighbourhood Area (Bankside Neighbourhood Area), with the designated Forum as Bankside Neighbourhood Forum. SOWN seek the modification of the Bankside Neighbourhood Area boundary so that the entire area included in its application is designated as the SOWN Area. Section 61G of the Regulations requires local planning authorities, in considering applications for the designation of neighbourhood areas, to have regard to</p>

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			<p>the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.</p> <p>The Council does not consider it appropriate to modify the existing boundary. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p> <p>The Neighbourhood Forum has been designated in the southern section where there is to be a new neighbourhood area.</p>
109	432	I am particularly keen to emphasise that the traditional boundary of the community at Blackfriars Road should be respected.	See officer comment above setting out the Council's proposed boundary and the justification.
109	433	I also fully support the need for close joint working across the boundary between neighbourhood areas and am sure that this will happen once this boundary is fixed. Please therefore accept this message as one of support for the South Bank & Waterloo application.	We acknowledge that developing any new planning guidance for this area will require a coordinated approach between all parties. Where different Neighbourhood Areas adjoin, the Council would encourage the associated Neighbourhood Forums to agree a Memorandum of Understanding (MOU) to ensure that there is a coordinated cross boundary approach set out in their Neighbourhood Plans.
110	434	I am writing in support of the SoWN. My name is XXXX, and I have lived in the Whitehouse Apartments in Waterloo since 1999. I am the former Vice Chair of the Waterloo Community Development Group, the former Trustee of the Florence Nightingale Museum and the current Treasurer of the Jubilee Gardens Trust.	Support noted. The Whitehouse Apartments area located within the Lambeth section of the proposed Neighbourhood Area. SOWN submitted applications for the designation of a Neighbourhood Area and Forum to

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		<p>I support the boundaries proposed by SoWN as they represent the traditional boundaries of people living in the area for consultation purposes and for community work. I participated in the meetings that set up SoWN, and noted that these boundaries were unanimously approved by the participants.</p> <p>SoWN is a democratic organisation, with an elected Board reflecting the diverse groups in our community.</p> <p>I am in favour of nurturing localism, and believe SoWN will be extremely effective in consulting with the residential, business and not-for profit sectors to propose broadly supported recommendations for the running of our neighbourhood.</p>	<p>both Southwark and Lambeth planning departments. Lambeth's Cabinet designated the Lambeth section of the SOWN Area and Forum in respect of the area on 10 February 2014.</p> <p>South Bank and Waterloo Neighbours propose a very large area for designation as a Neighbourhood Area, from the River as far south as St George's Circus. The Council proposes to designate the southern section of the South Bank and Waterloo application area as a Neighbourhood Development Area and Business Area. The council also proposes to designate the South Bank and Waterloo Neighbours as the Neighbourhood Forum for the southern section.</p> <p>The Council does not consider it appropriate to modify the existing boundary of the Bankside Neighbourhood Area. Having had regard to the desirability of maintaining the existing Neighbourhood Area boundaries, the Council does not consider there to be sufficient justification based on the character, consultation responses or the neighbourhood context for varying the existing boundary such as to outweigh the desirability of maintaining the existing Bankside Neighbourhood Area boundary.</p>