



The New Southwark Plan: Area Visions and Site Allocations (Preferred Option)

Consultation Report

January 2017

## CONTENTS

Section	Page
<b>1 Introduction</b>	<b>3</b>
1.1 What is the New Southwark Plan?	3
1.2 What is this consultation report?	3
<b>2 Stages of consultation</b>	<b>4</b>
2.1 What stages of consultation have been completed so far?	4
2.2 What happens next?	7
<b>3 Summary of the consultation</b>	<b>8</b>
3.1 Who was consulted and how?	8
3.2 Method of consultation	8
3.3 Summary of representations made	8
<b>4 Monitoring our consultation</b>	<b>31</b>
4.1 Why we monitor our consultation	31
4.2 How we monitor our consultation	31
<b>5 Appendices</b>	<b>34</b>
<b>Appendix A:</b> Prescribed bodies and our neighbouring boroughs	
<b>Appendix B:</b> Consultation on the New Southwark Plan Options Version	
<b>Appendix C:</b> Consultation materials	

## **1. Introduction**

### **1.1 What is the New Southwark Plan?**

The New Southwark Plan is a borough-wide planning policy document which will guide regeneration and development in Southwark. It is therefore essential that the plan is developed in meaningful consultation with key stakeholders, such as residents, community groups, workers, landowners and developers, which have an interest in the future of the borough.

The document, which is being developed over a three year period, will replace the Core Strategy (2011) and saved Southwark Plan (2007) policies. The plan will enable the borough to deliver the homes and jobs which are needed to make the borough a better and more sustainable place to live and work. It is a regeneration strategy for Southwark and will be used to make decisions on planning applications.

### **1.2 What is this consultation report?**

The purpose of this report is to summarise the consultation carried out so far in preparing the New Southwark Plan. It summarises the comments received by the Council to develop the current stage of the New Southwark Plan. After each later stage of consultation we will update this report to reflect the most recent consultation.

At each stage of consultation we carry out activities in accordance with our Statement of Community Involvement (SCI) (2008). The SCI sets out how the council will consult on all of our planning policy documents. The SCI refers to a number of legal and regulatory requirements, both in terms of methods of consultation and also particular bodies that we must engage with, and sets out how we meet these requirements. When the SCI was produced it was done so with regard to the Town and Country Planning (Local Development) (England) Regulations 2004 and the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008. In April 2012, both sets of regulations were replaced by the Town and Country Planning (Local Planning) (England) Regulations 2012. Consultation and procedure has been carried out in accordance with the revised Regulations.

The Localism Act 2011 introduced the “duty to co-operate”, which requires us to engage with a range of bodies on an ongoing basis as part of the production of planning policy documents. Much of the process that is required by the duty is already covered in our SCI and has been an integral part of the preparation of new planning policy in the borough. We will ensure that we meet the requirements of the duty to co-operate at every stage of consultation. This will involve writing to and where appropriate meeting and working with our neighbouring boroughs, the Greater London Authority and other prescribed bodies such as Historic England and Transport for London.

The Council seeks the views of the full range of statutory and non-statutory stakeholders at each formal stage of consultation.

## 2. Stages of Consultation

### 2.1 What stages of consultation have been completed so far?

This document explains the consultation that has been undertaken in preparation of the New Southwark Plan Preferred Option Part 2 (Site Allocations and Area Visions) Document. To date the Council has undertaken the following stages of consultation to inform the formulation of draft Local Plan policies.

#### Timeline for the New Southwark Plan

Let's talk about your high streets	Informal consultation took place between October 2013 and February 2014
New Southwark Plan Options (Draft Policies and Area Visions) (2014)	Consultation took place between 31 October 2014 and 6 March 2015.
New Southwark Plan Preferred Option Part 1: Policies	Consultation took place between October 2015 and February 2016
New Southwark Plan Preferred Option Part 2: Site Allocations and Area Visions	Informal consultation took place throughout 2016 where draft visions for each area that were consulted on previously were placed on the council's website and comments invited on areas and vision content. In November 2016 the council circulated a reminder email to the policy consultation list inviting any further representations in preparation for the drafting of the visions and site allocations. Officers attended key stakeholder groups in visions areas to discuss the content of visions.  Formal consultation to take place on this document 6 February 2017 to 28 April 2017.
New Southwark Plan Proposed Submission Version	2017
Public examination	2018
Adoption	2018

The first stage of consultation, 'Let's talk about your high streets' was a very informal initial stage of consultation to get people thinking about their high streets and what they want from them. This consultation helped shape area visions and planning policies for the New Southwark Plan Options Document.

The New Southwark Plan Options version included draft visions for Aylesbury, Bankside, Bermondsey and the Blue, Blackfriars Road, Camberwell, Canada Water, Dulwich, Elephant and Castle, Herne Hill, London Bridge, Old Kent Road, Nunhead, Peckham and Tower Bridge Road. The Options version also set out initial proposed site allocations and policies and an implementation plan for seven main planning and regeneration topics.

The New Southwark Plan Preferred Option Part 1 (Policies) took into account representations received in response to the Options consultation in order to develop

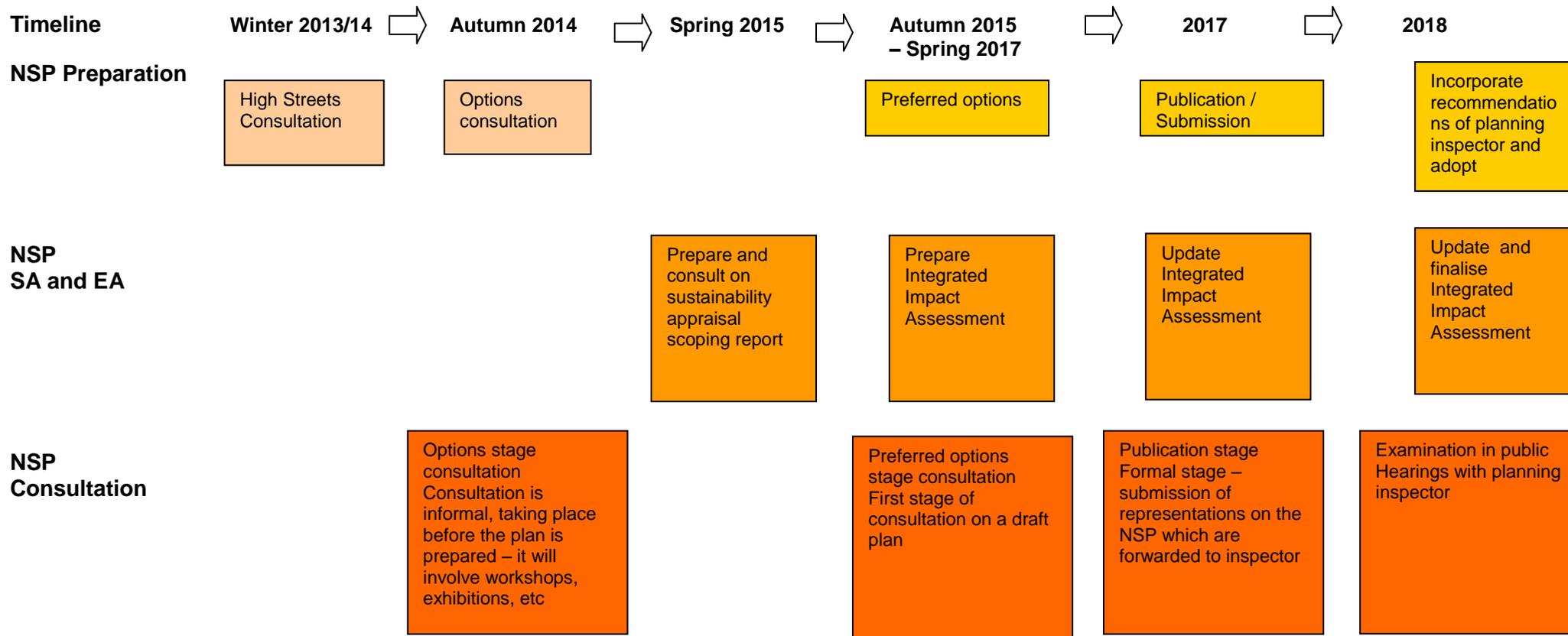
the preferred option for development management policies and regeneration strategy for Southwark.

The New Southwark Plan Preferred Option Part 2 (Sites Allocations and Area Visions) develops the site allocations and visions taking into account consultation on the Options and Preferred Options Part 1 versions. Informal consultation took place to ensure stakeholders could participate in the development of the visions and site allocations before they were formally drafted.

This report identifies how the representations received by the Council at each of the stages of consultation completed to date through the Options, Preferred Options Part 1 (where comments relate to visions or sites) and the informal consultation on visions and sites have influenced the development of the New Southwark Plan Preferred Option Part 2 Document.

The diagram overleaf provides an overview of the stages involved in preparing the New Southwark Plan and the consultation involved at each stage. It shows the consultation stages that have been completed and the next stages of development of the plan.

**Diagram 1: Stage of NSP preparation and consultation**



## 2.2 What happens next?

The **New Southwark Plan Preferred Option Part 2 (Site Allocations and Area Visions)** has been prepared for consultation from February to April 2017. This stage of consultation is more formal and any concerns about the draft site allocations and area visions should be backed up with appropriate evidence.

The Council will seek the views of the full range of statutory and non-statutory stakeholders on the draft policies. Stakeholders are requested to submit full and detailed comments, if necessary these should be backed up by evidence, to justify any support or opposition for the draft policy proposals. Additionally the Council welcomes participants to identify any policy areas which have been omitted or are otherwise absent.

Once we have finished consulting on the New Southwark Plan Preferred Option we will collate all the responses we receive and see whether we need to amend the plan to take into account the responses. We will provide officer comments on all the responses we receive which will set out whether we have changed the plan to reflect the response, and will explain our reasoning for why we have/have not amended the plan.

We will then consult on a **Proposed Submission version** of the New Southwark Plan in Autumn/Winter 2017. The policies, site allocations and visions in this version of the New Southwark Plan will be very close to the actual policies which will form the plan. It will only be changed if there are legal reasons as this is a formal stage of consultation. There may need to be another round of consultation depending on any changes to national and regional policy. The Council will then make any final amendments in light of this consultation and submit the New Southwark Plan to the Secretary of State for a public examination by a planning inspector. Participants of the final stage of consultation have the right to represent themselves at the public examination.

The inspector will prepare a report for the Council and may require changes to be made to the plan. The final New Southwark Plan will then be adopted by the Council. This is a decision taken by all Councillors at the Council Assembly.

### **3. Summary of the consultation**

#### **3.1 Who was consulted and how?**

The Options version of the New Southwark Plan was consulted on between October 2014 to March 2015 and the consultation summary of policies was included in the consultation report for the New Southwark Plan Part 1: Policies Document. This document includes summaries of the sites and visions information received as part of the Options consultation in addition to more recent informal consultation.

Informal consultation took place throughout 2016 where draft visions for each area that were consulted on previously were placed on the council's website and comments invited on areas and vision content. In November 2016 the council circulated a reminder email to the policy consultation list inviting any further representations in preparation for the drafting of the visions and site allocations. Officers attended key stakeholder groups in visions areas to discuss the content of visions throughout late 2016.

#### **3.2 Methods of consultation**

All consultation has taken place in accordance with the Statement of Community Involvement. Specific information on methods of consultation for the Options version from 2014-2015 is included as **Appendix B**. As highlighted above a range of consultation methods were used including mail outs, newspaper advertisements and stakeholder meetings and workshops. Details of the materials used are provided in **Appendix C**.

#### **3.3 Summary of representations made and how these have been taken into account**

The tables below provide summaries of the representations made on site allocations and area visions along with an officer response to each representation. Where relevant the response provides details of how representations were taken into account in developing the Preferred Option Site Allocations and Area Visions version of the New Southwark Plan.

We received a total of 329 written responses at this Options stage of consultation (this total included comments on policies which have been reported elsewhere). We received an additional 45 comments on site allocations and area visions in response to our informal consultation.

In response to consultation the proposed site allocations and area visions have been amended to reflect the representations received. The New Southwark Plan now contains visions for the following areas: Bankside and The Borough, Bermondsey, Blackfriars Road, London Bridge, Elephant and Castle, Walworth, Rotherhithe, Old Kent Road, Camberwell, Herne Hill, Nunhead, Peckham, East Dulwich and Dulwich.

Comments in relation to site allocations and the vision for Old Kent Road will be reported separately as part of the consultation summary on the draft Area Action Plan (due later this year).

## Bermondsey consultation summary

Summary	Council response
<p>7 representations were received on the Bermondsey visions including Suggestions for edits to the wording and focus of the existing vision, including:</p> <ul style="list-style-type: none"> <li>• Highlighting commercial uses and the need to recognise and celebrate the distinctive character of local sub-areas, including Conservation Areas and local market places.</li> <li>• High quality planting is needed as part of new development</li> <li>• Improved cycling</li> <li>• Relieve Jamaica Road congestion</li> <li>• Maintain the character and heritage of the unique sub-area Bermondsey Village and promote natural habitats and public spaces and restriction in height of new developments</li> <li>• The Blue is an important sub-area</li> <li>• Bermondsey is an area in its own right and has great areas for socialising, cultural facilities, well used open spaces and community activities</li> <li>• Small businesses specialising in food manufacture, art, design and fashion thrive</li> <li>• Some of the area is disjointed</li> <li>• Contains important industrial estates and a significant industrial heritage</li> <li>• Redevelopment should help preserve and reflect heritage and architectural styles from the Victorian era</li> <li>• Improve public access open spaces</li> <li>• Support for the designation of Old Kent Road and Tower Bridge Road as town centres</li> </ul>	<p>Feedback and support taken into account during the drafting of the preferred option vision for Bermondsey. The diversity and distinctiveness of the area's built environment and communities is recognised in the draft area vision which states that these will be protected, promoted and enhanced. Key sub-areas are identified.</p> <p>The council recognises the importance of existing green spaces and local parks and highlights the need for new development to protect and where possible enhance these, as well as the need to create new public spaces and deliver high quality planting.</p>
<p>One representation stated more bottom-up input from the community is needed on all matters including public realm and</p>	<p>Comments noted. The preferred option area visions will be consulted on publicly in spring 2017 giving the community an important opportunity to shape them.</p>

<p>new development.</p> <p>The Shad Thames Area Management Plan should be a "material consideration" for planning.</p> <p>There are distinctive areas of character such as Shad Thames. Local assets of value should be identified - not just listed buildings but also those of "townscape merit", distinctive character and heritage, including 20th century and contemporary.</p>	<p>These draft responses have already been informed by informal consultation responses received to date.</p> <p>The issue of the Management Plan and local assets of value are not directly relevant to the area vision; however the former point is being addressed in amendments to the New Southwark Plan policies. The diversity and distinctiveness of the area's built environment and communities is recognised in the draft area vision which states that these will be protected, promoted and enhanced.</p>
<p>One representation stated the Bermondsey Street area should retain its attractive character which results from a rare combination of easy access and intimacy:</p> <ul style="list-style-type: none"> <li>• low rise buildings, 3-5 storeys echoing the historic buildings on Bermondsey Street</li> <li>• a vibrant mixed residential/small independent business community with creative and innovative businesses</li> <li>• open spaces for outdoor activity</li> <li>• easy access to the City and the transport hub at London Bridge</li> <li>• off-road permeability for cyclists and pedestrians</li> <li>• community spaces to support a rich mix of community activities.</li> </ul>	<p>Feedback and support taken into account during the drafting of the preferred options vision for Bermondsey. The council will work with the neighbourhood forum and other stakeholders to ensure that the Bermondsey Street area continues to be an attractive and vibrant area. Issues of character and heritage, open space and transport and accessibility are also addressed in the vision.</p>
<p>One representation stated all stakeholders should continue work to protect, enhance and celebrate the unique character and appearance of Shad Thames as a distinctive riverside location in central London, successfully combining its warehouse and brewing heritage in a conservation area context with contemporary architecture and uses. There should be a focus on ensuring high quality public realm, greening initiatives, consistency of approach, riverside views, management of vehicular traffic, improve pedestrian and cycle flows, and supporting community facilities. A "village" atmosphere should be encouraged rather than a "late night economy".</p>	<p>Feedback taken into account during the drafting of the preferred options vision for Bermondsey. The vision reflects the distinctiveness of Shad Thames as a historic riverside area.</p>

<p>Proposed site allocation and wording submitted for the Biscuit Factory and Campus sites for comprehensive residential led development, secondary school, replacement workspace, retail, restaurant and other commercial/social and community uses.</p>	<p>Included as proposed site allocation NSP08 in the NSP preferred option.</p>
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### **Bankside, The Borough, London Bridge Consultation Summary**

<b>Summary</b>	<b>Council response</b>
<p>8 consultation responses were received commenting on and largely supporting the Bankside vision, particularly the recognition of the area's significance and support for mix of uses. A number of issues were raised with suggestions for the vision:</p> <ul style="list-style-type: none"> <li>• Development opportunities around Guy's Hospital and St Thomas street should not be at the expense of the hospital and King's College which may require further land for their operation</li> <li>• Bankside has not lost its historic and distinctive character and so development should achieve local as well as strategic functions, as part of the central activities zone</li> <li>• Vision and policies should reflect the emerging Bankside neighbourhood plan</li> <li>• Sufficient social infrastructure must be achieved with new housing</li> <li>• Should be recognised as a key opportunity area within the CAZ to deliver economic development and identify locations of landmark significance as well as opportunities to enhance the Thames Pathway and strategic cultural area and reinforcing the links between South Bank, Tate Modern and The Globe Theatre and the Borough Area</li> </ul>	<p>Feedback and support taken into account during the drafting of the preferred options visions for Bankside, the Borough and London Bridge. Hospital and university land uses would be considered suitable in the event that a site came forward. The status of the Bankside neighbourhood plan is not altered by the area vision and the re-drafted vision is consistent with the neighbourhood plan's objectives.</p>
<p>The London Bridge and Borough vision received 8 responses, all making suggestions:</p> <ul style="list-style-type: none"> <li>• Bermondsey Street is a separate area to London Bridge with a distinct, accessible but intimate, character and should be treated</li> </ul>	<p>Feedback and support taken into account during the drafting of the preferred options vision for Bankside, Borough and London Bridge. The Bermondsey Street area has now been included in the Bermondsey area. The consideration of policy</p>

<p>differently to London Bridge.</p> <ul style="list-style-type: none"> <li>• Opportunities exist to animate the network rail arches. The Low Line should be considered as a linear economic opportunity of strategic importance for creative businesses</li> <li>• A strategy for the development of tall buildings should be set out, including how impacts will be managed to the Tower of London World Heritage Site</li> <li>• Reference should be made to the tall buildings strategy from the draft Bankside, Borough and London Bridge SPD.</li> <li>• The vision for London Bridge should reflect the aspirations of the Team London Bridge business improvement district and the projects it is delivering in the area.</li> <li>• More of Snowfields should be included in the town centre.</li> <li>• Snowfields should be a quiet area.</li> <li>• The expertise and infrastructure from Kings College London, Guy's Hospital and other science, medical and educational facilities should develop a strong, dynamic and specialised local economy</li> <li>• The visitor and cultural offer of the Thames riverfront should be enhanced</li> <li>• The vision should encourage high quality design innovation and architecture which respects the heritage assets and distinctiveness of the area</li> <li>• Create places to discover, explore, enjoy and unwind including public art, greenery, ecology features, performance space and lighting installations</li> <li>• Promote sustainability measures by integrating greenery in all new development to fulfil objectives of drainage, amenity, cooling, insulation and biodiversity (at least a BREEAM Excellent rating)</li> <li>• Support London Bridge as a global commercial centre and a vibrant local place for business, heritage, culture and creativity.</li> <li>• Improving the Thames Path and using the River Bus will encourage</li> </ul>	<p>designations for Snowfields will be made before the submission version of the plan policies are published. A borough-wide tall buildings strategy has been proposed as a development management policy, more detailed strategies will be based on area or site specific evidence.</p>
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more walking and cycling and use of public transport.	
One representation proposes that Clink Street is treated as 'a sub-area with unique character' in the New Southwark Plan. This sub-area area includes Clink Street itself and the northern part of Stoney Street.	Clink Street is identified as a sub-area with unique character in the conservation area appraisal for Borough High Street. The vision for Bankside and the Borough takes into account historic character within the area.
Representation identifies site for redevelopment towards the southern end of Borough High Street (Adjoining Trinity Square).	The site area identified is a collection of smaller sites in the same land ownership which does not provide the opportunity for comprehensive redevelopment as a strategic site allocation in the NSP preferred option. Development potential of individual sites could be determined by the application of adopted planning policy.
One representation requests that these three buildings should be considered as a single holistic linked opportunity located with the London Bridge, Borough and Bankside Regeneration Area. The approach as a multi-component site will enable better land use and planning policy objective outcomes for the Borough. Site 1) 46-48 Park Street (Red Lion Court) Site 2) 133 Park Street Site 3) 105 Sumner Street.	The three sites were considered individually. Site 1 is not geographically linked to sites 2 and 3. Sites 2 and 3 are below 0.25ha and therefore too small to be considered as a strategic site allocation. Red Lion Court has been proposed as part of site allocation NSP05 along with adjoining site 1 Southwark Bridge Road.
Proposal to allocate Red Lion Court and 1 Southwark Bridge site as a site of landmark significance to deliver high density mixed use development and open space.	Proposed as site allocation NSP05 in the NSP preferred option to deliver comprehensive mixed use development.
One representation requests that Beckett House on St Thomas Street should be included as a site allocation. The site is located within the Bankside, Borough and London Bridge district town centre and is also within the identified Opportunity Area. It is also within the Central Activities Zone (CAZ).	Site is proposed within site allocation NSP53 - Land between Melior Street, St Thomas Street and Fenning Street.

### Camberwell Consultation Summary

Summary	Council response
One representation suggests Camberwell could do with better transport - redeveloping the station, and extending the Bakerloo line.	The proposed vision for Camberwell is to prioritise walking and cycling and improve public transport and the road network. This would see improved walking and

<p>Consideration to the provision of a transport interchange to reduce the number of bus stops and shelters occupying pavement space together with improved pedestrian connectivity and enhanced pavement widths to the town centre is also paramount.</p> <p>Consideration should be given to accessible short term parking provision in the town centre.</p>	<p>cycling routes with new public realm and improved roads and junctions which offer choice for local trips. Specific emphasis would be placed on improved safety and reducing congestion, particularly at the junction of Camberwell Road, Camberwell Church Street, Camberwell New Road and Denmark Hill.</p> <p>The area vision supports the reopening of Camberwell station.</p>
<p>One representation suggested that the identification of the Butterfly Walk shopping centre as a 'key potential regeneration area', should be expanded upon to reference the need for high density residential development in Camberwell town centre and acknowledge that the site is a key opportunity to provide a significant number of homes and contribute to the housing targets as identified in Policy DM4.</p> <p>High density development is considered appropriate for this site given its location in a district town centre, and it is a prime opportunity to provide a significant number of homes in a concentrated location, particularly given the draft plan identifies that there are 'limited opportunities to provide new homes outside the town centre'.</p> <p>Representation highlights the independent shops, mix of people, good bars and restaurants.</p> <p>A clamp down on antisocial behaviour and improved streetscape especially around busy bus stops are also suggested.</p>	<p>The council proposes that the redevelopment of the site must contribute towards the thriving small business, creative and cultural employment cluster in Camberwell and Peckham providing at least the amount of employment floorspace currently on the site in addition to providing new homes.</p> <p>With regard to density, redevelopment of the site could include taller buildings but this is highlighted as being subject to consideration of impacts on existing character, heritage and detailed townscape analysis.</p>
<p>One representation states that Camberwell is a significant and busy town centre which has been neglected and needs renewal. The renewal of the long abandoned Camberwell station would make a big difference.</p>	<p>The council is working with TfL to review the feasibility of reopening Camberwell railway station, to offer local residents and the wider community improved rail access into central and wider London. A new station would support for further growth and reduce congestion in the Camberwell area.</p>

	<p>The station area is proposed to be transformed into a vibrant cluster of small and medium sized businesses that would make a more intensive use of the railway arches. The mix of uses should draw inspiration from the many successful examples of converted railway arches in London and include leisure, retail and employment uses that create an active frontage along Camberwell Station Road. Any new station must have direct access from both Camberwell Station Road and McDowall Road to ensure the station is accessible to all.</p>
<p>One representation suggests Camberwell is a suitable area for new Council housing.</p>	<p>The vision seeks to optimise residential growth. Housing tenure will be assessed in accordance with proposed policy DM1.</p>
<p>One representation states the statement that there are limited development opportunities outside Camberwell town centre, including limited opportunities for new homes is contested. This negative statement should be replaced by a statement that seeks to protect these conservation areas, important listed buildings and other architectural and heritage assets; a positive statement could be:—</p> <p><i>Will have its outstanding architectural and historic assets and areas conserved and their settings enhanced through surrounding development of similarly high quality.</i></p> <p>Representation also considers medium-height development of around 5–6 storeys can greatly assist in facilitating desirable development, including new homes, and increasing density without compromising residential amenity More medium-rise buildings that slightly raise the average height of the built form in their locality, without being significantly higher than their surroundings, are often appropriate in an urban setting like Camberwell outside the conservation areas.</p>	<p>Comments taken into account. The proposed area vision for Camberwell in relation to growth does not include this statement. Instead, it highlights that Camberwell has the potential to provide many new homes and increase employment floorspace. Camberwell has many large sites and many smaller sites suitable for infill development.</p>
<p>One representation supports sensitive and appropriate redevelopment not just restricted to the town centre, but to</p>	<p>Several sites both within and outside the town centre in Camberwell have been identified as being suitable to</p>

include areas where development would enhance the existing conservation areas and improve the surrounding areas with appropriate high quality development, and reduce dependence on the car.	accommodate growth.  The proposed area vision acknowledges the important historic character of the area.
One representation objects to the industrial designation for Burgess Business Park being changed. It considers 49-65 Southampton Way should continue to be occupied by a B8 use and that, in particular, B8 self storage use would be suitable in this location.	Burgess Business park has been identified as a potential site allocation. Any redevelopment must contribute towards the thriving small business, creative and cultural employment cluster in Camberwell and Peckham providing at least the amount of employment floorspace currently on the site or at least 50% of the development as employment floorspace, whichever is greater.
One representation proposes the re-classification of the site - 1-13 Southampton Way, SE5 7SW - from Metropolitan Open Land (MOL) to residential. The site has been used as a scrap yard for many years, the site's designation as MOL is an anomaly as the site is not open space, does not serve any 'green' function and does not perform any of the functions expected of MOL or Green Belt land.	Comments will be addressed in relation to policies DM 52 (Open space and open water space).
One representation proposes introducing planning protection for 225-253 Camberwell New Road as a local centre. The area vision should enable outside retail spaces i.e. an active street café culture, and enhance the sense of 'centre' on this parade.	The shopping parade is noted in the proposed area vision for Camberwell. The Council will review whether to designate as a local town centre in the preferred submission version.

### Dulwich Consultation Summary

Summary	Council response
One representation states the vision is not the Dulwich that those living on the Kingswood Estate, or the many other social housing estates around Dulwich would recognise. There is no reflection on communities being very different across Dulwich (the great diversity of those on the Council estates, and much higher levels of disadvantage compared to the affluence of those in The Village); and this needs to be properly reflected in the Vision. The role of Dulwich estates could be added to the vision to highlight a number of residents with complex	The proposed vision for Dulwich considers the area as a whole.  The vision for Dulwich acknowledges the suburban nature of Dulwich which includes the Kingswood Estate.

social needs whom live in the social housing .	
One representation states that the implementation of Quietway 7 through Dulwich has been delayed by the study into the Dulwich Foundation Coach Service. This study has now been completed, with recommendations for substantial changes which will benefit cyclists. Following this, Quietway 7 should be implemented.	The proposed vision for Dulwich aims to prioritise walking and cycling and improve public transport to reduce pressure on car parking and improve accessibility.
One representation states that the vision for Dulwich suggests development in Dulwich will not be supported. There needs to be a specific policy approach, ensuring that different development needs are recognised between areas like Blackfriars Road, Elephant and Castle and London Bridge which will encourage high density development, with more suburban neighbourhoods such as Dulwich where smaller-scale development will be more appropriate. There needs to be recognition that development should be encouraged across all of these Neighbourhoods. Dulwich, like the other neighbourhoods, will be required to contribute towards meeting the development requirements of Southwark.	<p>The revised proposed vision for Dulwich seeks to provide as many homes as possible while respecting the local character of the area.</p> <p>The purpose of the New Southwark Plan Area Visions and Site Allocations document is to shape the development of the borough's distinct areas by setting out area-based and site-based planning policies.</p> <p>Each area and site identified within the document is prepared individually to provide an area by area, site by site specific vision and policy development.</p> <p>With regard to the development potential of Dulwich the vision aims to provide as many homes as possible while respecting the local character of the area in addition to preserving and enhancing the character of Dulwich.</p>
Many representations were received with regard to the Judith Kerr Primary School grounds green space being marked as "Other Open Space" in the New Southwark Plan.	The proposed open space designation will be addressed in relation to policy DM 52 (Open space and open water space).
One representation suggests the vision should promote small-scale development on backland sites which can contribute towards the housing targets of Southwark and create additional high quality residential properties.	The revised proposed vision notes that whilst development opportunities in Dulwich are relatively limited, Dulwich has the potential to contribute towards meeting Southwark's housing need. Most new homes will be built on infill sites.
One representation states open spaces	The revised proposed vision notes that

<p>in Dulwich serve as important areas in which people from Southwark and further afield can relax, exercise, get fresh air as well as gain calm whilst still in the boundaries of a great city like London.</p>	<p>open spaces are an important characteristic for Dulwich to be preserved. The area vision identifies Dulwich as a place for sports and recreation with local and larger parks such as Dulwich Park and Belair Park, several playing fields, historic golf courses and remnants of the Great North Wood.</p>
<p>One representation suggests Green Dale is a neglected green space which should be protected as Metropolitan Open Land and SINC, not built on or encroached upon. They do not want to see DHFC stadium enlarged as this would impact on Green Dale as a wildlife habitat and on the peace of local residents. Would like to see less felling of mature trees in the area. A more robust tree management strategy would help.</p>	<p>Comments will be addressed in relation to policies DM 52 (Open space and open water space).</p>

### East Dulwich

Summary	Council response
<p>One representation suggests that the nursery site at 65 Greendale Fields (off Wanley Road), London SE5 8JZ, should no longer be included in Metropolitan Open Land (MOL) and should be left out of the proposed Site of Importance for Nature Conservation (SINC).</p>	<p>Comments will be addressed in relation to DM 52 (Open space and open water space).</p>

### Elephant and Castle Consultation Summary

Summary	Council response
<p>8 respondents made comments or suggestions for the Elephant and Castle vision:</p> <ul style="list-style-type: none"> <li>• Vision should support people who live in the neighbourhood as well as future residents and those who pass through</li> <li>• Reconnect communities in Elephant and Walworth, provide social rented housing, faith facilities and new jobs for young people</li> <li>• Support business diversity for independent traders and markets, local ethnic and migrant businesses and particularly the Latin American business</li> </ul>	<p>Feedback and support has been taken into account during the drafting of the preferred options vision for Elephant and Castle. The vision acknowledges the special characteristics of the Elephant and Castle area and diversity of the population. The vision supports proposals that enhance and promote the Latin American community and independent businesses. Improved walking and cycling routes including the Low Line and creative industries connecting to Walworth Road to the south are also supported in the vision. Comprehensive mixed-use redevelopment of the site 21 and 25-29 Harper Road Parade has been proposed as site allocation NSP12 and</p>

<p>community</p> <ul style="list-style-type: none"> <li>• Practical initiatives to support the Latin American business community include: <ul style="list-style-type: none"> <li>- A Latin Boulevard</li> <li>- Public Realm Improvements</li> <li>- Latin American Food and Craft Markets</li> <li>- A Community Hub</li> <li>- Latin American Art and Events</li> </ul> </li> <li>• Support for commercial cluster at northern end of Walworth Road</li> <li>• Improve green links that encourage walking and cycling and biodiversity</li> <li>• Support ethnic and cultural diversity that makes the area distinctive</li> <li>• Social rented housing should be prioritised including a 50% requirement and a moratorium on estate regenerations</li> <li>• Increase green space, play space, habitat and food growing space and address deficiencies in green space</li> <li>• Improve Harper Road frontage</li> </ul>	<p>promotes active frontages. Affordable housing is a policy consideration based on the local evidence base.</p>
<p>One representation states that the area features major centres of creative education such as LSBU and UAL, and this highlights the need to provide for a working future for the many people who are brought into the borough by these world-class courses, and to retain their talent, creativity, and cultural as well as economic contribution, within Southwark.</p>	<p>Comments taken into account in drafting the vision. The vision acknowledges the area as Southwark's university quarter providing excellent opportunities for learning and innovation. The council supports the function of the area attracting important research, teaching, arts and creativity.</p>
<p>One representation suggests public engagement should be improved to bring together community aspirations for the neighbourhood and the council vision. The Old Kent Road community forum could also be used to engage more effectively.</p>	<p>The council engaged with local groups and discussed the content and aspirations for the visions and encouraged early engagement prior to the drafting of the visions. The council welcomes further comments in the next stage of consultation on the visions. The views and participation of the Old Kent Road community forum has also been taken into account in the drafting of the AAP vision.</p>
<p>One representation raises concern that</p>	<p>The provision of quality public realm that</p>

<p>there is a deficiency in public green space in the area which is not being fully replaced or enhanced in redevelopment sites (specifically, the Elephant Park/old Heygate Estate site) which is especially important with population density increases . Greening of the public realm and improving small parks should be used to assist this deficiency.</p>	<p>provides greenery and open space is an important part of the vision. Larger sites will be required to provide public green space in redevelopment which improves the quality of the environment.</p>
<p>Visions and sites should support the Bakerloo line extension (BLE) which will require a site for a new, larger station in Elephant and Castle. Preferred sites could be identified which will need reflected in the NSP to provide safeguarding and policy support for the scheme.</p>	<p>The council is committed to the delivery of the BLE and will continue to work with landowners and TFL to deliver this project.</p>
<p>Representation made to include Surdaw House (136-142 New Kent Road) as a site allocation in the NSP preferred option as a potential gateway site between the Elephant and Castle and Old Kent Road opportunity areas.</p>	<p>The site was identified in the Elephant and Castle SPD 2012 and the NSP Options version as a potential site for mixed use development. It has not been taken forward as a site allocation in the preferred options NSP due to the limited site area and limited development potential as a strategic development site. The site is located on the edge of two opportunity areas but it is not considered to be a gateway development site to achieve the aspirations of either the Elephant and Castle or Old Kent Road strategic visions. New Kent Road and the area surrounding the site is characterised by low-mid rise buildings along a linear route. The council remain supportive of redevelopment of the site for mixed use and consider this could be achieved in the context of applying adopted planning policies i.e. to provide high quality development that is consistent with the character of the area.</p>

### Herne Hill Consultation Summary

<b>Summary</b>	<b>Council response</b>
<p>Representation proposes investigating options for rail arches across the borough including Herne Hill. Support is given to the council's statement that the railway arches will be well used by businesses or for other activities that will add vibrancy to the town centre.</p>	<p>The proposed area vision for Herne Hill aims to complement and improve the Herne Hill town centre by expanding and diversifying the business cluster around the railway viaducts to increase footfall within the town centre.</p>

### Nunhead Consultation Summary

Summary	Council response
One consultation response commented on the Nunhead area vision suggesting improvements to open spaces should include habitat and ecological enhancement.	Any development requiring planning permission will be assessed against proposed policy DM 52 (Opens Space and Open Water Space) and policy DM54 (Trees).
One representation suggests 59-61 Rye Hill Park, Nunhead site does not fulfil the criteria required for each designation.	Comments will be addressed in relation to DM52 (Open Space and Open water Space)
One representation proposes preserving the residential character and of low density housing.	The proposed vision for the Nunhead area is to provide as many homes as possible while respecting the local character of the area.

### Peckham Consultation Summary

Summary	Council response
<p>Representations are concerned that the vision describes the town centre as a major shopping centre where tall and big buildings integrate with local development. A general concern is that the introduction of taller buildings may have the potential to cause economic and social harm, buildings maybe architecturally inappropriate, lead to overcrowding, with consequent stress and poor maintenance and would be out of scale with existing buildings. Many comments around building height agreed applications for tall buildings should be assessed case by case.</p> <p>It has also been highlighted in relation to building height that high rise buildings will increase rents, encourage only large retail chains which would threaten thriving small independent businesses, markets, food and dry goods stores.</p>	<p>Comments are noted. The vision for Peckham is to complement and improve the town centre.</p> <p>Some sites have been identified as having the potential to accommodate taller buildings. Where this is the case, the sites have distinctive visions, possible uses, indicative capacities and design and accessibility guidance (where applicable). Therefore each of these sites is dealt with on a site by site basis/case by case basis.</p> <p>Tall buildings will be assessed against policy DM12 (Tall buildings).</p>
<p>Many comments state that low rise homes would achieve more housing density than tall buildings and that Peckham area should remain low density, and low rise where the need for tall buildings be assessed and other building types that can accommodate a mix of uses and the desired density should be developed.</p>	<p>Comments are accepted. The proposed vision for Peckham is to provide as many homes as possible while respecting the local character of the area. There may be opportunities for taller buildings on key development sites in appropriate locations.</p> <p>The intention is to maximise density</p>

	<p>without compromising the context of the area. Policy DM13 (Efficient use of land) would see that development would be acceptable where the site's development potential was underutilised.</p>
<p>Representation suggests the vision should encourage a mix of small businesses, independent businesses, markets, cultural and arts spaces and discourage large retail chains in order to maintain the local independent businesses.</p> <p>Representation concerned that the vision does not recognise the majority of small-scale businesses serving communities whose needs which are not met in other areas. That small and independent businesses of the kind found in Peckham could be threatened by large-scale development and a different retail model, as could the area's burgeoning cultural and creative industries.</p> <p>The scale of any development should not swamp the existing exciting, creative, cultural and economic developments which have been growing organically over recent years and have created the vibrant town centre which we already have.</p>	<p>The proposed vision for Peckham does encourage a range of commercial uses both large and small. This may include larger retail chains which would attract footfall in the town centre and contribute towards the area's vitality.</p> <p>While the vision would see an increase in larger shops, there is equal emphasis on providing for a range including small shops, entertainment, cultural and leisure spaces alongside new employment space for small and medium enterprises.</p> <p>Overall the proposed vision seeks to complement the existing fabric of the Peckham town centre rather than replacing what is already there.</p>
<p>One representation cautions against too much new housing in an already largely built up area.</p> <p>Representation suggests that spaces which are currently car parks could potentially be used to build affordable homes.</p>	<p>The proposed vision seeks to provide as many homes as possible while respecting the local character of the area.</p> <p>The council seeks to maximise affordable housing on all sites in accordance with DM1 policy within the New Southwark Plan.</p>
<p>One representation suggests the historic and architectural heritage and green spaces in Peckham should be protected.</p> <p>Existing open spaces should be improved as currently the majority is considered "below average quality" in the Southwark Open Space Strategy.</p>	<p>Comments accepted. The proposed vision for Peckham seeks to 'increase or improve the quality of local open spaces and squares to meet the needs of the growing population and provide new opportunities for recreation and leisure.</p>

<p>The recent upgrading of shops and restaurants in this area indicates the potential for business development. There should also be refurbishment, regular maintenance of mix of mainly Victorian and 1930's buildings.</p>	<p>The heritage of the area has played an important role in formulating a vision for Peckham. As such, it is proposed that development in Peckham should aim to reveal and enhance Peckham's underlying historic townscape.</p>
<p>One representation suggests the vision fails to adequately describe the strong local character and distinctiveness of the area.</p>	<p>The description of local character and distinctiveness of the area to be retained or enhanced has been strengthened.</p>
<p>One representation suggest light industrial and small scale manufacturing is integral part of Peckham's town centre and these uses should be supported.</p>	<p>Different areas and sites in Peckham will be able to accommodate different uses. The site allocations in Peckham seek to ensure these uses are protected.</p>
<p>One representation suggest the use of materials that are safer and cleaner should be supported when refurbishing infrastructure and local facilities ie, pavements that repel grease, chewing gum etc.</p>	<p>Material choices for the redevelopment and refurbishment of Peckham, while important, do not come into the higher level proposed vision for the area.</p>
<p>One representation suggests the redevelopment of Peckham Rye station and surrounding areas should have a policy which aims to promote the improvement and development of the area.</p>	<p>Comments accepted and supported. As part of the proposed vision development in Peckham should seek to increase or improve the quality of local open spaces and squares, particularly Peckham Rye, Peckham Square and Peckham Rye Station Square to meet the needs of the growing population and provide new opportunities for recreation and leisure.</p>
<p>One representation suggests the area in the south of the town centre, between Dewar Street and Nigel Road, would be revitalised by making the road on the east of the large island two-way. - through pedestrianisation of the road on the west of this island and the better use of the space occupied by the island as part of the shopping environment.</p>	<p>Comments acknowledged, these comments while important do not fall under the higher level vision for Peckham.</p>
<p>One representation objects to a tall building on the Aylesham centre site as this will spoil the view and may in turn</p>	<p>Redevelopment of the site could include taller buildings subject to consideration of impacts on existing</p>

<p>reduce the draw of people to area and less footfall for local businesses.</p>	<p>character, heritage and detailed townscape analysis. Part of this redevelopment or refurbishment of the site should introduce active frontages throughout the site.</p>
<p>One representation highlights that the vision refers to the Rye Lane Peckham conservation area and the value of heritage. The 'protection' includes allowing 'some taller buildings and more intense development', with taller buildings of up to 20 storeys being permitted. This is totally out of keeping with existing buildings in the area and would change the local character.</p>	<p>Redevelopment in Peckham could include taller buildings, subject to consideration of impacts on existing character, heritage and detailed townscape analysis. Within the setting of Rye Lane Peckham and Peckham Hill Street conservation areas any taller development would have to be set back from the Rye Lane shopping frontage. Careful consideration would also need to be given to the neighbouring residential areas and important local heritage buildings.</p>
<p>One representation suggests Peckham's Art Deco Quarter which is a cluster of buildings around and near the station and Rye Lane is an important part of the character of the town centre area need preservation.</p>	<p>The Art Deco quarter is within a Conservation area which provides a level of protection for these buildings.</p>
<p>One representation suggests that the Peckham Coal Line idea should be proposed between Queens Road Peckham and Rye Lane. It would help tie the community together.</p>	<p>The proposed area vision supports the development of the Low Line and the Coal Line, new public realm corridors adjacent to historic railway arches, with lively accessible spaces for creativity, new jobs and retail.</p>
<p>Copeland Park is proposed as a strong business community of creative and cultural businesses, located within Peckham town centre, just to the east of Rye Lane, with the rail lines to the north of the site, and extending to Copeland Road in the east.</p>	<p>Copeland Road Industrial Park has been assessed as a proposed site for future development. Any redevelopment must support the thriving small business, creative and cultural employment cluster by re-providing any employment floorspace lost to redevelopment.</p>
<p>One representation suggests the cinema and multi storey carpark are at the heart of Peckham's cultural life and some believe this building should be safeguarded to increase the reputation of Peckham and bringing in new businesses and investments.</p> <p>Peckham has a distinct character and the introduction of tall buildings may be inappropriate on this site.</p>	<p>The site has been identified as an area for comprehensive mixed-use redevelopment. Any redevelopment must provide a new arts hub to support the thriving small business, creative and cultural employment cluster in Camberwell and Peckham. At least 50% of any development floorspace must be provided as creative and cultural small business workspace</p>

<p>One representation suggests the railway arches surrounding Peckham Station (Eastern Arches, Dovedale Court and Blenheim Court) should continue to accommodate a mix of uses including light industrial, creative industry as well as drink/food establishments. The number of drink/food related users should be limited to e.g. 20% of units and be controlled via the alcohol licences. This would ensure a healthy and vibrant mix of uses is retained and support the lively economy in the centre of Peckham.</p>	<p>A wider mix of employment uses in railway arches is supported under policy DM 25 (Railway Arches) in the New Southwark Plan. This includes some town centre uses including food and drink establishments. Comments related to limiting the proportion of different kinds of employment uses will be addressed in relation to policy DM 27 (Town and Local Centres).</p>
<p>One representation states that the Peckham bus station, which is operationally functional, but offers a very poor urban realm in a key town centre location. There is a considerable opportunity to deliver a better facility that makes a more positive contribution to the town centre, whilst also potentially delivering a large amount of new housing; however this will require co-operation with neighbouring land owners to deliver a comprehensive re-development, and this co-operation has been lacking in the past. The area vision for Peckham should therefore emphasise this opportunity.</p>	<p>Peckham Bus garage is identified as part of the proposed NSP55 site with the Aylesham Centre. The proposal for this site reiterates this opportunity where redevelopment or refurbishment of the site should introduce active frontages throughout the site, and retain and enhance frontages to Rye Lane, taking Rye Lane Peckham conservation area into consideration. It should maximise opportunities to improve links across the site and connect to the existing road and public realm layout, while retaining bus station provision on the site.</p>
<p>One representation states that there is a slight dog-leg at the crossroads with Peckham High Street, Bellenden Road and Melon Road. Southwark traffic engineers are currently seeking permission from TfL to move the lights to include the Melon Road exit, as otherwise cyclists cannot cross the road. The plans are held up by this.</p>	<p>The proposed vision for the area is to enhance walking, cycling and improve public transport.</p>

### Rotherhithe Consultation Summary

<b>Summary</b>	<b>Council response</b>
<p>One representation suggests that in the core area [as designated in the Canada Water Area Action Plan] tall buildings would be acceptable but not further into Rotherhithe. 40 stories is too high.</p>	<p>The AAP highlights that tall buildings will be appropriate in important locations in the town centre, where they reinforce the character and function of the centre and help make the centre easy to understand and move around. The draft vision and site allocations are consistent with this. The vision states that there may be opportunities for taller buildings on key</p>

	development sites in appropriate locations; site allocations 61 and 62 (both inside the core area) highlight that comprehensive mixed-use redevelopment of these sites could include taller buildings subject to consideration of impacts on existing character, heritage and detailed townscape analysis. Development will complement and improve the historic character, including the docks.
One representation supports the ambitions for the strategic regeneration for Canada Water and the acknowledgement of higher education facilities as having a necessary use in the area.	The vision and site allocations highlight the strategic regeneration opportunities and the opportunities for education facilities.
One representation is concerned the existing residential area is being changed into a high density area: <ul style="list-style-type: none"> <li>Limited public transport capacity to support new development. Opportunities to improve public transport and pedestrian accessibility should be fully explored e.g. new pier.</li> <li>Car journeys remain essential to many residents (be it reduced mobility, families, cheap commute) - current plans to minimise car driving are not appropriate</li> <li>There is insufficient parking provision</li> </ul>	The council is involved in ongoing work with TfL on transport capacity. The vision has a strong focus on transport and accessibility improvements. Given highway capacity constraints and the negative impacts of increasing car use the need to minimise parking provision no change to policy is proposed.
One representation states that Rotherhithe seems barely to feature as an area in its own right – giving way to Canada Water, instead.	The draft vision gives increased consideration to issues across Rotherhithe as a whole. For example it recognises the need to complement and improve the historic character of the area, including the docks. However as plans for growth are focused around Canada Water this area receives most attention.
One representation strongly supports the aspiration to create a new Central London destination around the Canada Water basin; and strongly support the designation of Mulberry Business Park and Surrey Quays Leisure Centre (CWAAP24) as a site suitable for development. Canada Water is capable of delivering substantial new housing and jobs and targets should be	Mulberry Business Park is included as a site allocation.

bold.	
<p>One representation strongly supports the recognition of the further development opportunities within Canada Water. Opportunities to improve the public transport and pedestrian accessibility should be fully explored.</p>	<p>The council is involved in ongoing work with TfL on transport capacity. The preferred option vision for Rotherhithe has a strong focus on transport and accessibility improvements and includes references to improving public transport, walking and cycling links and a new river crossing to Canary Wharf. The site allocations also refer to improving cycle links.</p>
<p>One representation welcome the recognition of the importance of digital connectivity for business and home life, but note that Rotherhithe continues to suffer from very slow broadband speeds compared with the rest of London</p>	<p>The Rotherhithe area vision is a high level summary that draws on the more detailed information in the Canada Water Area Action Plan. This plan recognises that many parts of Rotherhithe do not have access to superfast broadband for historic reasons. The council is working with local residents, suppliers, developers and the GLA to explore ways of securing the investment required to upgrade the area. The need to upgrade broadband infrastructure has been identified in the council's Infrastructure Plan which is part of the evidence behind the community infrastructure levy (CIL) and it is a potential recipient of CIL funding.</p>
<p>One representation states that sustainable development is vital to London and Southwark because without it there is a real risk that our Borough's capability will be threatened as increasing environmental, social and economic pressures both exacerbate existing tensions and contribute to new ones, having an impact on everyone.</p>	<p>The preferred option vision has been developed in more detail and now addresses key environmental, social and economic pressures (e.g. transport and accessibility, heritage, local economy, public spaces) and plans for improvement in the Rotherhithe area.</p>
<p>One representation makes a recommendation for Council to consider the Rotherhithe Gas Holder site within the New Southwark Plan for higher value uses such as residential, retail and mixed use, to ensure flexibility in terms of its potential use, in order to fund the decommissioning and remediation of the site.</p> <p>The site currently does not provide any permanent employment opportunities at present and its current appearance does not make a positive contribution to the appearance of the area. A proposed site allocation should be designated as "white</p>	<p>The Rotherhithe Gasometer is included as a site allocation. Required uses are identified as residential and open space; extra care housing is identified as an acceptable use.</p>

<p>land” in the Southwark adopted Proposals Map. Zoning of the site as “white land” ensures that the site is not stymied from future development potential.</p>	
<p>TfL Borough Planning has been working closely with the council and British Land as the Canada Water Masterplan is developed. This proposes a significantly greater mix and quantum of development than the adopted CW AAP, so the PAVSA should obviously reflect this ambition. In terms of land requirements, TfL is likely to seek land for potential cycle hire expansion – strongly supported by the council - bus standing/stops to replace those currently at Tesco’s and possibly new/improved river piers. Significantly, the Mayor has recently indicated support for a new cycle/pedestrian crossing linking Rotherhithe and the Isle of Dogs, which will require land in Rotherhithe for the crossing itself, as well as potentially new and improved cycle and pedestrian links, particularly from the CW Masterplan area. TfL Planning has only recently started to look at the crossing in more detail, so again it is premature to identify specific sites in the draft PAVSA.</p> <p>TfL Planning, working closely with Southwark Transport team, is also about to commence a strategic study looking at future transport issues in Canada Water, particularly capacity. TfL Surface Growth Areas team is producing an Area Outcome Plan prior to the transport study to set the high level surface transport objectives and priorities for the CW area to feed into the process. These will essentially supersede the CWAAP transport study which is not fit for purpose, as it pre-dates the Masterplan and predicted very high levels of growth along the Jubilee line. The studies may propose ‘currently unknown’ interventions to address capacity problems, some of which may require land, so the PAVSA could acknowledge this important ‘work in progress’. The area vision for CW should also support a ‘sustainable’ future in terms of maximising walking and cycling in order to reduce pressure on the already-crowded public transport and road networks.</p>	<p>Comment noted. The Canada Water Masterplan is currently under development and its content is not yet agreed. The Canada Water Area Action Plan is the adopted plan for the area and therefore remains the key planning document.</p> <p>The council is involved in ongoing work with TfL on transport capacity. The preferred option vision for Rotherhithe has a strong focus on transport and accessibility improvements and includes references to improving public transport, walking and cycling links and a new river crossing to Canary Wharf. The site allocations also refer to improving cycle links.</p>

## Walworth Consultation Summary

Summary	Council response
<p>6 representations were received relating to the Walworth vision with the following suggestions:</p> <ul style="list-style-type: none"> <li>• Build on the strengths of the cultural and built heritage including independent retail and characterful arches and improving space for small businesses</li> <li>• Improve rich patchwork of green spaces and walking and cycling connections particularly east-west links across Walworth Road which causes severance between neighbourhoods</li> <li>• Recognise the changing role of the high street in relation to redevelopment of Elephant and Castle</li> <li>• Increase affordable housing and community facilities</li> <li>• Improve sense of identity for Walworth e.g. improve village centre as a civic hub and strengthen local centres linking communities together</li> <li>• Redevelop Walworth town hall and reprovision of library</li> <li>• Burgess Park should be referenced as an important protected open space</li> <li>• Aylesbury should be a more attractive and liveable place with mixed tenure mixed communities and more social housing and a community hub</li> <li>• Improve East Street market and reduce pawnbrokers, nail shops and betting shops</li> </ul>	<p>Feedback and support has been taken into account during the drafting of the preferred options vision for Walworth, specifically cultural heritage, green spaces, markets and high street. The council remains committed to the future of Walworth Town Hall which was damaged by fire, and is undertaking further investigations into the building. The Newington temporary library is available for use locally. The redevelopment of the Aylesbury estate is supported to provide new homes including affordable homes and community facilities.</p>
<p>Pullens Yards is an area of small business activity, its cluster of creative uses should be recognised for creative small businesses, affordable artists studio providers, non-commercial arts provision, designers and makers</p>	<p>The vision acknowledges the unique character of Pullens Yards and supports small independent businesses and creative industries.</p>
<p>Walworth should be recognised as a place not just Walworth Road – need to connect the different parts of the area together – West Walworth, East Walworth and Faraday – so that an overall sense of identity is created through its history as a village close to central London. The Neighbourhood Plan</p>	<p>Comments taken into account in the drafting of the vision, specifically improving connections across the Walworth area and extending further to communities either side of Walworth Road. The council has recently agreed the Walworth</p>

<p>for the Walworth Area will cover themes including preservation of its built heritage, a celebration of its cultural heritage and creating walking and cycling friendly links between its numerous green spaces and bringing its residents together to have a more unified sense of Walworth as a place.</p>	<p>neighbourhood area boundary and supports a neighbourhood plan vision for the area.</p>
<p>One representation requests that the following sites should be removed from the list of site allocations:</p> <ul style="list-style-type: none"> <li>•NSP129 – 204-260 Walworth Road</li> <li>•NSP131 – 277-329 Walworth Road</li> <li>•NSP64 – John Smith House (Nos 140 – 152 Walworth Road)</li> <li>•NSP122 - 118-176 Camberwell Road</li> <li>•NSP118 – Bishops House day nursery. This is a Grade II listed building which may be appropriate for sensitive refurbishment but certainly not for redevelopment.</li> </ul> <p>The Historic Area Appraisal and draft Conservation Area Appraisal demonstrates clearly the contribution which these sites make to the special character of the Walworth area.</p> <p>The redevelopment of sites that negatively impact the Walworth Road is supported. Identification of terraces as being potential development sites remains a concern.</p>	<p>The sites with historic buildings mentioned are not included in the preferred options site allocations document.</p> <ul style="list-style-type: none"> <li>•NSP129 – 204-260 Walworth Road- removed except for 260 Walworth Road (Morrisons) which has potential for redevelopment that protects and enhances the conservation area and viewing corridor.</li> <li>•NSP131 – 277-329 Walworth Road- not included as a site allocation in the preferred option NSP.</li> <li>•NSP64 – John Smith House (Nos 140 – 152 Walworth Road)- not included as a site allocation</li> <li>•NSP122 - 118-176 Camberwell Road – the amended site address 118-132 Camberwell Road (Iceland) is proposed as site allocation NSP30 in the preferred option NSP. The site is not within a conservation area and contains no significant buildings of historic merit.</li> <li>•NSP118 – Bishops House day nursery - not included as a site allocation in the preferred option NSP</li> </ul> <p>Any redevelopment proposals in the area would need to take into account the historic context of the site and the wider conservation area in accordance with adopted policies.</p>

## **4. Monitoring our Consultation**

### **4.1 Why we monitor our consultation**

Our statement of community involvement indicates that the success of consultation can be measured by the numbers and diversity of consultees and respondents. As a result we have tried to engage with as many different groups as possible.

We monitor our consultation at every stage so that we can see where we need to engage more with certain groups at the next stage of consultation.

### **4.2 How we monitor our consultation**

After each stage of consultation we will carry out a review of the consultation to see how we could improve the next stage of consultation. This includes reviewing the consultation against the requirements of our statement of community involvement.

Where possible we try to monitor event attendance and monitor attendees' age range, gender and ethnicity by including a monitoring form within our consultation questionnaires so that we can monitor the range of people from our communities that responded to the consultation. However, in many cases respondents do not provide this information.

#### **4.2.2 Options consultation monitoring**

At the Options stage we undertook a targeted consultation strategy to ensure that people from different protected groups (there are nine protected characteristics: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion and belief, sex and sexual orientation) had ample opportunities to learn about and engage with the Options document. All events were open to anyone to attend, with a focus on venues that were accessible to all. Events were held on weekdays, weekends and at different times of the day to facilitate participation.

The consultation methods used at Options stage are summarised in Appendix B. These included:

- Announcements at all Community Councils to let the community know that the New Southwark Plan is out for consultation
- Workshops with stakeholders
- Local stakeholder group meetings
- Public exhibitions and community conversations

Council officers engaged residents at over 20 events spread across the different areas of the borough, including at Community Councils, tenants events, and a series of dedicated workshops. The events are listed below (further details are provided in Appendix B):

- Walworth Society
- Camberwell Community Council
- Peckham and Nunhead Community Council
- Tenants conference
- Southwark Living Streets Workshop
- Camberwell NSP Workshop

- Borough and Bankside NSP Workshop
- Forum for Equalities and Human Rights
- Council Assembly
- Southwark Planning Network
- Future Steering Board
- Dulwich and Herne Hill consultation workshop
- Peckham and Nunhead consultation workshop
- Tenant's Council
- Canada Water and Bermondsey consultation workshop
- Elephant and Castle / Walworth consultation workshop
- London Bridge consultation workshop
- Wells Way Triangle
- Southwark Planning Network (Housing Special)
- SE5 Forum
- Camberwell East Area Housing Forum
- Walworth East Area Housing Forum

We received a total of 329 responses at the Options stage of consultation. This included responses from the following diverse range of local groups/organisations, statutory consultees, infrastructure providers and developers/property interests as listed below:

#### **Local groups/organisations**

- Future Steering Board Members
- We Are The Public Office
- Grangeward.org
- Bede House Association
- Diocese of Southwark
- King's College London
- Southwark Green Party
- Bermondsey Street Area Partnership
- Friends of Burgess Park
- Better Bankside
- Elephant Amenity Network
- Friends of Nursery Row Car Park
- Friends of Southwark Park
- Southwark Travellers Action Group
- Penarth Centre
- Latin Elephant
- Friends of Nursery Row Park
- Columbia Point Society
- Guy's and St Thomas' NHS Foundation Trust
- Peabody
- Peckham Planning Network
- Peckham Society
- Tabard North Tenants and Residents Association
- London Gypsy and Traveller Unit
- South Bank Employers Group
- SE5 Forum
- Southwark Cyclists
- Southwark Liberal Democrats
- Southwark Residents Say No
- Shad Thames Area Management Partnership
- London Taxi Drivers Association
- Team London Bridge
- Transition Town Peckham
- What If Projects
- United Saviour's Charity
- Walworth Society
- Camberwell Society
- Friends of Peckham Rye Park
- Public Health team (Southwark)
- Peckham Coal Line
- Jam Factory Residents Association
- Bermondsey Village Action Group
- Southwark Living Streets
- Guy's and St Thomas' Charity
- East Walworth Forum
- Intergenerational Foundation
- Friday Social Group (at Southwark Disablement Association)

**Statutory consultees**

- Natural England
- English Heritage
- Environment Agency
- Corporation of London
- Mayor of London

**Infrastructure providers**

- Mobile Operators Association
- Port of London Authority
- Sustrans
- Network Rail
- National Grid
- Sport England
- Thames Water
- Theatres Trust
- British Signage Association
- TfL Taxi and Private Vehicle Hire

**Developers/property interests**

- Grosvenor
- Home Builders Federation
- Folgate Estates Limited
- CBRE Lionbrook (and Southwark Charities)
- CGIS Bridgehouse Limited
- Black Pearl Limited
- Taylor Wimpey Central London
- Dulwich Estate
- Berkley Group
- Spot Property Co.
- TfL Commercial Development (TfL Property)
- Great Portland Estates

- Bidwells
- British Land
- Development Securities PLC
- DV4 Properties Park Street Co. (Delancy)
- Goldcrest
- Kennedy Wilson Europe
- Land Securities
- LaSelle Investment Management
- Lend Lease
- Linden Homes
- London Square Developments Ltd
- Londonewcastle
- MacDonalds
- NHS London HUDU
  
- WM Morrisons Supermarkets Plc
- Jerwood Space
- Planning Potential
- Pocket Living
- Threadneedle Property Investments
- Scotia Gas Works
- Southwark Studios
- Kentucky Fried Chicken
- Everlasting Arms Ministeries
- Chris Thomas Ltd.
- DV4 Eadon Co. Ltd. And Elephant and Castle (BVI) Co. Ltd. (Delancy)
- Outdoor Media Centre
- Millais Management Ltd
- GL Hearn
- L&Q

## **6. Appendices**

### **APPENDIX A: Prescribed bodies and our neighbouring boroughs**

Section 110 of the Localism Act requires ongoing co-operation between local authorities and a range of prescribed bodies. It requires the body required to carry out the duty to engage constructively, actively and on an ongoing basis.

This requirement is known as “The Duty to Co-operate”.

The prescribed bodies are defined in section 4 of the Town and Country Planning (Local Planning)(England) Regulations 2012 and are:

- Environment Agency
- English Heritage
- Natural England
- Mayor of London
- Transport for London
- Highway Authority
- Civil Aviation Authority
- The Office of Rail Regulation
- Homes and Communities Agency
- Primary Care Trusts
- Maritime Management Organisation
- Local Enterprise Partnerships (LEPs)

The Localism Act and subsequent requirements of the duty to co-operate also require boroughs to engage and work with their neighbouring boroughs.

Our neighbouring boroughs are:

- Lewisham
- Lambeth
- Croydon
- Tower Hamlets
- Westminster
- The City
- Bromley

## Appendix B: Consultation on the New Southwark Plan Options Version

**Table B1:** Minimum consultation as required by our Statement of Community Involvement

Method of Consultation	Consultee	Date
Display the New Southwark Plan and accompanying documents on the council's website	All	31 October 2014
Mail out to all the prescribed bodies on the planning policy mailing database	All on consultees defined as statutory consultees in the SCI and all the prescribed bodies and neighbouring boroughs referred to in the Duty to co-operate (see list in Appendix B)	W/c 3 Nov 2014
Display the New Southwark Plan and its supporting documents at all our libraries and one stop shops	All	W/c 3 Nov 2014
Place a press notice in the local newspaper (Southwark News) to advertise the start of the consultation period	All	W/c 3 Nov 2014

**Table B2:** Additional consultation

Method of Consultation	Consultee	Date	Comments
Mail-out to all non-statutory consultees on planning policy database. This will set out the timescale for consultation and how people can comment on the New Southwark Plan. The letter will also invite local groups to contact us if they would like us to attend their community meeting to discuss the New Southwark Plan.	All on planning policy consultee database (see list in Appendix C)	W/c 3 Nov 2014	
Announcement at all Community Councils to let the community know that the New Southwark Plan is out for consultation.	All who attend the community council.	We are looking to attend the following dates but these are yet to be confirmed so please check the website or with the planning policy team for the final agendas.  Bermondsey and Rotherhithe Saturday 29 November 2014 1pm	The meeting agendas can be found at: <a href="http://moderngov.southwark.gov.uk/mgListCommittees.aspx?bcr=1">http://moderngov.southwark.gov.uk/mgListCommittees.aspx?bcr=1</a>

		<p>Borough, Bankside and Walworth Saturday 29 November 2014 1pm</p> <p>Camberwell Saturday 15 November 2014</p> <p>Dulwich Wednesday 3 December 2014</p> <p>Peckham and Nunhead Monday 10 November 2014</p>	
Attend Planning Committee	All who attend planning committee	Date TBC	The meeting agendas can be found at: <a href="http://moderngov.southwark.gov.uk/mgCommitteeDetails.aspx?ID=119">http://moderngov.southwark.gov.uk/mgCommitteeDetails.aspx?ID=119</a>
Workshops with stakeholders	All	Venues and dates to be confirmed	For full details see Appendix D.
Local stakeholder group meetings	Members of individual groups and organisations	Throughout the consultation period	Where invited we will attend community meetings to discuss the New Southwark Plan. For full details see Appendix D
Public exhibitions and community conversations	All	Venues and dates to be confirmed	For full details see Appendix D.
Discussions with our neighbouring boroughs and where appropriate the prescribed bodies.	All prescribed bodies and neighbouring boroughs. (see list in Appendix A)	Throughout the consultation period	The National Planning Policy Framework has introduced the Duty to Co-operate. We sent our neighbouring boroughs and prescribed bodies a copy of the New Southwark Plan for comment and met with them to discuss the document further where required.

## Appendix B: Details of consultation events/workshops

No.	Name of exercise / group	Date / Location	Summary of event
1	Walworth Society	06/11/2014: 19:00 – 20:00	<ul style="list-style-type: none"> <li>Presented the NSP to the group, with particular attention to strategic transport projects and plan policies relating to open space.</li> <li>A workshop then took place to discuss the potential implications of the policy proposals in detail.</li> </ul>
2	Camberwell Community Council	15/11/2014	<ul style="list-style-type: none"> <li>Gave a 10 minute presentation on the NSP, its purpose, how it relates to Camberwell, the status of the SPD and how to get involved in the consultation.</li> <li>A workshop then took place that gave participants the opportunity to voice any issues in the neighbourhood and how the NSP policies could affect said issues.</li> <li>Feedback forms were distributed.</li> </ul>
3	Peckham and Nunhead Community Council	10/11/2014: 19:00 – 22:00. Harris Academy, Peckham	<ul style="list-style-type: none"> <li>Gave a 10 minute presentation that covered the NSP, why it's important, how to comment on it, as well as explaining that the team would be running a workshop for Peckham and Nunhead in the new year.</li> </ul>
4	Tenants conference	08/11/2014: 9:30 – 12:00. Salvation Army College, Camberwell	<ul style="list-style-type: none"> <li>Held a stall in the foyer of the building, offering copies of the NSP and leaflets on the NSP and Cycling Strategy.</li> <li>Email addresses were collected of those who were interested in attending workshops.</li> </ul>
5	Southwark Living Streets Workshop	20/11/2014: 19:00 – 20:30	<ul style="list-style-type: none"> <li>Gave a presentation to the group about the NSP, providing particular attention to strategic transport projects and plan policies relations to open space.</li> <li>A workshop then took place which discussed the potential implications of the policy proposals in detail.</li> </ul>
6	Camberwell NSP Workshop	24/11/2014: 18:30 – 20:30. Camberwell Leisure Centre	<ul style="list-style-type: none"> <li>Coordinated a workshop which was split into two tables.</li> <li>The first table discussed Peckham and the implications of the NSP on PNAAP.</li> <li>The second table focused on transport improvements, particularly cycling and bus transport on key routes such as Walworth Road.</li> </ul>
7	Borough and Bankside NSP Workshop	6/12/2014: Better Bankside	<ul style="list-style-type: none"> <li>Better Bankside Workshop</li> </ul>
8	Forum for Equalities and Human Rights	10/12/2014: St Peter's Crypt	<ul style="list-style-type: none"> <li>This was a regular scheduled meeting for the Council's equalities</li> </ul>

			<ul style="list-style-type: none"> <li>group.</li> <li>Presentations on the NSP and Housing Strategy.</li> </ul>
9	Council Assembly	18:00 – 19:00. Harris Academy, Peckham	<ul style="list-style-type: none"> <li>Officers were available for an hour before the meeting for people to talk to them about the NSP.</li> </ul>
10	Southwark Planning Network	19:00 – 22:00. Bussey Building, Peckham	<ul style="list-style-type: none"> <li>Officers went through the NSP and took question from attendees.</li> </ul>
11	Future Steering Board	Buller Close Community Centre	<ul style="list-style-type: none"> <li>This workshop was attended by representatives from the Tenant's Council.</li> <li>Attendees expressed concern that the council's proposed policies regarding protection of amenity space were inadequate</li> <li>Residents were interested in how estates which have unique value can be protected – the example provided was the Brandon Estate.</li> </ul>
12	Dulwich and Herne Hill consultation workshop	19/01/2015: 18:30 – 20:30. Dulwich Picture Gallery	<ul style="list-style-type: none"> <li>Provided an overview of the plan and the consultation process.</li> <li>This was followed by a discussion of the concerns of attendees.</li> <li>Some of the attendees thought that communication of the event had been insufficient so the Council emailed all attendees the following day to reiterate that council officers would be happy to attend any further scheduled meetings to discuss the plan in more detail.</li> </ul>
13	Peckham and Nunhead consultation workshop	26/01/2015: 18:30 – 20:30. Peckham Platform, Peckham	<ul style="list-style-type: none"> <li>A 20-30 minute overview of the planning system in Southwark was presented.</li> <li>The Core Strategy, 2007 Southwark Plan and PNAAP were focused on.</li> <li>The NSP was explained, as well as how people can comment. Attendees were encouraged to submit responses.</li> <li>The group was then split into two groups, each having a more detailed discussion on some of the policies and topics.</li> </ul>
14	Tenant's Council	26/01/2015: 19:00 – 21:00. Town Hall.	<ul style="list-style-type: none"> <li>Cllr Williams and officers introduced the NSP and outlined the consultation process.</li> <li>The attendees were asked to consider the key questions in the report and advise whether they would like to invite planning policy officers to their area forums.</li> </ul>
15	Canada Water and Bermondsey consultation workshop	2/2/2015: Alfred Salter School	<ul style="list-style-type: none"> <li>Planning officers coordinated discussion with attendees on housing, transport, town centres and the consultation process.</li> </ul>

16	Elephant and Castle / Walworth consultation workshop	St Peter's Crypt	<ul style="list-style-type: none"> <li>Officers coordinated discussions around the NSP.</li> </ul>
17	London Bridge consultation workshop	160 Tooley Street	<ul style="list-style-type: none"> <li>Officers coordinated discussions around the NSP.</li> </ul>
18	Wells Way Triangle	17/2/2015: Trinity Centre, Coleman Road	<ul style="list-style-type: none"> <li>An overview of the NSP was provided.</li> </ul>
19	Southwark Planning Network (Housing Special)	Crossways United Reform Church	<ul style="list-style-type: none"> <li>Officers presented each of the NSP housing policies and explained the difference between the 11k homes strategy and the NSP.</li> <li>Attendees were given the chance to ask questions.</li> </ul>
20	SE5 Forum		<ul style="list-style-type: none"> <li>A series of points were discussed between Neil Kirby and the SE5 Forum about the NSP.</li> </ul>
21	Camberwell East Area Housing Forum		<ul style="list-style-type: none"> <li>A series of points relating to the NSP were discussed by Sarah Parsons and the Camberwell East Area Housing Forum.</li> </ul>
22	Walworth East Area Housing Forum		<ul style="list-style-type: none"> <li>Jack Ricketts provided details of the NSP.</li> </ul>

## **APPENDIX C: Consultation materials**

### **Email sent 04 November 2016**

Dear Sir/Madam

We are currently preparing a new local development plan for Southwark called the New Southwark Plan. Last year we consulted on proposed area visions alongside potential development sites.

We have taken all comments that were submitted during this consultation into account and we are currently preparing a preferred option for a 12 week consultation commencing in early 2017.

The preferred option consultation will set out proposed development requirements for key potential development sites alongside the development strategy for Southwark's distinct areas. We welcome any further comments relating to area visions or potential development sites submitted before 1 December 2016 which will be taken into account in the drafting of the preferred option consultation document.

The proposed area visions will cover development aspirations relating to the following themes:

- Character
- Heritage
- Transport and accessibility
- The local economy
- Public spaces and buildings
- Growth opportunities
- Sub-areas with unique character

Proposed site allocations will set out development requirements for key potential development. For example, a proposed site allocation may be required to provide new public open space as part of any future redevelopment.

Please submit any comments you would like to be considered prior to the preferred option consultation by email to [planningpolicy@southwark.gov.uk](mailto:planningpolicy@southwark.gov.uk).

Kind regards,

Planning Policy Team

Southwark Council

[planningpolicy@southwark.gov.uk](mailto:planningpolicy@southwark.gov.uk)

0207 525 5471

Mail out letter



Address

**Planning Policy**

Direct line: 020 7525 5471

Email: [planningpolicy@southwark.gov.uk](mailto:planningpolicy@southwark.gov.uk)

16 January 2017

Sir / Madame,

1. **NEW SOUTHWARK CONSULTATION**
2. **PECKHAM AND NUNHEAD AREA ACTION PLAN**
3. **OLD KENT ROAD AREA ACTION PLAN CONSULTATION**
4. **CANADA WATER AREA ACTION PLAN**
5. **COMMUNITY INFRASTRUCTURE LEVY**
6. **CAMBERWELL VISION**

I am writing to notify you on the progress of several key planning policy documents that are being taken forward by the Council.

**1. NEW SOUTHWARK PLAN CONSULTATION**

The New Southwark Plan will provide the overarching development strategy for Southwark. It will set out a vision for the borough and for the individual neighbourhoods within the borough. It will set out how we will meet local needs for more high quality housing, employment opportunities and attractive, safe and sustainable environments. It will also set out planning policies that will be used to make decisions on planning applications.

We are consulting on the New Southwark Plan Issues paper from 31<sup>st</sup> October 2014 to 6<sup>th</sup> March 2015. This is an informal consultation to gain an early understanding of the views of local residents, community groups, businesses and other stakeholders into the main challenges and solutions for the future sustainable development of the borough.

Throughout this period we will be attending a number of workshops and events across the borough. Our first consultation workshop will be at

Camberwell Leisure Centre on 24<sup>th</sup> November from 18:30 to 20:30. This will be followed by an event at Bankside Community Space on 6<sup>th</sup> December from 10:00 to 12:00. We will shortly be announcing further consultation around the borough.

You can find out more information about the New Southwark Plan on our web pages including information on our consultation events and how to share your views. We will continuously update this web page with information on consultation events and any other important information.

[www.southwark.gov.uk/newsouthwarkplan](http://www.southwark.gov.uk/newsouthwarkplan)

## **2. PECKHAM AND NUNHEAD AREA ACTION PLAN**

We have nearly completed the preparation of an area action plan (AAP) for Peckham and Nunhead. The AAP will form part of Southwark's development plan and will be used to make decisions on individual planning applications. The area covered by the AAP is broadly the same as the area covered by the Peckham and Nunhead Community Council.

The AAP sets out a detailed vision for Peckham and Nunhead and provides policies to make sure that over the next ten to fifteen years we get the type of development we need to deliver this vision. The AAP sets out planning policies on issues such as housing and transport, as well as detailed policies appropriate to individual character areas within the plan area.

Following public consultation an independent Planning Inspector considered the AAP and recommended some changes. We have accepted the recommended changes and we now fully expect to adopt the AAP in November.

You can find more information about the AAP on our website:

[www.southwark.gov.uk/futurepeckham](http://www.southwark.gov.uk/futurepeckham)

## **3. OLD KENT ROAD AREA ACTION PLAN**

Together with the Mayor of London we are preparing a new plan for the Old Kent Road and surrounding area. The plan will guide and manage new development and growth over the next 15 years. It will provide a vision and objectives for the area supported by detailed planning policies on issues such as:

- Growth in jobs and businesses
- Locations for housing, including new council homes
- New shopping and town centre facilities
- The design and heights of buildings and spaces
- Improvements for pedestrians and cyclists, including new links and making existing routes safer
- Public transport improvements

- The infrastructure that will be needed to support growth such as schools, open space and public realm, health and other community facilities

The plan will be an area action plan (AAP) and it will be used to make decisions on planning applications.

The AAP will be prepared in stages. We will consult on issues and options over late 2014 and early 2015 and then consult on a preferred options report in autumn 2015.

Details of consultation events for the new plan will be published shortly on the website: <http://www.southwark.gov.uk/oldkentrodaap>

#### **4. REVISED CANADA WATER AREA ACTION PLAN**

The Canada Water Area Action Plan (AAP) is a plan to regenerate the area around Canada Water. Looking forward to 2026, it sets out a vision which describes the kind of place that Canada Water will become and a strategy for implementing the vision. We have been reviewing parts of the AAP to put in place a planning framework for the Harmsworth Quays printworks, following the decision of the Daily Mail group to move its printing operations to Essex.

We submitted the Revised Canada Water AAP to the Secretary of State for public examination in May 2014. The examiner has now issued an interim findings report in which he has asked for some additional evidence.

You can find more information about the Revised Canada Water AAP and see the interim findings report on our website: <http://www.southwark.gov.uk/canadawateraap>

#### **5. COMMUNITY INFRASTRUCTURE LEVY**

The Community Infrastructure Levy (CIL) is a new charge which allows us to raise funds from new developments in our area to help pay for the infrastructure that is needed to support growth. To adopt a local CIL we have to prepare a CIL charging schedule which specifies how much different types of development must pay the Council. It is important that the charges which are set are affordable to developers and do not reduce investment in the borough.

We submitted our Revised Draft CIL Charging Schedule to the Planning Inspectorate for a public examination in April 2014. Following the examination the examiner issued an interim findings report. We are now undertaking further research to support the Revised Draft CIL Charging Schedule. We will also consider whether any amendments to the Revised Draft CIL Charging Schedule are required in order to address the examiner's concerns. We plan

to publish additional evidence and any changes to the Revised Draft CIL Charging Schedule for a further period of consultation in November 2014.

You can find more information about the CIL on our website:

[http://www.southwark.gov.uk/info/856/planning\\_policy/2696/community\\_infrastructure\\_levy](http://www.southwark.gov.uk/info/856/planning_policy/2696/community_infrastructure_levy)

## **6. CAMBERWELL VISION**

The improvement of Camberwell has long been a priority for the Council. From January to April 2013 the Council consulted on a Vision and Issues paper for Camberwell and later a Sustainability Appraisal Scoping Report. Based on a thorough review of the issues raised in the consultation responses the Council has come to the view that a Supplementary Planning Document (SPD) is not the most suitable form of planning policy guidance through which to achieve the Council's vision. Local aspirations can be more effectively addressed through borough-wide planning documents and other Council documents, initiatives and projects. In particular the New Southwark Plan sets out an updated vision for Camberwell and will provide many policies to address the needs of those living and working in Camberwell. Unlike a SPD, the New Southwark Plan can set new policy, which is required to address many of the issues raised through consultation. Our new approach has been agreed by the Cabinet Member for Regeneration, Planning and Transport.

For all of these documents please contact the planning policy team for further information on:

0207 525 4530  
planning.policy@southwark.gov.uk

As part of our forthcoming consultations, we will be happy to attend your community meetings, so please get in contact with us.

Yours faithfully



Juliet Seymour  
Planning Policy Manager

## **Reminder Email-Letter on NSP consultation**

### **Subject: New Southwark Plan Consultation Reminder**

This is a reminder that the consultation on the New Southwark Plan Options Paper will close on Friday 6 March. This is an informal consultation to gain an early understanding of the views of local residents, community groups, businesses and other stakeholders into the main challenges and solutions for the future sustainable development of the borough.

The New Southwark Plan will provide the overarching development strategy for Southwark. It will set out a vision for the borough and for the individual neighbourhoods within the borough. It will set out how we will meet local needs for more high quality housing, employment opportunities and attractive, safe and sustainable environments. It will also set out planning policies that will be used to make decisions on planning applications.

You can find out more information about the New Southwark Plan on our web pages.

[www.southwark.gov.uk/newsouthwarkplan](http://www.southwark.gov.uk/newsouthwarkplan)

Please ensure you submit any comments by the 6 March deadline. The council will consult on a preferred option in the autumn of 2015.

We have recently launched an interactive map which allows stakeholders to comment on the potential proposal sites identified in the New Southwark Plan Options Paper. These are the sites identified in Figure 3. If you have any views on the type of development these sites could accommodate, or if you wish to nominate further potential proposal sites, please leave comments on the map.

<http://southwark.communitymaps.org.uk/#/welcome>

The map also identifies all council estates, as shown in Figure 1 in the New Southwark Plan Options Paper. The council would like to hear any views about whether these sites could provide opportunities to achieve the council's commitment to build 11,000 new council homes.

Please provide your comments on the interactive map by Monday 6 April.

If you do not wish to receive emails regarding Southwark's planning policy please reply 'unsubscribe'.

Kind regards,

Philip Waters  
Planning Policy Officer  
5th Floor, Hub 4  
Southwark Council  
PO Box 64529, London SE1P 5LX  
Address for visitors: 160 Tooley Street, London SE1 2QH  
Tel: 020 7525 0146  
[www.southwark.gov.uk](http://www.southwark.gov.uk)

## NSP Issues Consultation Press Notice

### NOTICE OF CONSULTATION ON THE NEW SOUTHWARK PLAN ISSUES PAPER

#### CONSULTATION ON THE NEW SOUTHWARK PLAN ISSUES PAPER

The New Southwark Plan will provide the overarching planning framework for the borough. It will cover topics including how much and what type of new housing should be provided and where it should be located. It will also cover how much space is needed for employment and of what type, where community facilities and social infrastructure should be provided, which open spaces we should continue to protect, what environmental and design standards should be applied to development and what strategic transport improvements will be supported.

It will replace the adopted Core Strategy (2011) and the saved policies of the Southwark Plan (2007) and it will form the development plan for Southwark alongside the London Plan and any area action plans. The New Southwark Plan Issues paper sets out an emerging development and regeneration strategy for Southwark alongside suggested planning policies which could address key development challenges and issues over the coming years. The Council will consult on the Issues paper to allow residents, businesses and other organisations to shape the revised strategy and policies from the very outset. From autumn 2015 the Council will formally consult on proposed policies for the New Southwark Plan.

The New Southwark Plan Issues paper is available for formal public consultation from **Friday 29th October 2014**.

#### How to comment

If you would like to make comments on New Southwark Plan Issues paper, you can do so by filling in a consultation questionnaire or writing a letter and sending it by freepost to **Planning policy, Chief Executive's Department, FREEPOST SE1919/14, London, SE1P 5LX** or by e-mail to [planningpolicy@southwark.gov.uk](mailto:planningpolicy@southwark.gov.uk)

If you provide comments the council will keep you updated on the progress of the New Southwark Plan and let you know in advance of further consultation.

#### Deadline for submitting comments

##### Web link

<http://www.southwark.gov.uk/download/download-plan-options-version-consultation-questions>

All representations must be submitted to the council by 5pm on Friday 6th March 2015.

#### Where to view the documents and get copies of representations forms

The New Southwark Plan Issues paper and New Southwark Plan Issues Questionnaire is available on the Council's website at [www.southwark.gov.uk/newsouthwarkplan](http://www.southwark.gov.uk/newsouthwarkplan) and it is available in hard copy to view at the locations listed below.

You can request copies of these documents from the planning policy team on 020 7525 5471 (between 9am-5pm, Monday-Friday) or email [planningpolicy@southwark.gov.uk](mailto:planningpolicy@southwark.gov.uk).

#### Southwark Council: 160 Tooley Street, London, SE1 2QH Libraries (Opening times listed individually below):

- **Blue Anchor Library:** Market Place, Southwark Park Road, SE16 3UQ  
(Monday; Tuesday & Thursday 09:00 – 19:00, Friday 10:00 – 18:00, Saturday 09:00 – 17:00)
- **Brandon Library:** Maddock Way, Cooks Road, SE17 3NH  
(Monday, Tuesday & Thursday 14:00 – 17:00, Friday 10:00 – 15:00, Saturday 10:00 – 17:00)
- **Camberwell Library:** 17-21 Camberwell Church Street, SE5 8TR  
(Monday, Tuesday & Thursday 9:00 – 20:00, Friday 10:00 – 18:00, Saturday 09:00 – 17:00)
- **Canada Water Library:** 21 Surrey Quays Road, SE16 7AR  
(Monday – Friday 09:00 – 20:00, Saturday 09:00 – 17:00, Sunday 12:00- 16:00)
- **Dulwich Library:** 368 Lordship Lane, SE22 8NB  
(Monday, Wednesday, Thursday & Friday 09:00 – 20:00, Tuesday 10:00 – 20:00, Saturday 09:00 – 17:00, Sunday 12:00 – 16:00)
- **East Street Library:** 168-170 Old Kent Road, SE1 5TY  
(Monday & Thursday 10:00 – 19:00, Tuesday 10:00 – 18:00, Saturday 10:00 – 17:00)
- **Grove Vale Library:** 25-27 Grove Vale, SE22 8EQ  
(Monday, Tuesday & Thursday 14:00 – 17:00, Friday 10:00 – 15:00, Saturday 10:00 – 17:00)
- **John Harvard Library:** 211 Borough High Street, SE1 1JA  
(Monday – Friday 09:00 – 19:00, Saturday 09:00 – 17:00)
- **Kingswood Library:** Seeley Drive, SE21 8QR  
(Monday – Friday 10:00 – 14:00, Tuesday & Friday 14:00 – 18:00, Saturday 13:00 17:00)
- **Newington Library:** 155-157 Walworth Road SE17 1RS  
(Monday, Tuesday & Friday 09:00 – 20:00, Wednesday & Thursday 10:00 – 20:00, Saturday 09:00 – 17:00, Sunday 12:00 – 14:00)
- **Nunhead Library:** Gordon Road, SE15 3RW  
(Monday, Tuesday & Thursday 14:00 – 19:00, Friday 10:00 – 18:00, Saturday 10:00 – 17:00)
- **Peckham Library:** 122 Peckham Hill Street, SE15 5JR  
(Monday, Tuesday, Thursday & Friday 09:00 – 20:00, Wednesday 10:00 – 20:00, Saturday 10:00 – 17:00, Sunday 12:00 – 16:00)

#### Area Housing Offices:

**Kingswood** - Seely Drive, Dulwich SE21 8QR  
(Monday, Wednesday and Friday, 9am to 5pm)  
**Camberwell** - Harris Street, London, SE5 7RX  
**Rotherhithe** - 153-159 Abbeyfield Road, Rotherhithe, SE16 2LS  
**Peckham One Stop Shop** - 122 Peckham Hill Street, London SE15 5JR  
(All open 9am- 5pm Monday - Friday)

#### My Southwark Service Points and One Stop Shop:

**Peckham One Stop Shop** - 122 Peckham Hill Street, London, SE15 5JR  
**Bermondsey** - My Southwark Service Point , 11 Market Place, The Blue, Bermondsey, SE16 3UQ  
(All open 9am- 5pm Monday - Friday)

## New Southwark Plan Consultation Workshop - Camberwell

The New Southwark Plan sets out how we will deliver further regeneration and wider improvements across Southwark. It sets out new visions for Southwark's different areas and updates borough-wide planning policies used to make decisions on planning applications.

<b>Name</b>	
<b>Address</b>	
<b>Email Address</b>	
<b>Organisation you represent (if applicable)</b>	

**Would you like to be kept informed about future changes to local planning policy?**

Yes

No

### Part 1: Meeting Camberwell's Housing Challenge

There is a shortage of housing in Southwark and London and we need to build more housing to meet the needs of people who want to live in Southwark. The New Southwark Plan will set out policies for how to ensure the delivery of the right new homes in the right new places across the borough. Our current housing target, set by the Mayor of London, is to build 2,005 new homes per year. However, the Mayor of London wants to raise our target to 2,736 homes per year. We currently build around 1,650 new homes per year.

To meet the Mayor's higher target we will need to consider allowing some development at higher densities, lowering our residential design standards or releasing land that is currently used by businesses or protected as open space. To support new homes we also need to fund new infrastructure and find new land to build it on.

We have set out on our potential development sites map some sites we think might be potential sites for development in the future, this could be for new homes, shops, businesses or other infrastructure such as schools or health facilities.

**Do you think we should aim to deliver the Mayor's higher housing target or should we set a lower, more achievable target?  
Are there any potential development sites which have not been identified in the New Southwark Plan Issues paper which you think may be suitable for building new homes?**

## **Part 2: High Quality Homes**

We believe that new homes should have excellent design, including making them accessible and safe, with good standards of play space and amenity space. We also require all new development to meet minimum space standards suitable for households of different sizes (See policy DM6 in the New Southwark Plan Issues paper).

We want to offer housing choice for people who want to live in Southwark. We are proposing that more family homes will be required in lower density parts of the borough. To support everyone to live as independently as possible, at least 10% of new homes should be suitable for wheelchair users or adaptable to meet the needs of people with other disabilities. New development should also provide homes to meet the needs of residents who may have additional needs, such as the elderly.

**What do you think are the most important aspects of a high quality home?  
What types of housing do we need to meet people's needs?**

### **Part 3: Affordable Homes**

Affordable homes are essential for many households in Southwark.

**Do you agree that we should require large developments to provide 35% of the homes as affordable homes?**

**Do you agree with our proposed target split between social rent and intermediate?**

**Should we accept affordable rent homes in exceptional circumstances?**

**What more could we do to provide affordable homes?**

## Bankside, London Bridge and Borough - New Southwark Plan Consultation Response

The New Southwark Plan sets out how we will deliver further regeneration and wider improvements across Southwark. It sets out new visions for Southwark's different areas and updates borough-wide planning policies used to make decisions on planning applications.

We are seeking the views of residents, local businesses and other stakeholders to help shape the development of the Plan. Please let us know what you think about the proposals in the New Southwark Plan Issues paper and what more we can do to build a better borough.

<b>Name</b>	
<b>Address</b>	
<b>Email Address</b>	
<b>Organisation you represent (if applicable)</b>	

**Would you like to be kept informed about future changes to local planning policy?**

Yes

No

### Part 1: A new vision for Bankside, London Bridge and Borough

The New Southwark Plan will set out a new vision for the future development of Bankside, and of London Bridge. The Issues paper starts off this process by proposing a brief vision which embraces the area's valued characteristics and what we understand to be key aspirations:

#### **Bankside**

*"Bankside is a central London location steeped in history, culture and innovation. The area attracts large numbers of tourists each year and is also a home for residents. It has had to balance this with pressures of large-scale development that has already taken place.*

*New development in Bankside will help provide a range of opportunities to bring forward new housing, business space for large offices and small and start-up businesses, shops, community and cultural facilities. This will be*

*delivered and integrated in a way that enhances the current dynamic mix of cultures, as well as the heritage of the area, the business community and the living space for the local residents. Securing better green spaces and green links through development will be a key priority, as well as improving routes for pedestrians and cyclists.”*

### **London Bridge**

*“London Bridge is part of Central London, and is a globally significant, historic and vibrant place of modern commerce, connectivity, enterprise and connectivity. It will continue to have excellent transport links, and attractions such as Borough Market, the Shard and Bermondsey Street will be enhanced with new cultural facilities and a wide range of high quality shops, restaurants and bars. Opportunities to increase business space in both large and small-scale flexible offices, will be maximised. Growth in the wider London Bridge, Borough and Bankside opportunity area will help create over 25,000 new jobs.*

*The transformation of the London Bridge area has delivered world-class developments that have helped raise the profile of Southwark and London as a whole, at the same time as greatly improving national and local transport links. This will deliver benefits with the realisation of development opportunities around Guy’s hospital and St Thomas Street. The use of the St Thomas Street rail arches as shops, bars and cafes will continue to make Southwark a more attractive destination. We will continue to work with Network Rail, Transport for London and major land-owners to ensure north and south pedestrian and cycle routes are improved.”*

**Do you agree with the visions for Bankside, London Bridge and Borough? How could the vision be improved?**

-

## **Part 2: New Southwark Plan Policies**

The New Southwark Plan will refresh our planning policies relating to homes, travel, town centres, employment space, urban design, heritage, infrastructure and the environment.

**What do you think about the policy suggestions in the New Southwark Plan? How could these be improved to support the development of Bankside, London Bridge and Borough further?**