



Application submitted for the revised Neighbourhood Area by the Old Bermondsey Village Neighbourhood Forum to the council during September 2017

See next page

OLD BERMONDSEY VILLAGE

OBF

NEIGHBOURHOOD FORUM

INFORMATION OFFICE 14 CRUCIFIX LANE LONDON SE1 3JW

Councillor Mark Williams
Southwark Council
PO Box 64529
London
SE1P 5LX

13 September 2017

Application for extension of the designated area

Dear Cllr Williams,

We submit this application for extension of the designated area.

- 1) The Name of the neighbourhood forum, adopted by general meeting on 18 February 2014, is the Old Bermondsey Village Neighbourhood Forum ('OBF').
- 2) Enclosed is the application form and appendices 1-8 including maps of the area, the OBF Constitution and consultations with residents and businesses in the proposed extended area.
- 3) Contact details:

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
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[REDACTED]
[REDACTED]
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[REDACTED]
[REDACTED]

4) Statement

OBF was recognised by the council in August 2015. The area had been created in a separate initiative of its own by the Council in October 2014. This area, designated by the Council as 'Area A', is much larger than the group had originally applied for, extending considerably further to the South, but it was truncated to the North.

The Forum has since held numerous meetings and established various working groups that have draft policies for inclusion in the Neighbourhood Plan. In the process of evolving policies it has become clear that the area designated by the Council does not optimise the planning process the Forum is engaged in and its boundaries do not reflect an area with coherence for neighbourhood planning purposes.

The reason is that the areas between Druid Street, Crucifix Lane, Snowfields and Newcomen Street to the South and Tooley Street to the North, that were included in the original application, fit better in character, urban grain and scale with the northern part of the area designated by the Council; they mainly consist of small independent businesses and residences with a high concentration of buildings of some historic or architectural interest.

The area to the South of the designated 'Area A' is comprised almost exclusively of estates. These give rise to important planning policy issues with which the Forum is keen to engage. However, despite holding meetings in the immediate areas of the estates in the southern part of our designated area it is proving difficult to get the level of engagement that we would wish for in order to give representative authority to neighbourhood plans relating specifically to this area.

Planning policy initiatives and formulation are therefore lagging in respect of the southern part of our area and are falling behind those focusing on the northern part - as originally applied for. Consequently the South threatens to hold up progress on the Neighbourhood Plan as a whole and it will be necessary for the Forum to consider a two-track progression of the plan in order to avoid delay to plans for the northern part.

Hence we want to create the more consistent and well-represented area shown in our new extended area application. At the same time the Forum will consider a division of its existing area into two more naturally coherent parts (North and South) to assist, at least in its own administrative approach to policy initiatives for each area.

By this means we expect to be able to achieve better representation generally and a more efficient gestation process for the Neighbourhood Plan.

Yours sincerely



Russell Gray
(OBF Coordinator)

Application form for a Neighbourhood Area

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

Name of Neighbourhood Forum: Old Bermondsey Village Neighbourhood Forum (OBVNF), now called Old Bermondsey Forum (OBF)

Chair of Neighbourhood Forum: Amy Carruthers

Contact details for Neighbourhood Forum: OBF
14 Crucifix Lane, London SE1 3JW
Phone: 02073780707
Email: Info@oldbermondseyforum.org

Question	Neighbourhood Forum Response	Council officer comment
How have you considered different routes to achieving your ambitions for your neighbourhood?	Approved Forum. This application is for extension of neighbourhood area boundary only.	
What are the opportunities and benefits of producing a Neighbourhood Plan for your area?	Representation for the residents of estates, various apartments and businesses within the extension area. They would have a better chance of voicing their concerns through a Neighbourhood Forum.	
Is there already a Neighbourhood Plan for this area?	No. In progress.	
How does this plan relate to boundaries of other neighbourhood areas?	The proposed boundary revision does not impact on other neighbourhood areas.	
What is the neighbourhood area to which the Neighbourhood Plan will relate? Map and text please.	See Appendix 2. Neighbourhood Plan is in progress.	

What are the alternative boundaries that you have considered and why did you chose the boundary proposed?	The extended area was excluded from our original application by the Council. The Council is familiar with the boundary issues that OBF faces.	
What are the physical characteristics, planning and any other reasons that you considered for choosing the boundary?	Please refer to the statement in the cover letter explaining the extension of the area.	
Have you consulted a range of local people, partners, businesses, community groups, residents, councillors and other stakeholders to assess levels of interest? What did they say? Where did they think the boundary should be? How did they relate to the proposed neighbourhood? How many did you consult? What were the demographics?	<p>Several approaches were taken to consult businesses and residents in the proposed extended area.</p> <p>Leaflet distribution / survey: A questionnaire leaflet (see Appendix 7) was distributed to 5000 households and businesses in the approved area and the extended area. We received 65 responses including comments from residents in the proposed extended area (See Appendix 8).</p> <p>The responses we received said they feel more part of the 'Bermondsey Street' community than the 'More London' type area on the other side of Tooley Street. The predominantly brick buildings, courtyards and alleyways resemble the eclectic character and scale of Bermondsey Street. The responses suggest that the boundary should include south of Tooley Street, namely Shand Street, Magdalen Street, Bursar Street, Fair Street, Lewes house and St Olaves estate. Currently there is no Neighbourhood Plan covering this area.</p>	

	<p>Interviews with businesses: We visited and conducted face to face consultations with businesses and residents in the proposed extended area (See Appendix 8). The feedback given was focused on the protection of local, smaller businesses and the shared character either side of the railway viaduct.</p> <p>The residents and businesses would benefit from the inclusion in the neighbourhood plan and there is currently no representation of this sort available to this area.</p> <p>Meetings and consultation with organisations and community groups (See Appendix 4).</p> <p>OBF meetings are open to all and advertised through our mailing list. Nobody, residents, businesses or community groups are excluded from attendance and full participation.</p> <p>We have informed the following of our proposed extension to the forum area: Snowfields and Tower Bridge Primary Schools, Fair Community Housing, Leathermarket JMB, Our Lady of Salette and St Joseph Church (home of Slovak Catholic Mission), Team London Bridge BID (TLB).</p> <p>TLB routinely send a representative to our meetings. Similarly, when invited, we circulate to our members and mailing list subscribers TLB's invitations to various events and we have attended their meetings</p>	
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	<p>on planning issues relating to the extended area.</p> <p>It is clear from the responses we received to our wide consultation in relation to NSP 52 & 53 (Southwark Local Plan Area Visions) that there are many areas of common interest between those consulted by TLB and by the OBF and we aim to continue to build on these emerging shared issues in the development of our Neighbourhood Plan Policies - through our emerging Local List and Site Briefs for example.</p> <p>However, TLB is a BID. Their membership is restricted and residents do not have a voice. Their internal meetings are not open or publicised to the wider community. Hence, like any other organisation or business in the extended area they are as important a part of the Forum and the neighbourhood plan as they actively choose to be.</p> <p>The eligibility of OBF to extend to an area to which its existing area is naturally connected, with a largely common character and identity does not depend on the response to the proposal of any specific, restricted interest group.</p>	
How have you resolved conflict with other groups who have issues with your proposal?	<p>No other group exists that has 'issues' to our knowledge. Our meetings are all open to everyone. At all meetings at which the extension has been discussed there has been a decisive support for the proposal. No group has expressed any opposition.</p>	

<p>When did you walk around the boundary with Juliet Seymour Planning Policy Manager to discuss the reasons for the boundary chosen?</p> <p>Juliet.Seymour@southwark.gov.uk</p>	<p>In several meetings over the years the most appropriate boundaries have been considered. The group's reasoning for amending the area has been fully articulated in the statement. See cover letter. There has been no walk-about with J.S. We do not consider this necessary as both parties know the area well.</p>	
<p>What did your review of existing local policy to identify how well it covers community concerns and aspirations find?</p>	<p>We have submitted our formal response to the proposed New Southwark Plan. This was based on a questionnaire circulated by the Council.</p>	
<p>What are the resource implications (time and money) of producing a Neighbourhood Plan? How will you provide them?</p>	<p>Neighbourhood Plan is in progress and is produced by volunteers based on information received by way of consultation responses to our leaflets distributed by the Council and ideas that evolve in our general and working group meetings. Additional resources have been pledged by supporters as may be required.</p>	
<p>When and how did you involve Juliet Seymour Planning Policy Manager juliet.seymour@southwark.gov.uk to clarify the support it can offer under its duty to support?</p>	<p>Juliet has been to our meetings and understands the working of the Forum although we have received little support from the Council in shaping the Neighbourhood Plan. We will shortly be looking for feedback from the Council on our emerging neighbourhood plan.</p>	

<p>Who are the 21 members of your neighbourhood forum? Do you have a resident, business and ward member on the forum? How is this group representative of the demographics of the proposed area?</p> <p>Please list the names and addresses at the end. I will contact the members for them to agree that they are on the Neighbourhood Forum.</p>	<p>See Appendix 5 for list of members.</p> <p>Yes. All businesses and residents of the area are entitled to attend the forum's meetings and to vote.</p> <p>See Appendix 4 for map showing the location of members and other interested / consulted parties</p>	
<p>Please enclose your constitution. We would recommend that this should meet the standards set out by the charity commission. This is required for us to make a decision on whether the group could operate as a Neighbourhood Forum.</p>	<p>See Appendix 6. We are an approved Forum, there is no change to the constitution.</p>	

Checklist

1. Have you enclosed your map of the proposal? Yes
2. Have you enclosed your constitution? Yes
3. Have you enclosed the names and contact details of your chair and members? Yes

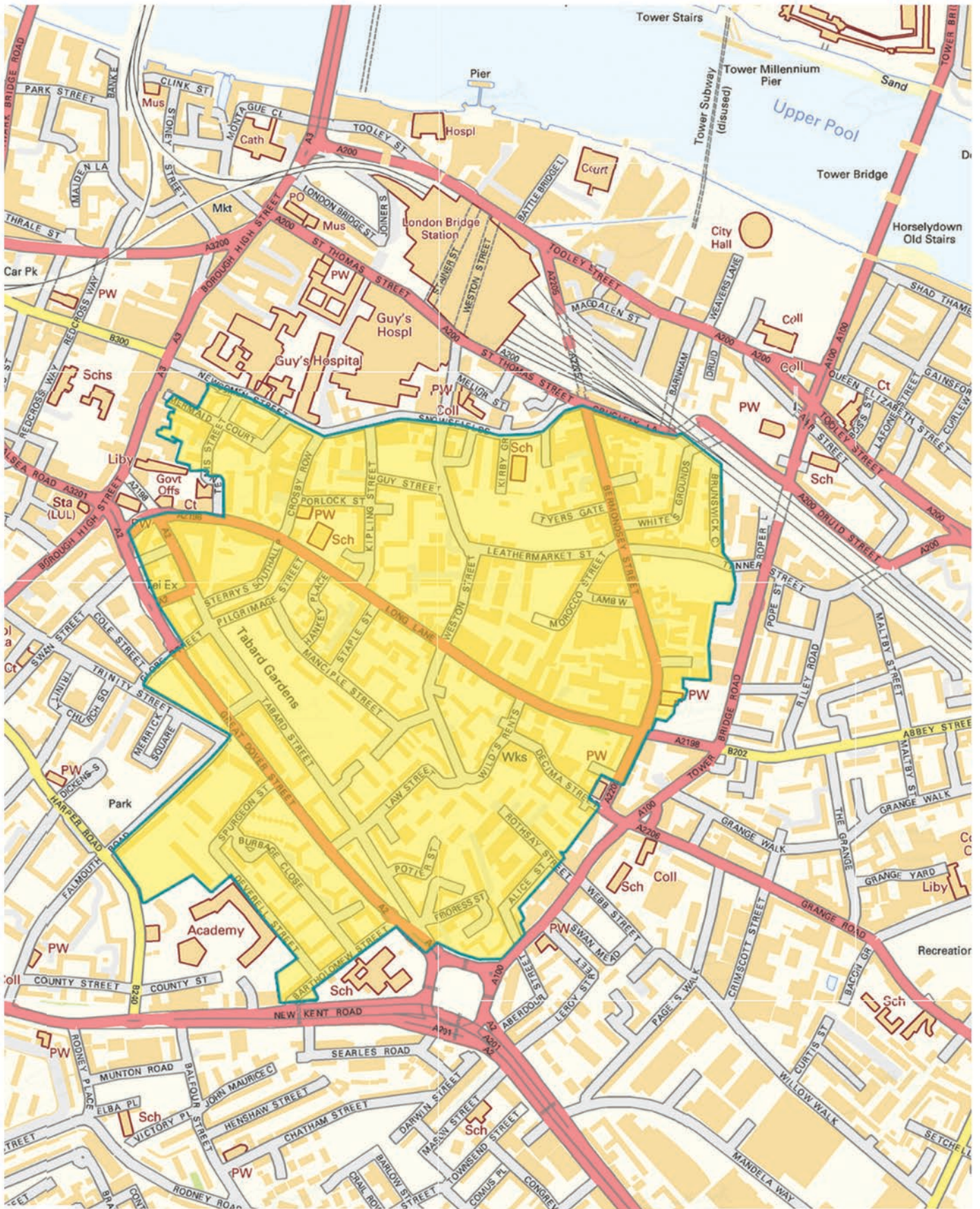
NB This application form is based on the DCLG Good practice guidance prepared by Locality <http://locality.org.uk/wp-content/uploads/Roadmap-worksheets.pdf>

NEIGHBOURHOOD AREA APPLICATION: OBF AREA EXTENSION

List of Appendices

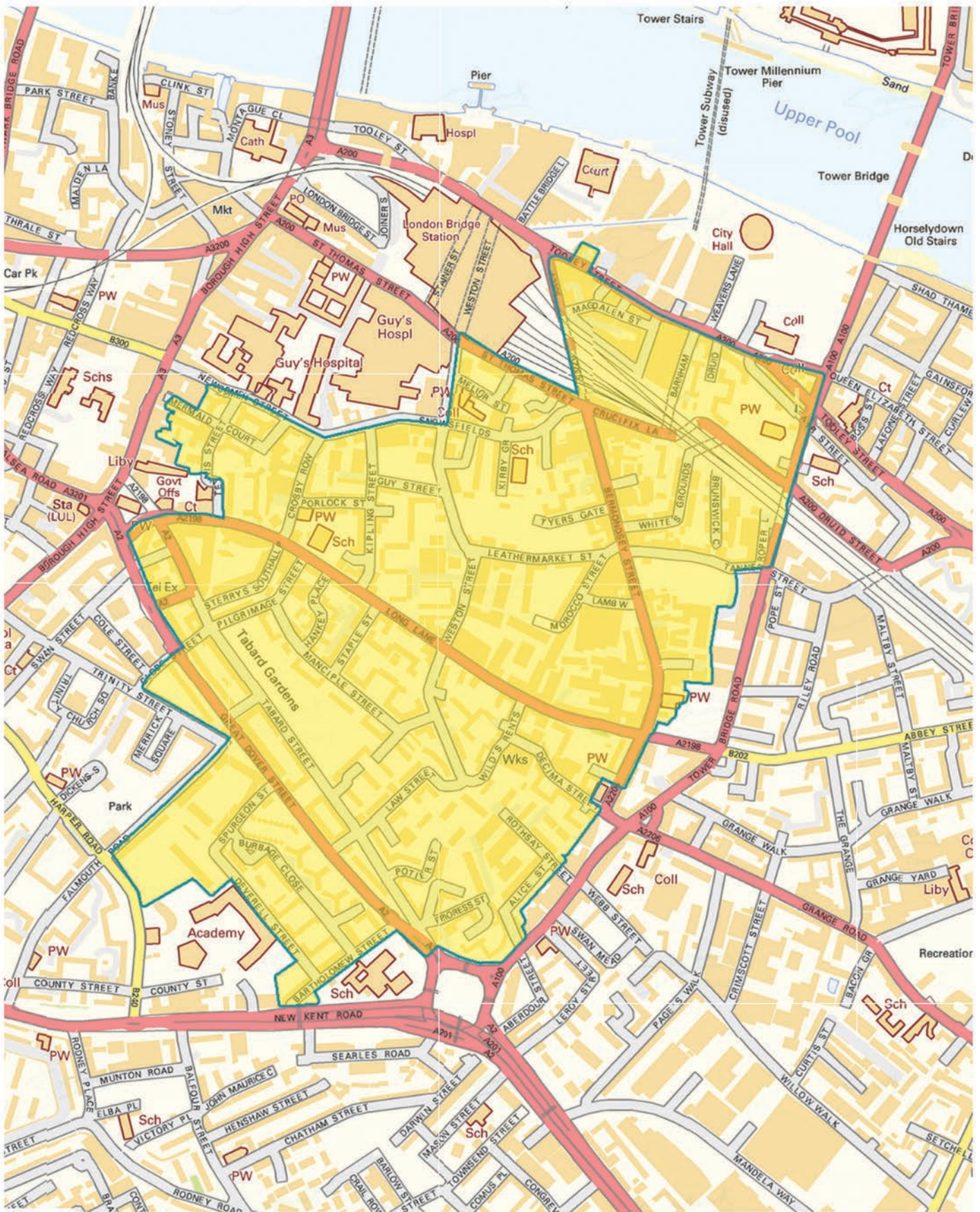
APPENDIX 1	MAP: OBF Designated Area 'A'
APPENDIX 2	MAP: OBF Extended Area
APPENDIX 3	MAP: Area 'A' + Extension
APPENDIX 4	MAP: Members & Consulted Parties
APPENDIX 5	List of Members August 2017
APPENDIX 6	OBF Constitution
APPENDIX 7	Leaflet Responses
APPENDIX 8	CONSULTATION: Residents and Businesses in the Extended Area

APPENDIX 1 - OBF DESIGNATED AREA 'A'



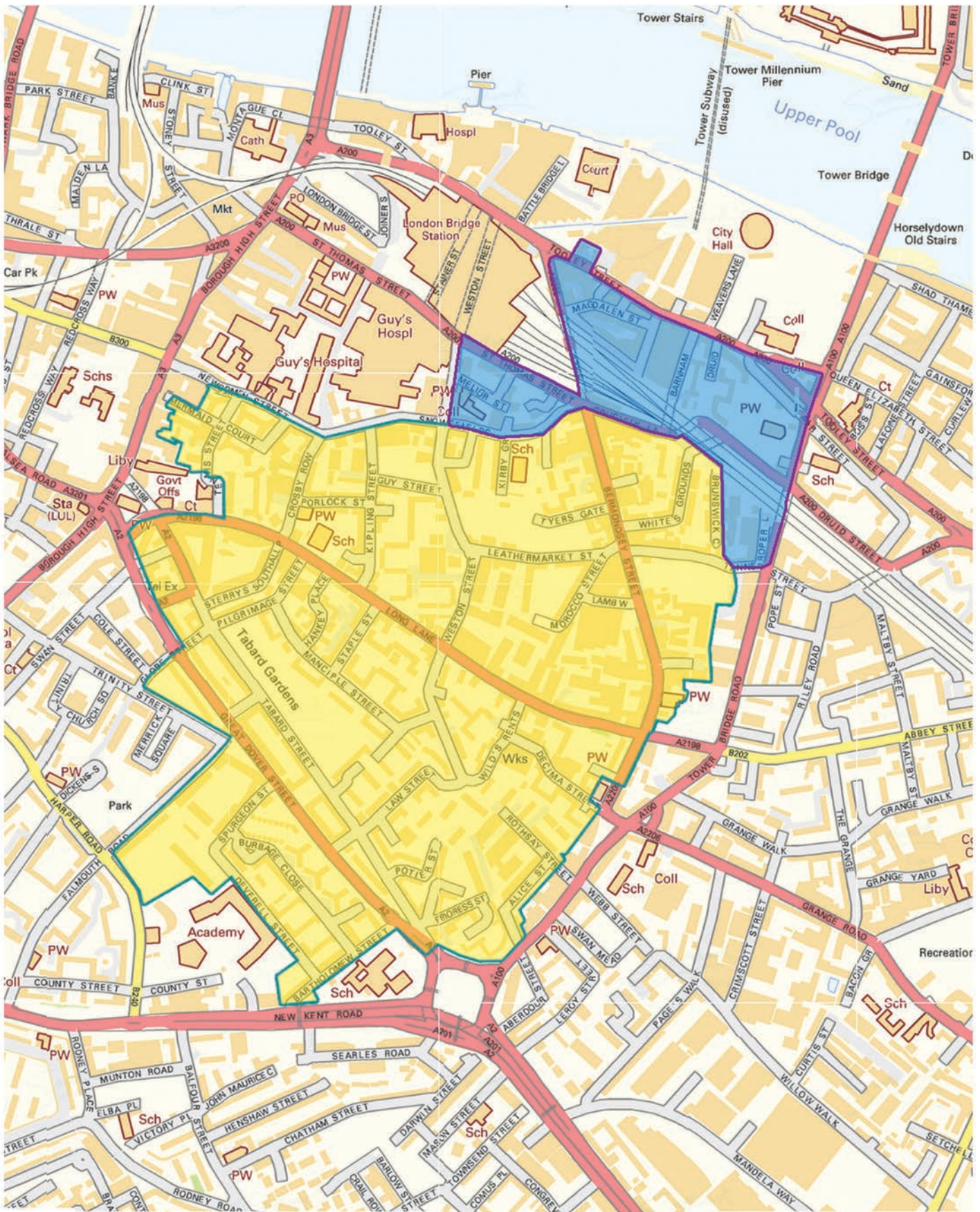
DESIGNATED AREA 'A'

APPENDIX 2 - OBF EXTENDED AREA



EXTENDED AREA

APPENDIX 3 - AREA 'A' + EXTENSION



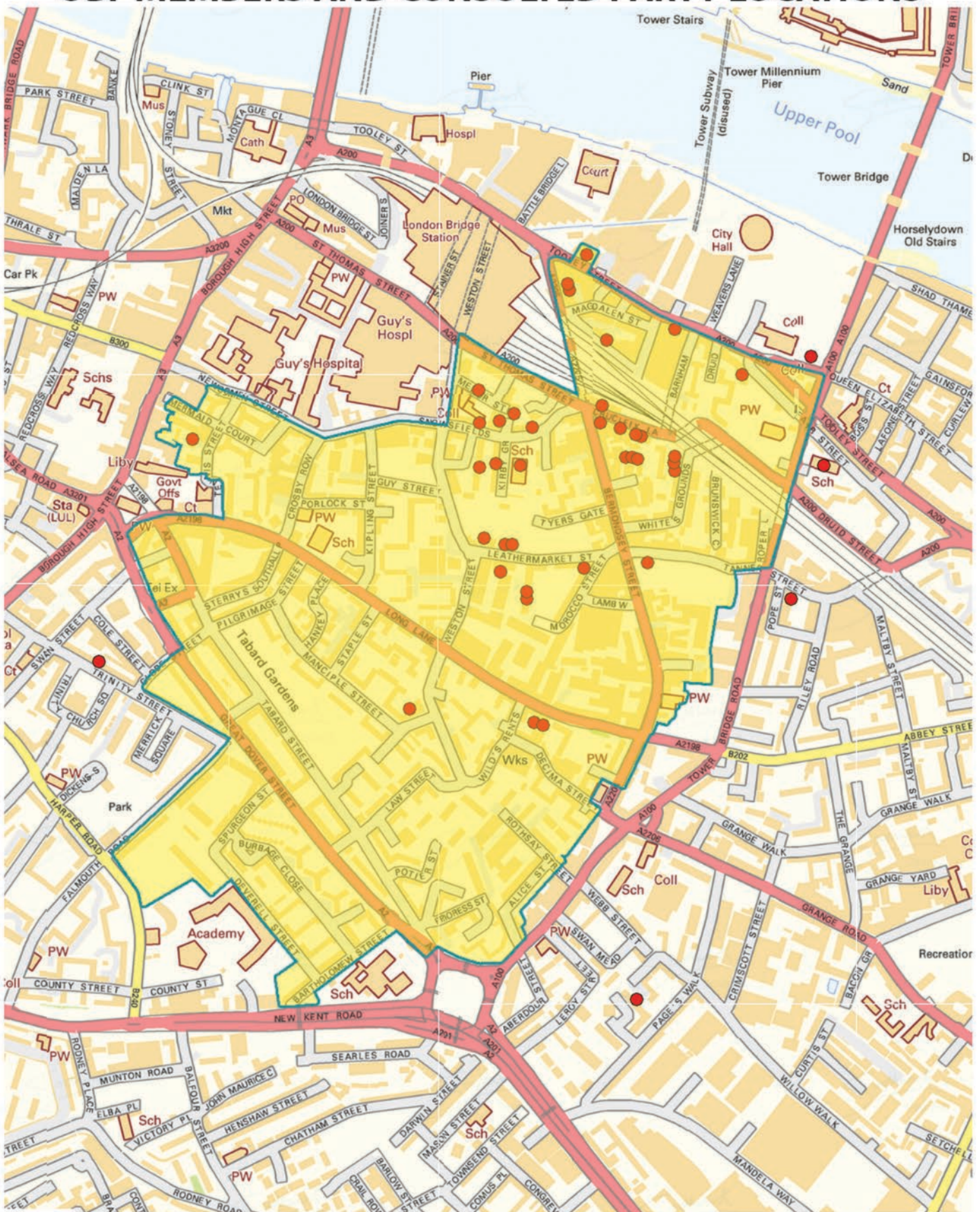
DESIGNATED AREA 'A'



PROPOSED EXTENSION

APPENDIX 4

OBF MEMBERS AND CONSULTED PARTY LOCATIONS



EXTENDED AREA

• LOCATIONS

OBF Neighbourhood Area Extension Application

APPENDIX 5

List of Members August 2017

No.	NAME	ADDRESS	EMAIL
1	[REDACTED] [REDACTED]	[REDACTED] [REDACTED]	[REDACTED]
1	[REDACTED]	[REDACTED] [REDACTED]	[REDACTED]
1	[REDACTED]	[REDACTED] [REDACTED]	[REDACTED]
1	[REDACTED]	[REDACTED] [REDACTED]	[REDACTED]
1	[REDACTED]	[REDACTED] [REDACTED]	[REDACTED]
1	[REDACTED]	[REDACTED]	[REDACTED]
1	[REDACTED]	[REDACTED] [REDACTED]	[REDACTED]
1	[REDACTED] [REDACTED]	[REDACTED] [REDACTED]	[REDACTED]
1	[REDACTED]	[REDACTED] [REDACTED]	[REDACTED]
1	[REDACTED]	[REDACTED]	[REDACTED]
1	[REDACTED] [REDACTED]	[REDACTED]	[REDACTED]
1	[REDACTED]	[REDACTED]	[REDACTED]
1	[REDACTED]	[REDACTED]	[REDACTED]
1	[REDACTED]	[REDACTED]	[REDACTED]

OBF Neighbourhood Area Extension Application

APPENDIX 5

List of Members August 2017

[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED] [REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED] [REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
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[REDACTED]	[REDACTED]	[REDACTED] [REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED] [REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED] [REDACTED]	[REDACTED]

OBF Neighbourhood Area Extension Application

APPENDIX 6 OBF Constitution

1) Preamble

North-West Bermondsey today is a rapidly changing and exciting area of London, and there's never been a greater need for good local planning to safeguard and improve the quality of community life.

2) Objectives

Old Bermondsey Village Neighbourhood Forum ('the Group') was established to help local residents and businesses achieve genuine influence over planning policy, and by producing a Neighbourhood Plan it aims to highlight the importance of the built environment in the area approved as a Neighbourhood Area (Appendix 1 'Area A'). This application seeks to extend the designated 'Area A' to the North-East, enclosed maps (Appendix 2 and Appendix 3).

The Group is dedicated to achieving this objective, and specifically wants to ensure that local people gain a real voice in the planning process through the new provisions contained in the Localism Act. By such means the Group will pursue its primary objectives of promoting and improving the social, economic and environmental well-being of the existing approved 'Area A' and the OBF proposed extended area. Stress is placed on listening to the views of the diverse local community, and incorporating these into the Group's working agenda.

3) Structure and Governance

The objectives of the Group are to engage local people as fully as possible in the evolution of the character of the area in so far as this can be achieved through planning policy. Accordingly, it is an overriding principle to make the group and its activity open to everyone and to minimise any organisational obstacles to free participation by all. A minimal organisational structure is therefore preferable to a cumbersome or inhibitory one. It is not intended that the Group will be a vehicle for party politics.

OBF Neighbourhood Area Extension Application

APPENDIX 6 OBF Constitution

4) Membership

- a) Membership shall be open to all, irrespective of sex, sexual orientation, nationality, age, disability and race or of political, religious or other opinions.
- b) Membership is open to anyone with an interest in the activities of the Group and who lives, works or is an elected member of Southwark Council whose ward is wholly or partly within the approved 'Area A' and the OBF proposed extended area (Appendix 1 & 2).
- c) Life membership (or for so long as the requirements of (b) are met) is available to any such person who gives a postal address and pays a subscription.
- d) Membership shall also be available to organisations of all types who are located in the originally approved area and in the OBF proposed extended area, so far as they wish to be represented in their organisational capacity rather than as individuals.
- e) Members will therefore comprise of:
 - (i) Individuals who live in the originally designated neighbourhood area and in the OBF proposed extended area.
 - (ii) Individuals who work in the originally designated designated neighbourhood area and the OBF proposed extended area.
 - (iii) Individuals who are elected members of the Council whose ward falls wholly or partially within the originally designated neighbourhood area and the OBF proposed extended area.
 - (iv) Residents associations, tenants associations or housing co-operatives operating in the originally designated neighbourhood area and the OBF proposed extended area that support the objectives of the Group.
 - (v) Businesses or organisations of any sort where the organisation concerned prefers to have organisational membership rather than individual memberships.

OBF Neighbourhood Area Extension Application

APPENDIX 6 OBF Constitution

- f) In case of clause 4)(d) above, each member organisation shall appoint one individual person being a member thereof to represent it and vote on its behalf at general meetings of the Group and may appoint an alternate being a member thereof to replace its appointed representative as an observer at such meetings if the appointed representative is unable to attend. In the event of such individual person resigning or leaving a member organisation he or she shall forthwith cease to be a representative thereof. The member organisation concerned shall have the right to appoint a new representative, informing the Secretary in writing.
- g) Individual members qualifying under Clause 4)(a)-(c) above or appointed as voting representatives under Clause 4(d) and (f) shall be 'registered members'.
- h) Any registered member of the Group may resign his/her membership by giving notice to that effect to the Secretary.

5) Subscribers to the Group mailing list

Subscription is free to all who register to the mailing list online or at meetings or workshops.

6) Meetings

- a) General meetings are open to all, whether they be registered members, subscribers or non-members, and the Chair will ensure that proceedings are conducted in a fair, open and orderly manner.
- b) Any registered member may call a general meeting by written request to the Secretary stating the matter for which the meeting is to be called. The Secretary shall duly call a meeting by issuing a notice to all members and subscribers, giving not less than seven days notice except in a case of urgent business.

OBF Neighbourhood Area Extension Application

APPENDIX 6 OBF Constitution

- c) Ten registered members eligible to vote or one third of the registered members, whichever is the less, shall form a quorum at general meetings of the Group. In the event that no quorum is present at a general meeting of the Group, or the meeting has to be abandoned, the meeting shall stand adjourned and be reconvened 14 days later, and those members with power to vote present at that meeting shall be deemed to form a quorum.

7) Voting

All questions arising at general meetings of the Group shall be decided by a majority of those present, all of whom shall have a vote, and unless the result of such a vote is challenged by three or more of those present. In the event of such a challenge there will be a new vote, eligibility for which will be confined to registered members and decisions will be made by majority vote of members present subject to a quorum of 10. No member shall exercise more than one vote but in case of an equality of votes the Chair shall have a second or casting vote. Constitutional amendments may be made by members only by a two-thirds majority vote. Whilst anyone regardless of age will be welcome at meetings, only those of local (parliamentary) election voting age will be permitted to vote.

8) Decisions and Policy

Key decisions and policies of the Group, which must always be in conformity with the Group's objectives, will be determined by a vote at a general meeting as specified at 7) above.

9) Officers

- a) At its first meeting every year, the group shall elect from among its members a Chair, a Secretary and a Treasurer.
- b) An Officer shall cease to hold office if he/she notifies the Secretary of the Group in writing of his/her resignation.
- c) If a vacancy occurs by death, resignation or disqualification among the Officers of the Group, the group shall fill it from among its members.

OBF Neighbourhood Area Extension Application

APPENDIX 6 OBF Constitution

- d) Subject to the above, all Officers shall hold office until the conclusion of the next Annual General Meeting of the Group and shall be eligible for re-election.
- e) The General Coordinator (in consultation with other officers whenever possible) shall have authority to carry on day-to-day business on behalf of the group.

10) Special Officers

- a) The group will adopt Special Officers only as necessary for particular activities that might require such from time to time.
- b) Such Special Officers might include special coordinators, legal representatives, advisers or other categories as necessary.
- c) Adoption of Special Officers will be by a vote of members at a general meeting in the event of a selection being required from multiple candidates.
- d) A Special Officer shall cease to hold office if he/she notifies the Secretary in writing of his/her resignation.

11) Finance

- a) All money raised by or on behalf of the Group shall be applied to further the objects of the Group and for no other purpose, provided that nothing herein contained shall prevent the payment in good faith of reasonable and proper remuneration to any employee of the Group or the repayment of reasonable out-of-pocket expenses incurred on behalf of the Group by employees and volunteers.
- b) An account shall be opened in the name of the Group at a bank or other suitable financial institution. Two officers must sign cheques on behalf of the Group where the sum exceeds £1000.

12) Dissolution

If a General Meeting decides at any time that on the ground of expense or otherwise it is necessary or advisable to dissolve the Group, members and subscribers will be given at least fourteen days' notice by email of a General Meeting for the purpose of considering a resolution to wind up. If such a resolution is confirmed by the ordinary procedures of a GM the Officers, in consultation with the members, shall have authority to dispose of any assets held by the Group and any assets remaining after payment of any debts shall be returned to donors in the ratio in which they supported the Group during the last year of its existence.

OBF Neighbourhood Area Extension Application

APPENDIX 7

LEAFLET RESPONSES

What is good about the area? What is bad about the area? What needs to change?

e.g. more open spaces, waste disposal, streetscape, preventing crime
Your comments...

Good - diversity of people + buildings
Bad - needs more "softening" - greening, space, pedestrianisation, public art etc.

HOUSING

e.g. homes for ordinary people, buildings that are good to live in and look good, empty homes, sense of community
Your comments...

Prevent too many new blocks of flats. Keep the diversity of the stock of housing.

CHARACTER & HERITAGE

e.g. protect and improve our historic streets and buildings, building height, building materials
Your comments...

Preserve historic buildings.
Keep building lots low - below 10 stories.

OUR HIGH STREETS

e.g. small independent shops, wide range of shopping and leisure activities, outdoor seating
Your comments...

Keeping a mix is important - restaurants + cafes, independent businesses but also everyday useful shops like dry cleaners, hardware etc.

GETTING AROUND

e.g. on foot and by bike, traffic, 'cut-throughs', air quality, noise, lorries, waste bins, safety
Your comments...

Less clutter on pavements would improve our roads - bins, 'level', bollards, keels being more 'level', also signposts outside obstructing way.

LOCAL SERVICES

e.g. nurseries & school provision, adult education, community spaces, youth groups
Your comments...

Local theatre group would be fun. More provision for "interstitial" forms: ballroom dancing, lectures, book groups etc.

OPEN SPACE & NATURE

e.g. parks, unused public areas, gardens, trees, access to shared gardens, streetscapes
Your comments...

Never enough. Keeping it as green as possible, trees, flower beds, small gardens, all necessary.

LOCAL IMPROVEMENTS

e.g. how Council community money should be used to improve our area, activities and events
Your comments...

Community money to be used for "local interest projects" - cultural, sport, educational etc.

BUSINESSES & JOBS

e.g. small businesses, creative businesses, skills and training, jobs for local people
Your comments...

Significant to promote local small businesses, share, job creation for young people.

LOCAL VIEWS MATTER

e.g. developers to talk directly to local people, Council decisions to follow local people's views
Your comments...

A local voice is vital in all council + developers decisions.

GENERAL COMMENTS

e.g. any other areas that you wish to raise awareness of
Your comments...

OPTIONAL INFORMATION:

Your postcode? SE1 5TH Which ethnic group do you belong to? Chinese

Your connection with the area (please tick all that apply)

☒ Resident/Tenant ☐ Land owner ☐ Business Owner ☒ Work in the area
☒ Property Owner ☐ Other, please specify _____

Please specify the number of people in your household in each of the following age group:

0 - 18	19 - 25	26 - 49
50 - 69	70 - 84	85+

How do you get about in the neighbourhood? Do you travel mainly:

☐ By car ☐ By bus ☒ On foot ☐ By motor bike ☐ By bicycle

What is good about the area? What is bad about the area? What needs to change?

e.g. more open spaces, waste disposal, streetscape, preventing crime

Your comments...

Good - TABARD PARK & ALL OTHER GREEN OPEN SPACES IN OUR AREA.

Bad - NO LOCAL ADVENTURE PLAYGROUND WITH ROPES AND TOWS KIND OF STUFF FOR KIDS TO BUILD THEMSELVES NO MORE GENTRIFICATION = SEGREGATION

HOUSING

e.g. homes for ordinary people, buildings that are good to live in and look good, empty homes, sense of community

Your comments...

DECRIMATED - HOMES FOR ORDINARY PEOPLE - SOCIAL RENTED ACCOMMODATION.

SENSE OF COMMUNITY = DECRIMATED

SPE SENSELESS HEALTH & B... SAFETY!

CHARACTER & HERITAGE

e.g. protect and improve our historic streets and buildings, building height, building materials

Your comments...

BUILDING HEIGHT DEFINITELY - ADD IF YOU DO GO HIGH - GARDENS ATTACHED TO THAT PEOPLE CAN USE & ENJOY - SPACE & HAVE OUT WASHING!

OUR HIGH STREETS

e.g. small independent shops, wide range of shopping and leisure activities, outdoor seating

Your comments...

SOUP PUTTING SEATING IN PARKS FACING BUILDINGS! (TABARD PARK) - PUT SEATING FACING INTO THE PARK - NOT ONTO BUILDINGS - DRAFT!

MORE BINS IN PARKS - SUMMERTIME IS WORST FOR LITTER COLLECTOR WASTE BINS

GETTING AROUND

e.g. on foot and by bike, traffic, cut-throughs, air quality, noise, lorries, waste bins, safety

Your comments...

Am self-employed Tradesperson - we have to drive & park to do our jobs - roads have been made smaller = congestion = parking prohibitive - very difficult for small tradespeople to survive & you need!

LOCAL SERVICES

e.g. nurseries & school provision, adult education, community spaces, youth groups

Your comments...

YOUTH GROUPS - YOUTH WORKERS -

OPEN SPACE & NATURE

e.g. parks, unused public areas, gardens, trees, access to shared gardens, streetscapes

Your comments...

Let communities look after their own spaces - give Council & Support to local communities who want to look after our own spaces.

LOCAL IMPROVEMENTS

e.g. how Council community money should be used to improve our area, activities and events

Your comments...

Help us to be more Autonomous! Not tied to the apron string of Government & local Council. Each 1 team 1 - we build our own community & are not restricted by red-tape.

BUSINESSES & JOBS

e.g. small businesses, creative businesses, skills and training, jobs for local people

Your comments...

Yes. Please. Affordable 0% savings that can be turned in to workshops for poorer people to get creative.

LOCAL VIEWS MATTER

e.g. developers to talk directly to local people, Council decisions to follow local people's views

Your comments...

That would be nice!

GENERAL COMMENTS

e.g. any other areas that you wish to raise awareness of

Your comments...

OPTIONAL INFORMATION:

Your postcode? **SE12 2DU** Which ethnic group do you belong to? **WHITE BRIT**

Your connection with the area (please tick all that apply)

☒ Resident/Tenant ☐ Land owner ☐ Business Owner ☐ Work in the area ☐ Property Owner ☐ Other, please specify

Please specify the number of people in your household in each of the following age group:

0 - 18 19 - 25 26 - 49
50 - 69 70 - 84 85+

How do you get about in the neighbourhood? Do you travel mainly:

☒ By car ☐ By bus ☒ On foot ☐ By motor bike ☒ By bicycle

What is good about the area? What is bad about the area? What needs to change?

e.g. more open spaces, waste disposal, streetscape, preventing crime
Your comments...

Friendly plus its history. Maintaining its history.

HOUSING

e.g. homes for ordinary people, buildings that are good to live in and look good, empty homes, sense of community
Your comments...

Maintain the flats and homes of local people. We have a lot of less-holders. Stop leaving a small repair until it needs a major repair.

CHARACTER & HERITAGE

e.g. protect and improve our historic streets and buildings, building height, building materials
Your comments...

Stop building forever upwards, not everybody enjoys living in a "tower" block.

OUR HIGH STREETS

e.g. small independent shops, wide range of shopping and leisure activities, outdoor seating
Your comments...

We need to return Tower Bridge Road to be a decent shopping area again as it was when I was a child.

GETTING AROUND

e.g. on foot and by bike, traffic, 'cut-throughs', air quality, noise, lorries, waste bins, safety
Your comments...

No problems

LOCAL SERVICES

e.g. nurseries & school provision, adult education, community spaces, youth groups
Your comments...

Enough already. Maintain its appearance. Do not neglect.

OPEN SPACE & NATURE

e.g. parks, unused public areas, gardens, trees, access to shared gardens, streetscapes
Your comments...

Currently O.K.

LOCAL IMPROVEMENTS

e.g. how Council community money should be used to improve our area, activities and events
Your comments...

Maintain structure do not leave until everything is past repair

BUSINESSES & JOBS

e.g. small businesses, creative businesses, skills and training, jobs for local people
Your comments...

No comment

LOCAL VIEWS MATTER

e.g. developers to talk directly to local people, Council decisions to follow local people's views
Your comments...

Council will decide what it wants to do. So what is point asking our opinion

GENERAL COMMENTS

e.g. any other areas that you wish to raise awareness of
Your comments...

OPTIONAL INFORMATION:

Your postcode? **SE13 6LH** Which ethnic group do you belong to? **White European**

Your connection with the area (please tick all that apply)

☒ Resident/Tenant ☐ Land owner ☐ Business Owner ☐ Work in the area
☒ Property Owner ☐ Other, please specify **Student**

Please specify the number of people in your household in each of the following age group:

0 - 18 19 - 25 26 - 49
50 - 69 70 - 84 85+

How do you get about in the neighbourhood? Do you travel mainly:

☐ By car ☐ By bus ☒ On foot ☒ By motor bike ☐ By bicycle

OBF Neighbourhood Area Extension Application

APPENDIX 8 CONSULTATION: Residents and Businesses in the Extended Area

Interviews with businesses and residents in the proposed extended area

[REDACTED]

"I regularly attend meetings as I am very concerned with developments in the area. The team at OBF are highly qualified to make proposals about the area and I would entrust them to produce a succinct neighbourhood plan encompassing what's best for the neighbourhood and the area. I fully support what the OBF and BVAG have done, it's great to have a voice in the neighbourhood.

I live in the closest block to London Bridge Station with my young family. It's very noisy and we'd like to hold someone accountable for the further disruptions. The area is becoming a catalyst for developments. Developers just see money here since the station build.

Magdalen Street is very much part of the Bermondsey neighbourhood, it belongs within it. We do not belong to the Moore London area on the other side. It will be heart-breaking to lose the small independent shops, seeing the locals having to fight but getting squeezed out by increasing rent and larger corporations like McDonalds.

I've spoken directly with Network Rail to inquire about proposals, they said there's no such plans for a McDonalds or chain takeover but that was over 6 months ago. Now there's a new Taxi rank and the area is referred to as a 'Leisure area', the same as Moore London."

[REDACTED]

"The redevelopment of the arches by National Rail takes away from local businesses e.g. the 'Café Nero Express' type operators. The units were not put on the open market, so it's likely that they will turn into Nandos & similar chains as Network Rail strikes deals with their preferred list. Now people complain about the original businesses here, like mine which I started 14 years ago. The new wave of people now say: "where does a bike shop fit in?" which is quite ridiculous as we are long established here. We need people to stand up to the likes of Network Rail and the developers as OBF do, they fight to save the character of the neighbourhood and for us independent shops. I saw them fight through the years and I believe the cause. We currently have no such forum or way to be heard"

[REDACTED]

"I've been here since 1986. It is well known that Network Rail dislike the motor trade and will try and squeeze us out. It is reassuring to have OBF lobby for the area to keep Bermondsey true to it's history, stopping large corporations taking over, pushing out independent businesses"

OBF Neighbourhood Area Extension Application

APPENDIX 8 CONSULTATION: Residents and Businesses in the Extended Area

██
████████

"I think that the proposal to extend the current Neighbourhood Area is to be commended and I would be happy to support this."

████████ is a strong supporter of the OBF campaigns and regularly attends forum meetings. As an architect he has great appreciation and knowledge of historic buildings and design. He is particularly concerned about proposed developments where he lives.

██

"I am writing in support to the OBF's proposal to extend the designation of area A. I share the OBF's view that, in terms of shared history and character, the proposed additional area belong to the designated area A and, therefore, should be included and protected by the forum's emerging policies.

It is imperative that people living and working in the proposed extended area are actively involved in the local planning process and benefits from NF representation."

██

"I am a resident at the northern end of Bermondsey Street.

The OBF should be extended to cover the full length of the aforementioned road. Local issues do not stop at the railway viaduct. The increased protection for the heritage and culture south of the road tunnel should be extended to cover the north. The latter's area is just as much under attack from misguided commercial pressures that threaten to drown the neighbourhood in a sea of over-development and blandness which will economically damage the locale in the medium to long term.

The OBF Forum serves purpose in bringing a diaspora of local residents together who can contribute in a friendly environment. At the moment its boundaries are artificial and effectively putting an invisible wall through the community. This is not cold war Berlin. We do not wish to be sectorised.

I wish the area north of the viaduct up to Tooley Street to retain its characteristics in common with the area south of the railway lines. At the moment it faces the ugly reality of being swamped into a pseudo-More London extension.

It is simple discrimination that a person at the bottom of Bermondsey Street living in a Victorian building should be included, but a person in a comparable dwelling at the top of the street be ignored."

OBF Neighbourhood Area Extension Application

APPENDIX 8 CONSULTATION: Residents and Businesses in the Extended Area

[REDACTED]
[REDACTED]

“We welcome the OBF proposal to extend the OBF area to include the area between the existing area and Tooley Street, in particular my building ([REDACTED] a residential building consisting of 14 apartments) on the north side of Tooley Street.

There is no logical reason why the northern boundary of the OBF area should be the rail viaduct and the area north of the viaduct shares a similar history and character to the area to the south and has a similar mix of residential and business buildings. As a resident of Tooley Street I do not see the viaduct as a barrier within my neighbourhood area and I feel a part of the Bermondsey Street and surrounding areas.

Sandwiched between More London to the north and the existing OBF area, the proposed extension area is small relative the existing OBF area and there is little prospect of setting up our own neighbourhood forum so becoming part of the OBF neighbourhood area is the only realistic option for us. It is important for us to be included as part of a neighbourhood forum so that we can have a voice in local planning matters.

The proposed OBF extension will include significant parts of the Tooley Street Conservation Area (parts of sub area 2, “West Tooley Street”, and all of sub areas 3, “St John’s Churchyard”, and 4, “East Tooley Street”) and issues affecting this conservation area are similar to those affecting the Bermondsey Street Conservation Area which is already included in the existing OBF area.”

Comments from leaflets referring to the extended area

Improve Tower Bridge Road shopping
Monstrosity on Tower Bridge Road

There are 3 leaflets responses noting postcodes in the extended the area:

SE13JW, SE12NU, SE13LW (See Appendix 7)