

## COUNCIL ASSEMBLY

17 JULY 2019

### RESPONSES TO PUBLIC QUESTIONS

#### 1. QUESTION FROM AMIR EDEN TO THE CABINET MEMBER FOR GROWTH, DEVELOPMENT AND PLANNING

Will Southwark Council support (through funding) and meet with us to discuss the creation of a master plan (like the Canada Water Master Plan and Old Kent Road Area Action Plan) in the Borough and Bankside area, led by Living Bankside in conjunction with other key stakeholders?

#### RESPONSE

I am very happy to meet with residents and partners to discuss our plans to develop Borough and Bankside.

Southwark Council has prepared a New Southwark Plan for submission to the Secretary of State after the summer. This allocates all of the sites that have been identified for development in the Borough and Bankside area. We have worked with the Greater London Authority (GLA) on the Strategic Housing Land Availability Assessment (SHLAA) and have identified development sites in the plan. This is set out in a capacity study that is available online. This sets out the indicative capacity for all of the sites which provides an estimate of the development capacity.

There are nine site allocations in Borough and Bankside:

- NSP01: Site Bordering Great Suffolk Street and Ewer Street
- NSP02: 62-67 Park Street
- NSP03: 185 Park Street
- NSP04: London Fire and Emergency Planning Authority
- NSP05: 1 Southwark Bridge and Red Lion Court
- NSP06: Landmark Court
- NSP07: Land between Great Suffolk Street and Glasshill Street
- NSP08: Swan Street Cluster
- NSP09: 21 and 25-29 Harper Road

We prepare Area Action Plans to identify additional housing delivery. The Canada Water Area Action Plan and the Old Kent Road Area Action Plan involve re-designating different sites for different land uses so that we can enhance the housing capacity whilst retaining the capacity for businesses. There were a large number of strategic sites that required new guidance and capacity and therefore we prepared separate documents. We have carefully considered the capacity of the London Bridge and Bankside and Borough area where we have nine allocated sites. We would welcome any identification of further sites from the Living Bankside group or any other groups or individuals and we will add them to our development capacity and allocations for the New Southwark Plan. This provides the guidance needed to make decisions on development and therefore an Area Action Plan is not required for the Borough and Bankside area.

**2. QUESTION FROM NICK GRENSIDE TO THE CABINET MEMBER FOR SOCIAL REGENERATION, GREAT ESTATES AND NEW COUNCIL HOMES**

Will Southwark Council support and meet with local residents, Living Bankside and other key stakeholders to discuss Living Bankside and its partners proposal for a greater number of social homes at Landmark Court, especially for key workers?

**RESPONSE**

Southwark Council is dedicated to the building of new social homes, both directly and through supporting external partners.

The Landmark Court site on Southwark Street is allocated for development in the emerging New Southwark Plan, and must meet certain specifications for any permission to be given. It must:

- Provide at least 50% of the development as employment floorspace
- Provide active frontages on Southwark Street with ground floor town centre uses
- Provide new homes.

The site is currently the subject of an application for planning permission for a scheme providing around 20,000 sqm of commercial floorspace and 35 new homes, of which 38% would be affordable (12 homes, comprising four for shared ownership and eight for social rent). In making a decision on this application, the council will consider any representations received including any comments about the level and type of affordable housing being proposed. It would not be appropriate for me to comment on the specifics of this planning application at this stage, but in the meantime, I am happy to meet with Living Bankside and residents to explore how we might increase the number of social homes in Southwark.