

## Consultation responses received between: 6<sup>th</sup> August – 17<sup>th</sup> September 2020

- Individuals: 123 responses
- Statutory/ political consultees, organisations and groups: 11 responses

### Responses from Individuals:

Ref No.	Do you live or work in the area that the Old Bermondsey Neighbourhood Forum operates?	Support/object	Comment	Officer comments
1.	Yes	Object	<ul style="list-style-type: none"> <li>• I am a resident at Snowfields, and I find the forum's focus on Character &amp; Heritage to be overshadowing the local developments of future transport and economy plans.</li> </ul>	Noted.
2.	Yes	Object	<ul style="list-style-type: none"> <li>• Russell Gray is an offensive person. He has been rude to myself and family members, and it is puzzling why he was even given the designation for OBNF to maintain this role. He is combative and unhelpful. His son almost run me over in one of the families military jeeps on Bermondsey when I was there with my children.</li> <li>• They should not be representing the community - it is Russell Gray's hobby, not a genuine community organisation.</li> </ul>	Noted.
3.	Yes	Object	<ul style="list-style-type: none"> <li>• Russell Grey is not a fit person to be involved in the Forum as he alienates most of the community.</li> <li>• The draft plan has had very limited, if any, input from the vast majority of residents. A significant factor has been because of Russell Grey's aggressive personality.</li> <li>• The plan has also taken an inordinate time to reach its current state because of Russell Grey's lack of expertise and management capability.</li> </ul>	Noted.

			<ul style="list-style-type: none"> <li>• This application has been left to the last minute.</li> <li>• The Forum is, and always has been, unrepresentative of the local community.</li> </ul>	
4.	Not Sure	Object	<ul style="list-style-type: none"> <li>• Before it is possible to say yes would need to know who are on the forum and validate no one has commercial interests at detriment of others</li> </ul>	Noted.
5.	Yes	Support	<ul style="list-style-type: none"> <li>• No comment submitted</li> </ul>	N/A
6.	Yes	Support	<ul style="list-style-type: none"> <li>• I have not been actively involved with the Old Bermondsey Neighbourhood Forum although it is possible I may get involved in the future. However I have read through the constitution and am happy to support their renewal.</li> </ul>	Noted.
7.	Yes	Support	<ul style="list-style-type: none"> <li>• No comment submitted</li> </ul>	N/A
8.	Yes	Support	<ul style="list-style-type: none"> <li>• I think the OBNF do a great job communicating with residents and fighting to retain the character of the neighbourhood</li> </ul>	Noted.
9.	Yes	Support	<ul style="list-style-type: none"> <li>• No comment submitted</li> </ul>	N/A
10.	Yes	Support	<ul style="list-style-type: none"> <li>• No comment submitted</li> </ul>	N/A
11.	Yes	Support	<ul style="list-style-type: none"> <li>• The Forum has alerted the local neighbourhood to numerous planning issues and has very much the welfare of locals at its core</li> </ul>	Noted.

12.	Yes	Support	<ul style="list-style-type: none"> <li>• OBNF has been responsive to the resident's views and worked well representing these to the Council. The area has benefitted from their intervention and I wholeheartedly support their application for redesignation as a Neighbourhood Forum.</li> </ul>	Noted.
13.	Yes	Support	<ul style="list-style-type: none"> <li>• I think they do good and important work.</li> </ul>	Noted.
14.	Yes	Support	<ul style="list-style-type: none"> <li>• No comment submitted</li> </ul>	N/A
15.	Yes	Support	<ul style="list-style-type: none"> <li>• Neighbourhood Forums like this are essential in raising critical issues about the future and development of areas like Bermondsey. Citizens' right to be heard must be protected at all costs.</li> </ul>	Noted.
16.	Yes	Support	<ul style="list-style-type: none"> <li>• No comment submitted</li> </ul>	N/A
17.	Yes	Support	<ul style="list-style-type: none"> <li>• They do good work so the rest of us can sleep at night.</li> </ul>	Noted.
18.	Yes	Support	<ul style="list-style-type: none"> <li>• The OBNF forum members work tirelessly to preserve the local area and its existence is vital.</li> </ul>	Noted.
19.	Yes	Support	<ul style="list-style-type: none"> <li>• No comment submitted</li> </ul>	N/A

20.	Yes	Support	<ul style="list-style-type: none"> <li>No comment submitted</li> </ul>	N/A
21.	Yes	Support	<ul style="list-style-type: none"> <li>I think that the Old Bermondsey Neighbourhood Forum is very necessary as a voice for the people of the area .</li> </ul>	Noted.
22.	Yes	Support	<ul style="list-style-type: none"> <li>I believe OBNF does a very good job of representing community views which is much appreciated and their redesignation should be approved</li> </ul>	Noted.
23.	Yes	Support	<ul style="list-style-type: none"> <li>I have been extremely impressed by their desire to preserve the particular character and individuality of this part of Bermondsey.</li> </ul>	Noted.
24.	Yes	Support	<ul style="list-style-type: none"> <li>It is a beneficial community forum advocating the preservation and heritage of the London Bridge and Old Bermondsey area. Keep up the good work!</li> </ul>	Noted.
25.	Yes	Support	<ul style="list-style-type: none"> <li>The OBNF is a crucial aspect of Bermondsey as a way for the people of Bermondsey to have a say and protect what they deem to be important for the people of Bermondsey, not what the council may falsely perceive as important. It is also an important channel to hold the council accountable for potential mistakes in planning and development of property without proper consideration for those around it. All voices in</li> </ul>	Noted.

			Bermondsey must be protected and heard and this is a vital resident-led space for this to occur.	
26.	Yes	Support	<ul style="list-style-type: none"> <li>All planning applications affect people who live in Bermondsey. I think the council needs to take into consideration its not a place only for resteraunts and bars , new high rise developments but people have been living there for a long time and all new planning appliactions and late night licences affect us.</li> </ul>	Noted.
27.	Yes	Support	<ul style="list-style-type: none"> <li>My company located to Bermondsey Street in 2015 and most of my knowledge of issues in the local area have been gained from the OBNF emails. Not just about planning, local issues such as the Annual Bermondsey Street Festival. I feel it an important source of information and would like very much for it to remain.</li> </ul>	Noted.
28.	Yes	Support	<ul style="list-style-type: none"> <li>No comment submitted</li> </ul>	N/A
29.	Yes	Support	<ul style="list-style-type: none"> <li>No comment submitted</li> </ul>	N/A
30.	Yes	Support	<ul style="list-style-type: none"> <li>OBNF is needed to keep local residents up-to-date with particularly planning applications in the area and how they impact on us.</li> </ul>	Noted.
31.	Yes	Support	<ul style="list-style-type: none"> <li>They safeguard our neighbourhood against greedy developers and help protect the heritage and character of this area.</li> </ul>	Noted.

32.	Yes	Support	<ul style="list-style-type: none"> <li>• They truly want the best for our community here</li> </ul>	Noted.
33.	Yes	Support	<ul style="list-style-type: none"> <li>• With architect Toby O'Connor and Dr Amy Carruthers, lecturer (King's College - Royal Academy of Music) at its heart and as it's 'thinking head' — and local social housing representatives, creative industry figures, tech and hospitality entrepreneurs, and built environment and financial services professionals adding their weight — OBNF has matured into an authoritative, pragmatic and proactive organisation: invaluable and imperative, increasing the visibility of the diverse residential and small business community and amplifying its collective voice and effectiveness in the common interest. Not least thanks to considerable resources (salaries, meeting venues, communications and publicity) provided by local developer Russell Gray, that ensure its continued existence in the face of the relentless onslaught of 'City overspill' development: one 10, 20, 30, 40-storey Trojan horse after another, sometimes even 2, 3, 4 together, at once, within 6 metres of our 5-7 storey homes and premises if not immediately abutting. With no meaningful Duty Planning Service, or SCI and associated framework within which it is exercised, totally unequal developer-community relationships would go unchecked and unmoderated without OBNF: with the Planning Department and Key Members (strategy, policy and oversight) more often than not unreachable and due to sheer workload unable to engage. With the latest 'relaxation' of Planning laws, OBNF and their work is needed more than ever, not least by Southwark Council I'd want to suggest.</li> </ul>	Noted.

34.	Yes	Support	<ul style="list-style-type: none"> <li>No comment submitted</li> </ul>	N/A
35.	Yes	Support	<ul style="list-style-type: none"> <li>No comment submitted</li> </ul>	N/A
36.	Yes	Support	<ul style="list-style-type: none"> <li>OBNF has done a great job in conserving the Old Bermondsey area, against developers - at least one of whom has acted appallingly - and against a cash strapped southwark council, in effect, incentivised by development gain to allow as much big scale developments it can. The work OBNF has and is doing can be compared with the eventually successful opposition to tearing down the old covent garden market and replacing it with modern buildings. Today Covent Garden is a world renowned tourist destination that still retains at least some of its charm and attraction precisely because the old buildings and their feel and ambience were not destroyed. In the long run Southwark Council and others will come to see that doing the same in Old Bermondsey will have the same beneficial effect, and people will still enjoy living and working there.</li> <li>The Council's Planning Department has improved in its conservation work, but i remember its quite dreadful performance in relation to Sunlight/Think Developments and the aparthotel at the bottom of Bermondsey St, where it allowe, for some reason, cheap cladding and cheap frames, more in keeping with a soviet style housing project. I hope the planners remember this lesson and continue to improve their performance. They, and we , need the OBNF to keep them on the straight</li> </ul>	Noted.

			<p>and narrow.</p> <ul style="list-style-type: none"> <li>• OBNF have done good work, in seeking to preserve our area as a place with to live and work, without it becoming a developers' profit park.</li> </ul>	
37.	Yes	Support	<ul style="list-style-type: none"> <li>• No comment submitted</li> </ul>	N/A
38.	Yes	Support	<ul style="list-style-type: none"> <li>• No comment submitted</li> </ul>	N/A
39.	Yes	Support	<ul style="list-style-type: none"> <li>• No comment submitted</li> </ul>	N/A
40.	Yes	Support	<ul style="list-style-type: none"> <li>• No comment submitted</li> </ul>	N/A
41.	Yes	Support	<ul style="list-style-type: none"> <li>• Really useful forum to discuss and improve local area</li> <li>• A very useful and active forum with good relationships with the Council</li> </ul>	Noted.

42.	Yes	Support	<ul style="list-style-type: none"> <li>I am very happy that OBNF are active in representing the views of the local community and seeking to preserve the heritage of the area</li> </ul>	Noted.
43.	Yes	Support	<ul style="list-style-type: none"> <li>No comment submitted</li> </ul>	N/A
44.	Yes	Support	<ul style="list-style-type: none"> <li>A very important part of our community</li> </ul>	Noted.
45.	Yes	Support	<ul style="list-style-type: none"> <li>The Forum consists both of residents and people who work in the neighbourhood. All too often, it feels like a great deal of benefit and thought is given to commuters, but as lockdown has proved, it is residents who remain in the area when commuters cannot come that sustain a neighbourhood. The forum has been a good platform to collate local voices, but all too often it has felt like not enough respect is given to the Forum when consultations and plans are made. Frankly, it feels as though no care is given to the wishes of residents. The OBNF is a great place in which our voices can be heard, and helps provide a feeling of community.</li> </ul>	Noted.
46.	Yes	Support	<ul style="list-style-type: none"> <li>They are an invaluable resource in maintaining the community spirit, integrity and character of the area. They further the interests of the local residents and small business owners while ensuring that our little pocket of London is not lost to overdevelopment without careful planning .</li> </ul>	Noted.

47.	Yes	Support	<ul style="list-style-type: none"> <li>No comment submitted</li> </ul>	N/A
48.	Yes	Support	<ul style="list-style-type: none"> <li>No comment submitted</li> </ul>	N/A
49.	Yes	Support	<ul style="list-style-type: none"> <li>OBNF has done a terrific job for the neighbourhood and their status should be continued.</li> </ul>	Noted.
50.	Yes	Support	<ul style="list-style-type: none"> <li>The Old Bermondsey Neighbourhood Forum has been a key link to the local community in the area and does a huge amount of work to make many voices heard and to widen the debate and discussion around the future development of the area to benefit not only residents but all those who enjoy and used this unique and vibrant part of Southwalk. I believe that the loss of the Forum would hugely disadvantage the sustainable and long term future of the area through a less rounded debate about future change.</li> </ul>	Noted.
51.	Yes	Support	<ul style="list-style-type: none"> <li>No comment submitted</li> </ul>	N/A

52.	Yes	Support	<ul style="list-style-type: none"> <li>No comment submitted</li> </ul>	N/A
53.	Yes	Support	<ul style="list-style-type: none"> <li>No comment submitted</li> </ul>	N/A
54.	Yes	Support	<ul style="list-style-type: none"> <li>No comment submitted</li> </ul>	N/A
55.	Yes	Support	<ul style="list-style-type: none"> <li>OBVG work exceedingly hard to preserve the historic and culturally important nature of the area. It is important that there is a democratic group to voice the opinions of the diverse range of local people for whom about all aspects of potential re-developments can have a profound effect. OBVG perform a valuable and essential job on behalf of residents and small businesses alike.</li> </ul>	Noted.
56.	Yes	Support	<ul style="list-style-type: none"> <li>No Comment submitted</li> </ul>	N/A
57.	Yes	Support	<ul style="list-style-type: none"> <li>I have found the forum useful in keeping me up to date with proposals for development in this unique part of London</li> </ul>	Noted.

58.	Yes	Support	<ul style="list-style-type: none"> <li>No comment submitted</li> </ul>	N/A
59.	Yes	Support	<ul style="list-style-type: none"> <li>No comment submitted</li> </ul>	N/A
60.	Yes	Support	<ul style="list-style-type: none"> <li>No comment submitted</li> </ul>	N/A
61.	Yes	Support	<ul style="list-style-type: none"> <li>I find them open and welcoming in discussions regarding planning issues in our community.</li> </ul>	Noted.
62.	Yes	Support	<ul style="list-style-type: none"> <li>No comment submitted</li> </ul>	N/A
63.	Yes	Support	<ul style="list-style-type: none"> <li>No comment submitted</li> </ul>	N/A

64.	Yes	Support	<ul style="list-style-type: none"> <li>• They do amazing work in the area and are trusted completely by myself and my family.</li> </ul>	Noted.
65.	Yes	Support	<ul style="list-style-type: none"> <li>• The Forum does essential work and has my full support.</li> </ul>	Noted.
66.	Yes	Support	<ul style="list-style-type: none"> <li>• INVALUABLE OVER THE YEARS AND NOW</li> </ul>	Noted.
67.	Yes	Support	<ul style="list-style-type: none"> <li>• No comment submitted</li> </ul>	N/A
68.	Yes	Support	<ul style="list-style-type: none"> <li>• No comment submitted</li> </ul>	N/A
69.	Yes	Support	<ul style="list-style-type: none"> <li>• No comment submitted</li> </ul>	N/A

70.	Yes	Support	<ul style="list-style-type: none"> <li>No comment submitted</li> </ul>	N/A
71.	Yes	Support	<ul style="list-style-type: none"> <li>No comment submitted</li> </ul>	N/A
72.	Yes	Support	<ul style="list-style-type: none"> <li>They do a great job consulting with all those who are involved and wish to be involved</li> </ul>	Noted.
73.	Yes	Support	<ul style="list-style-type: none"> <li>No comment submitted</li> </ul>	N/A
74.	Yes	Support	<ul style="list-style-type: none"> <li>I think that OBNF is carrying out an important function in a dynamic area of London where the vested interests of those involved with some of the building projects are not always obviously aligned with those who live in the area.</li> </ul>	Noted.
75.	Yes	Support	<ul style="list-style-type: none"> <li>No comment submitted</li> </ul>	N/A

76.	Yes	Support	<ul style="list-style-type: none"> <li>No comment submitted</li> </ul>	N/A
77.	Yes	Support	<ul style="list-style-type: none"> <li>No comment submitted</li> </ul>	N/A
78.	Yes	Support	<ul style="list-style-type: none"> <li>No comment submitted</li> </ul>	N/A
79.	Yes	Support	<ul style="list-style-type: none"> <li>It necessary and essential that the OBNF should be able to continue its good work on preserving the wonderful environment of the Bermondsey area</li> </ul>	Noted.
80.	Yes	Support	<ul style="list-style-type: none"> <li>Why doesn't Southwark Council extend the Forum area to cover redevelopment sites on St Thomas Street?</li> <li>I think that the Forum has done a truly fantastic job at representing the local community and maintain the heritage of the neighbourhood.</li> </ul>	Noted.
81.	Yes	Support	<ul style="list-style-type: none"> <li>We must preserve the Bermondsey area designated by the Old Bermondsey Neighbourhood Forum ! We are contributing to local and national economy and promoting the work life balance, arts and culture which can be achieved by keeping the area heritage and character and creating new jobs which otherwise would be not possible to create. And we all need more jobs and more taxes paid to the economy.</li> </ul>	

82.	Yes	Support	<ul style="list-style-type: none"> <li>I believe that the character of our neighbourhood should be preserved; all the new high-rises do nothing for the actual residents, if anything they are spoiling our standard of living. There is not need to turn a little traditional pocket of London into an American skyline. OBNF does a great work in advocating this.</li> </ul>	Noted.
83.	Yes	Support	<ul style="list-style-type: none"> <li>Forum needs to be guided by people who have been in the area long time, knows its history, development, so that they can be a voice in its future progress and generation. On these grounds OBNF provide good work keeping us locals become aware of our local issues.</li> </ul>	Noted.
84.	Yes	Support	<ul style="list-style-type: none"> <li>No comment submitted</li> </ul>	N/A
85.	Yes	Support	<ul style="list-style-type: none"> <li>No comment submitted</li> </ul>	N/A
86.	Yes	Support	<ul style="list-style-type: none"> <li>No comment submitted</li> </ul>	N/A
87.	Yes	Support	<ul style="list-style-type: none"> <li>No comment submitted</li> </ul>	N/A

88.	Yes	Support	<ul style="list-style-type: none"> <li>No comment submitted</li> </ul>	N/A
89.	Yes	Support	<ul style="list-style-type: none"> <li>They do a great job</li> </ul>	Noted.
90.	Yes	Support	<ul style="list-style-type: none"> <li>No comment submitted</li> </ul>	N/A
91.	Yes	Support	<ul style="list-style-type: none"> <li>They do a great job, and have directly improved the quality of the area. If it wasn't for them bad actors would be allowed free rein to spoil the neighbourhood.</li> </ul>	Noted.
92.	Yes	Support	<ul style="list-style-type: none"> <li>No comment submitted</li> </ul>	N/A
93.	Yes	Support	<ul style="list-style-type: none"> <li>No comment submitted</li> </ul>	N/A

94.	Yes	Support	<ul style="list-style-type: none"> <li>No comment submitted</li> </ul>	N/A
95.	Yes	Support	<ul style="list-style-type: none"> <li>I think you are doing a great job. Please keep up the important work on behalf of the neighbourhood, its history, and its residents. THANK YOU!</li> </ul>	Noted.
96.	Yes	Support	<ul style="list-style-type: none"> <li>The forum is essential for helping to protect the character and integrity of the conservation area and its close surroundings.</li> </ul>	Noted.
97.	Not Sure	Support	<ul style="list-style-type: none"> <li>No comment submitted</li> </ul>	N/A
98.	Not Sure	Support	<ul style="list-style-type: none"> <li>Any Forum that gives the community more of a say should be kept.</li> </ul>	Noted.
99.	Not Sure	Support	<ul style="list-style-type: none"> <li>It is unfortunately necessary that residents need an advocate to muscle in against their own local council. Sad but true! OBNF have successfully helped to send back the Vinegar Yard proposals to the drawing board.</li> </ul>	Noted.

100.	Not Sure	Support	<ul style="list-style-type: none"> <li>No comment submitted</li> </ul>	N/A
101.	No	Support	<ul style="list-style-type: none"> <li>No comment submitted</li> </ul>	N/A
102.	No	Support	<ul style="list-style-type: none"> <li>Please don't ruin it with high rise buildings. Be sympathetic to existing architecture and the impact it has on the residents, workers and those who spend their time there.</li> </ul>	Noted.
103.	No	Support	<ul style="list-style-type: none"> <li>I think this area should be extended to include Crucifix Lane and other important local roads which should be designated.</li> </ul>	Noted.
104.	No	Support	<ul style="list-style-type: none"> <li>No comment submitted</li> </ul>	N/A
105.	No	Support	<ul style="list-style-type: none"> <li>I would support the extension of the area covered by the forum to include the whole of the designated Bermondsey Street Conservation Area and in particular Grange Road.</li> </ul>	Noted.

106.	No	Support	<ul style="list-style-type: none"> <li>• OBNF have been very imp to maintaining the character of this historic area.</li> <li>• I live just outside the OBNF area, so it is very important to me that ONNF carry on with their work.</li> <li>• The work that OBNF do is invaluable to the area they cover and it's immediately adjoining areas. They are vital to welfare of the area</li> </ul>	Noted.
107.	No	Support	<ul style="list-style-type: none"> <li>• I often have to walk up or down Bermondsey Street and I believe OBNF is trying to protect the Bermondsey Street area from unsympathetic redevelopment. It is a very hard battle they have taken on but they are doing a pretty good job in the circumstances.</li> </ul>	Noted.
108.	No	Support	<ul style="list-style-type: none"> <li>• I used to live in Bermondsey Street and was support the process of getting the neighbourhood forum going. I think its important to have local people who are active and informed closely involved in planning across the area and OBNF has stood the test of many years of activism.</li> </ul>	Noted.
109.	No	Support	<ul style="list-style-type: none"> <li>• No comment submitted</li> </ul>	N/A
110.	No	Support	<ul style="list-style-type: none"> <li>• They have done a good job in focusing community attention on the short, medium and long term impacts of development and the opportunities that are available. Although I no longer live in Bermondsey, I take a keen interest in the area, and hope they will continue to play the role they have played so far.</li> </ul>	Noted.
111.	No	Support	<ul style="list-style-type: none"> <li>• No comment submitted</li> </ul>	N/A

112.	No	Support	<ul style="list-style-type: none"> <li>No comment submitted</li> </ul>	N/A
113.	No	Support	<ul style="list-style-type: none"> <li>Very impressed by the efforts of this group.</li> </ul>	Noted
114.	No	Support	<ul style="list-style-type: none"> <li>They do a good job, representing people who really care about the area.</li> </ul>	Noted.
115.	No	Support	<ul style="list-style-type: none"> <li>No comment submitted</li> </ul>	N/A
116.	No	Support	<ul style="list-style-type: none"> <li>I own a property in the area where the Old Bermondsey Neighbourhood Forum resides and which on our behalf questions development schemes which would be/are ill-planned and counterproductive. I have answered NO to the question whether I work or live in the area because it is not always that I am resident in England.</li> <li>I value greatly the much needed arguments for the preservation of high standard social/working and environmental standards that benefit all in this area.and respect the forum who is prepared to argue for us about such issues.</li> </ul>	Noted.

117.	No	Support	<ul style="list-style-type: none"> <li>No comment submitted</li> </ul>	N/A
118.	No	Support	<ul style="list-style-type: none"> <li>Need to preserve and enhance the character and identity of the area. It is in danger of 'overdevelopment' by commercial enterprises which could over take the community that has been living there and building up over many years. Local services are not being sustained adequately for the local population.</li> </ul>	Noted.
119.	No	Support	<ul style="list-style-type: none"> <li>No comment submitted</li> </ul>	N/A
120.	No	Support	<ul style="list-style-type: none"> <li>"I clicked 'yes' as I honestly and truly believe that all areas of Southwark should have their areas represented on the Planning List. As planning invades and affects all our lives, and continues to affect our lives adversely but the decisions taken really take our breath away.</li> <li>All areas of our lives are affected in the issues listed in OBNF's list.</li> <li>We support all the work covered by this Group and absolutely support their application for renewal, in fact it should be held in perpetuity for the betterment of the Old Bermondsey area."</li> </ul>	Noted.
121.	No	Support	<ul style="list-style-type: none"> <li>No comment submitted</li> </ul>	N/A

122.	No	Support	<ul style="list-style-type: none"><li>As a former resident and someone who visits the area frequently I think it's a great initiative - preserving what's great about the community!</li></ul>	Noted.
123.	No	Support	<ul style="list-style-type: none"><li>No comment submitted</li></ul>	N/A

**Responses from statutory/political consultees, organisations and other:**

Ref No.	Name of respondent	Standing	Comment	Officer Comments
1.	Dp9 on behalf of Zurich Assurance Ltd	Support	<ul style="list-style-type: none"> <li>• We submit representations to the proposed Designation Renewal of The Old Bermondsey Neighbourhood Forum (OBNF) on behalf of our client, Edge Technologies UK 1 Ltd, which alongside Zurich Assurance Ltd is the Applicant for the current Planning Application for the redevelopment of Becket House, 60-68 St Thomas Street, SE1 3QU.</li> <li>• Our client has liaised with the OBNF in connection with the above Planning Application and understands that the OBNF aims to fulfil a role representing views within the local community in the area to the east and south of our client's Application Site. Although there has been no direct liaison in connection with the emerging Neighbourhood Plan, we note that the OBNF is in the process of preparing it. As an applicant outside the area covered by the OBNF, our client has no specific opinion on the Renewal of the Designation of the OBNF, however, we look forward to continuing to engage with them as a key stakeholder in the area that neighbours our client's Site.</li> <li>• We are pleased that the OBNF has appended an emerging version of the Neighbourhood Plan to its Application. We appreciate that this is an early draft of the Neighbourhood Plan and is not issued for Statutory</li> </ul>	Noted

			<p>Consultation. Notwithstanding, we would like to take this opportunity to provide some feedback.</p> <ul style="list-style-type: none"> <li>• The Designation Renewal Application does not seek any amendments to the adopted OBNF Neighbourhood Area, which terminates along Snowfields to the south of our client's Site. We note, however, that the draft Neighbourhood Plan includes draft policies that seek to relate to land outside of the Neighbourhood Area including to our client's Site. These draft policies include Policy CH5 ('Local List'), which seeks to identify Becket House as a 'Local List Asset' and draft Policy CH8 ('Conservation Area Boundary'), which seeks to extend the Bermondsey Street Conservation Area boundary to include the Site. We would advise the OBNF that lawfully the policies of the Neighbourhood Plan can only relate to land within the Neighbourhood Area and, accordingly, Planning Applications for sites outside of its area will not be subject to it. Should a Old Bermondsey Neighbourhood Plan be submitted for Examination with policies relating to land outside the Neighbourhood Area, it would fail to comply with planning law and the Basic Conditions of Neighbourhood Plans. On this basis, the draft Neighbourhood Plan should be revised to relate only to land within the Neighbourhood Area. Furthermore, Conservation Area boundaries cannot be revised in Development Plan Documents.</li> <li>• Notwithstanding the inability of the OBNF to set policies in relation to the Site, it is worth noting that the Site's redevelopment is supported in principle by the New Southwark Plan and the current Planning Application Environmental Impact Assessment finds no heritage harm arising from the demolition of Becket House, which is not considered to have heritage value.</li> <li>• The Site is located within the Central Activities Zone and the London Bridge, Borough &amp; Bankside</li> </ul>	
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			<p>Opportunity Area. Each of these areas are targeted for a significant increase in employment floorspace, with the Opportunity Area alone targeted by the London Plan for 25,000 additional jobs, although there is a general expectation that this is exceeded. The EDGE London Bridge proposals seek to deliver 37,494sqm GIA of office floorspace, recorded in the Environmental Statement as having the potential to accommodate 1,900 FTE jobs (1,570 FTE more than existing). This would represent a major contribution to the achievement of the strategic London Plan priorities. This additional business floorspace would also contribute to the balance of uses in a Borough that has experienced a net loss of business floorspace in recent years. The strategic benefit of additional employment floorspace in a highly accessible location directly adjacent to London Bridge Station – recently subject to an approximately £1bn improvement project that almost doubled its capacity – is significant.</p> <ul style="list-style-type: none"> <li>• The proposals for Edge London Bridge will also deliver: <ul style="list-style-type: none"> <li>• - Affordable workspace in accordance with emerging New Southwark Plan requirements;</li> <li>• - Significant public realm improvements including the public garden to the west of the site, which is of a significantly increased size compared to the existing public realm at the Site.</li> <li>• - A commitment to provide public access to the building including through use of the Auditorium and flexible ground floor workspaces. The intention is to make these spaces available to the local community at a minimal cost during certain times/on certain occasions.</li> </ul> </li> <li>• We consider that the proposals for Edge London Bridge will be a highly positive addition to the area neighbouring that of the OBNF and will have wider</li> </ul>	
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			benefits for those living, working and visiting the OBNF area. We trust our representations are of assistance to the OBNF moving forward and look forward to engaging further with the OBNF."	
2.	BermondseyStreet.London	Support	<ul style="list-style-type: none"> <li>I'm responding on behalf of Bermondsey Street,London, the local association whose members are residents of the area or businesses. I've noticed that over the last 12 months or so, OBNF's effectiveness in consultation and collaboration with other local organisations has improved, albeit from a low base at the beginning. It would be great to see continued development of consultation and collaboration capability in future years.</li> </ul>	Noted.
3.	Ward: London Bridge & West Bermondsey  Councillor Humaira Ali	Support	<ul style="list-style-type: none"> <li>The team have a draft plan and considering the council gives no support to something that is underpinned by legislation it is a shame that Covid has got in the way.</li> <li>The work must be allowed to continue and I recommend that as part of the renewal, a planning officer is designated as point of contact so that the forum can draw upon the council's knowledge of its policy and plans. Equally facilities to publish and broadcast the plan itself should be provided such as a specific Southwark council web page</li> </ul>	
4.	Sport England	No objections	<ul style="list-style-type: none"> <li>No comment on the application</li> </ul>	N/A

5.	Highways England	No objections	<ul style="list-style-type: none"> <li>Having examined the Designation Renewal of the Old Bermondsey Neighbourhood Forum (OBNF documents and noting the distance of the neighbourhood from the SRN, we are satisfied that its renewal will not materially affect the safety, reliability and / or operation of the SRN (the tests set out in DfT C2/13 para's 9 &amp; 10 and MHCLG NPPF para 109). Based on this, Highways England does not offer any comments on the consultation at this time.</li> </ul>	Noted.
6.	Historic England	No objections	<ul style="list-style-type: none"> <li>We note the application is submitted following a decision to refuse the extension of the Neighbourhood Plan Area (upheld at judicial review). Historic England commented on the previous application in response to the consultation (we did not object to the applications subject to the development of carefully worded policies to protect and enhance the historic environment). We therefore have no objections to the renewal of the Neighbourhood Forum as submitted. This will hopefully enable the Forum to progress with the development of its draft Plan. The existing area includes numerous designated heritage assets and as such we would reiterate our encouragement to seek carefully worded policies which will benefit the character and appearance and setting of the designated heritage assets and the neighbourhood.</li> <li>In the event of the renewal being approved we would also reiterate our advice that the opportunity to review the local evidence base and promote policies for the positive management of heritage assets as part of the Neighbourhood Planning Process. In developing a robust evidence base, upon which to develop policies which sustain and enhance the positive elements of local character, and their settings, we would encourage the Neighbourhood Forum to identify those areas of which require updating or further analysis.</li> <li>Further guidance on techniques for identifying and</li> </ul>	Noted.

			<p>managing character and heritage assets are available on our website which includes links to the following publications: Good Practice Guide for Local Listing; Understanding Place: An Introduction; and Streets for All. These documents can be viewed at: <a href="https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/">https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/</a></p> <ul style="list-style-type: none"> <li>• In the event of agreement to the designate the proposed boundary and Neighbourhood Forum, we would be happy to comment further on the developing plan. If you wish to discuss any of the above observations please do not hesitate to contact me.</li> </ul>	
7.	National Grid	No objections	<ul style="list-style-type: none"> <li>• An assessment has been carried out with respect to National Grid's electricity and gas transmission assets which include high voltage electricity assets and high-pressure gas pipelines.</li> <li>• National Grid has identified that it has no record of such assets within the Neighbourhood Plan area.</li> </ul>	Noted.
8.	Natural England	No objections	<ul style="list-style-type: none"> <li>• Natural England does not wish to make comment on the suitability of the proposed plan area or the proposed neighbourhood planning body.</li> </ul>	Noted.
9.	TfL	No objections	<ul style="list-style-type: none"> <li>• Although we have no comments on the proposed designation renewal we would welcome the opportunity to comment on the draft Neighbourhood Plan when this is subject to consultation.</li> <li>• TfL and the Greater London Authority (GLA) will review the draft Neighbourhood Plan to consider any impacts on transport operations and infrastructure or when strategic policy issues are raised. We would therefore be grateful if the Neighbourhood Forum could continue to consult us both as neighbourhood planning for Old Bermondsey is progressed.</li> </ul>	Noted.

10.	Guy's & St Thomas' Charity	No objections	<ul style="list-style-type: none"> <li>• I am writing on behalf of the Guy's &amp; St Thomas' Charity who have a number of properties located within the Neighbourhood Plan area, which would be affected by the suggested policies.</li> <li>• I would add that whilst we note that the current consultation is only intended to be in relation to the application for the renewal of the Old Bermondsey Village Neighbourhood Forum (OBNF) designation, which in itself, the Charity does not raise any issues, we note that the application submission includes in Appendix 5 a Draft Neighbourhood Plan for the OBNF area.</li> <li>• Following a review of this OBNF draft Neighbourhood Plan, there are a number of important issues and points raised that we cannot accept and which we believe strongly need to be addressed within this draft Plan before it is published for formal consultation.</li> <li>• For the moment, we have prepared a letter and sent this separately to the Planning Policy team at Southwark Council. Our letter highlights the proposed policies within the draft OBNF Neighbourhood Plan, that give us the greatest concern, and which have the potential to severely impact on the ability to deliver on our and the Trust's combined objectives for the area."</li> </ul>	Noted.
11.	Guys and St.Thomas' NHS Foundation Trust	No objections	<ul style="list-style-type: none"> <li>• Guy's and St Thomas' NHS Foundation Trust (the Trust) is pleased to attach our response to the consultation.</li> <li>• Alongside our partners, Guy's &amp; St Thomas' Charity (the Charity) and King's College London (KCL), the Trust holds significant land interests both within and surrounding the OBNF area, including landholdings and development ambitions. The Trust, therefore, has a keen interest in the renewal of the OBNF as this would ultimately impact on the future use of the Trust's</li> </ul>	Noted.

			property holdings, its current operations and future ambitions within the area.	
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