

COMMUNITY COUNCILS
A voice for your community



Rotherhithe Community Council – Meeting and Planning Meeting

Main Agenda

Date: Monday 26th July 2004

Time: 7.00pm

Place: Surrey Docks Watersports Centre, Rope Street, Plough Way SE16

******* SEE VENUE MAP INSIDE BACK PAGE*******

1. Welcome and introductions
2. Apologies
3. Notification of any items which the Chair deems urgent
4. Disclosure of Members' interests and dispensations

Matters from the previous meeting

5. Minutes to be agreed from the meeting held on 28th June 2004
6. Update on issues raised previously

Main Business

7. **Policing in Rotherhithe Update** (7.10pm)
Sergeant Nick Govind to update residents on local police issues.

8. **Cleaner, Greener, Safer Programme – Update** (7.30pm)

Officers to update residents on last month's exercise and the latest position.

9. **Break** (8.00pm)

Opportunity for members of the public to speak with Coucillors and officers. (Tea and coffee available)

10. **Tourism** (8.20pm)

Elsbeth Turnbull to give a presentation followed by questions from the floor.

11. **Canada Water Supplementary Planning Guidance** (8.40pm)

Officers to give a presentation.

Closing Comments by the Chair

Upcoming meetings:

Date	Venue
Monday 28th September 2004	TBC

ADDITIONAL INFORMATION

Rotherhithe Community Council Membership

- Councillor Lisa Rajan *Chair*
- Councillor Gavin O'Brien *Vice Chair*
- Councillor Columba Blango
- Councillor Jeff Hook
- Councillor David Hubber
- Councillor Jonathan Hunt
- Councillor Graham Neale
- Councillor Richard Porter
- Councillor Anne Yates

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Tim Murtagh
Phone: 0207 525 7187
E-mail: tim.murtagh@southwark.gov.uk
Council Website: www.southwark.gov.uk

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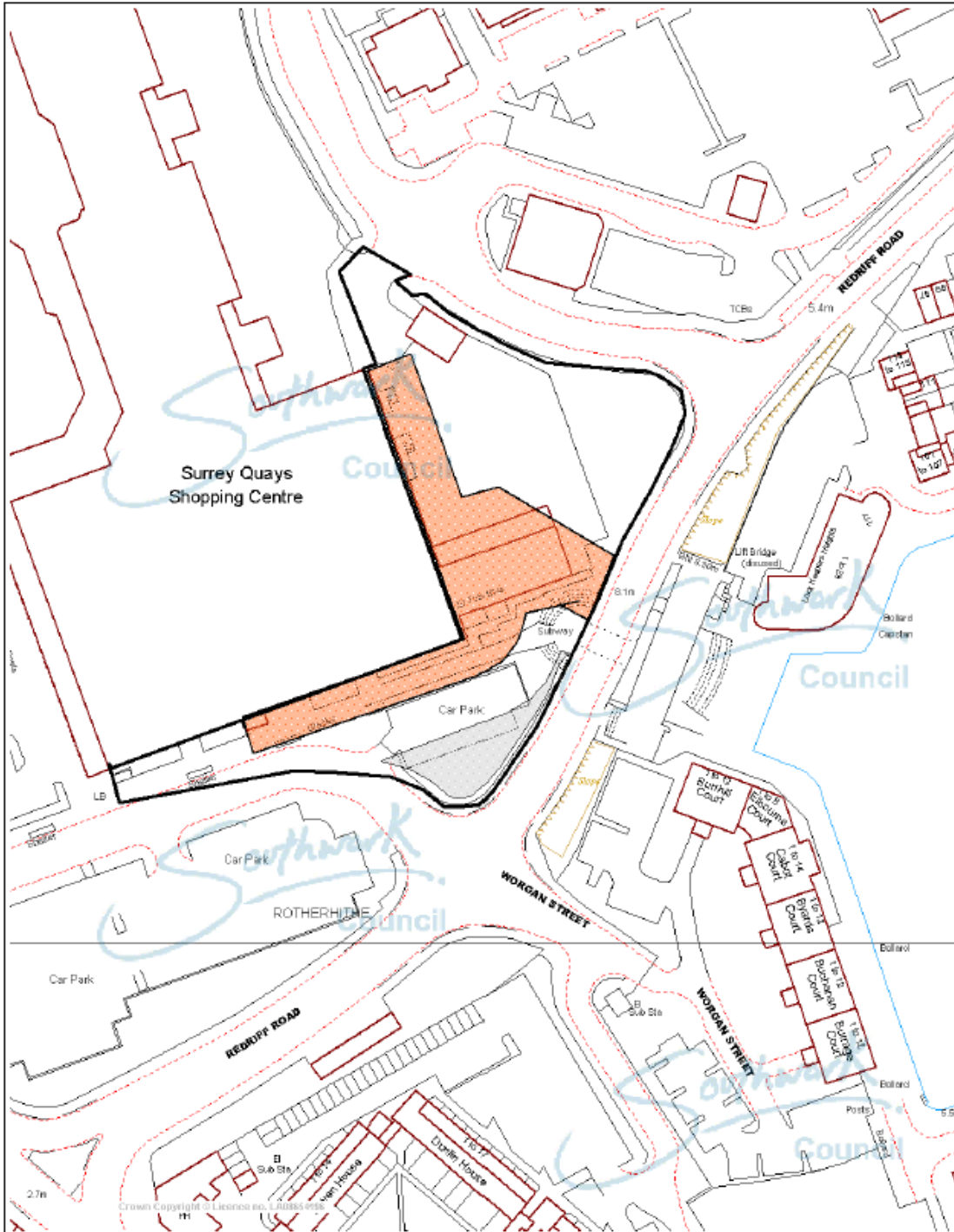
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Spanish

Tesco Store Extension, Surrey Quays Shopping Centre.



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Adrian Dennis
Scale 1/1250
Date 13/7/2004

Southwark
Council

RECOMMENDATION

This document shows the case officer's recommended decision for the application referred to below.
This document is not a decision notice for this application

Applicant	Shopping Centres Ltd.	Reg. Number	04-AP-0238
Application Type	Full Planning Permission	Case Number	TP/468-1
Recommendation			

Draft of Decision Notice

ERROR - cannot handle type/decision

Extension to the existing Tesco Stores to create a new sales, storage and ancillary offices (3463 square metres); new glazed canopy together with covered walkway. (Revised application)

At: Tesco store, Surrey Quays Shopping Centre and adjoining land, SE16.

In accordance with application received on 12/02/2004

and Applicant's Drawing Nos. 10024/R/00/001, F/EXT/950-SK04 Rev A, SK08 Rev B; SK10 Rev.B.

Transport Assessment report; Retail Appraisal report; Consideration of PPG6 sequential test report; Report on Environmental Amenity; and Urban Context Analysis study.

Subject to the following conditions:

- 1 The development hereby permitted shall be begun before the end of five years from the date of this permission.

Reason

As required by Section 91 of the Town and Country Planning Act 1990.

- 2 The facing materials used in the carrying out of this permission shall match the original facing materials of the existing store in type, colour, dimensions, and in the case of brickwork, bond and coursing and pointing.

Reason

To ensure that the new works blend in with the existing building in the interest of the design and appearance of the building in accordance with Policy E.2.3 'Aesthetic Control' of the Southwark Unitary Development Plan.

- 3 Detailed drawings of a landscaping scheme, including provision for the planting of suitable trees and shrubs, showing the treatment of all parts of the site not covered by buildings (including surfacing materials of any parking, access, or pathways) shall be submitted to and approved by the Council before the development hereby permitted is begun and the landscaping scheme approved shall thereafter be carried out in the first appropriate planting season following completion of the building works.

Reason

In order that the Council may be satisfied with the details of the design and external appearance of the proposed development, in accordance with Policies E.2.3 'Aesthetic Control' and E.2.5 'External Areas' of the Southwark Unitary Development Plan and Policy 3.213 'Urban Design' of the revised Deposit Unitary Development Plan 2004.

- 4 Details of any external lighting [including design, power and position of luminaires] and security surveillance equipment of external areas surrounding the building shall be submitted to and approved by the Local Planning Authority before any such lighting or security equipment is installed and the development shall thereafter not be carried out otherwise than in accordance with any approval given.

Reason

In order that the Council may be satisfied as to the details of the development in the interest of the visual amenity of the area, the safety and security of persons using the area and the amenity and privacy of adjoining occupiers in accordance with Policies E.1.1 'Safety and Security in the Environment' and E.3.1 'Protection of Amenity' of the Southwark Unitary Development Plan and Policies 3.14 'Designing Out Crime' and 3.2 'Protection of Amenity' of the revised Deposit Unitary Development Plan 2004.

- 5 Details of the glazed canopies adjoining the building and access road and bus stops shall be submitted to and approved by the Local Planning Authority before any work in connection with this permission is carried out and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

In order that the Local Planning Authority may be satisfied as to the details of the glazed canopies in the interest of the appearance of the building in accordance with Policy E.2.3 'Aesthetic Control' of the Southwark Unitary Development Plan.

- 6 Details of the proposed chiller units shall be submitted to and approved by the Local Planning Authority before any work in connection with this permission is carried out and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

In order that the Local Planning Authority may be satisfied as to the details of the chiller units in the interest of the appearance of the building in accordance with Policy E.2.3 'Aesthetic Control' of the Southwark Unitary Development Plan.

- 7 The machinery, plant or equipment installed or operated in connection with the carrying out of this permission, particularly the chiller units, shall be so enclosed and/or attenuated that noise therefrom does not, at any time, increase the ambient equivalent noise level when the plant, etc., is in use as measured at any adjoining or nearby premises in separate occupation; or (in the case of any adjoining or nearby residential premises) as measured outside those premises; or (in the case of residential premises in the same building) as measured in the residential unit.

Reason

In order to protect neighbouring occupiers from noise nuisance thereby protecting the amenity of neighbouring occupiers in accordance with Policy E.3.1: Protection of Amenity of Southwark's Unitary Development Plan and Planning Policy Guidance 24 Planning and Noise.

- 8 The extension hereby approved shall be used only in connection with the existing store and shall not at any time form any separate units of accommodation.

Reason

In order to ensure that independent planning units do not establish, as the impacts on the environment of a number of separate units on the site has not been assessed.

- 9 Prior to the new retail floorspace is operational, zig-zag parking restrictions need to be added to each side of the pedestrian crossing on the shopping centre access road.
(This will also require a Traffic Management Order to ensure that the restrictions are enforceable)

Reason:

In order that the Council may be satisfied with the pedestrian safety measures associated with this development. This is in accordance with Policy T.6.1 'On Street Parking Control' of the Southwark Unitary Development Plan.

- 10 **Reasons for granting planning permission.**

This planning application was considered with regard to various policies including, but not exclusively:

- a] Policies E.1.1, E.2.3, E.2.5, E.3.1, R.2.1, S.1.2, S.2.2, S.3.1 and S.3.2 of the Southwark Unitary Development Plan 1995
- b] Policies 1.8, 1.12, 3.2, 3.11, 3.13 and 3.14 of the Southwark Plan [Revised Deposit Unitary Development Plan] March 2004.
- c] Policies of the London Plan [February 2004].
- d] Planning Policy Guidance Notes 6: Retail.

Planning permission was granted as there are no, or insufficient, grounds to withhold consent on the basis of the policies considered and other material planning considerations.

Item No.	Classification	Decision Level	Date
1	OPEN	Rotherhithe Community Council	28/7/2004
From Adrian Dennis		Title of Report DEVELOPMENT CONTROL	
Proposal (04-AP-0238) Extension to the existing Tesco Stores to create a new sales, storage and ancillary offices (3463 square metres); new glazed canopy together with covered walkway. (Revised application)		Address Tesco store, Surrey Quays Shopping Centre And Adjoining Land & Tesco Store SE16. Ward Rotherhithe	

PURPOSE

1. To consider the above application

RECOMMENDATION

2. Grant permission

BACKGROUND

3. The Surrey Quays Shopping Centre was opened in 1988 and consists of a conventional indoor shopping mall with a Tesco superstore at the southern end and a smaller BHS store at the northern end, adjoining Canada Water. There is a large ground level open car park for over 1400 car spaces, including wider bays for disabled drivers and parents with children. There are a number of bus stops within the centre adjacent to the Tesco store, in Surrey Quays Road and at a bus station at Canada Water to the north. There is also a London Underground Tube station at Surrey Quays (Lower Road, to the south west) and at Canada Water.
4. A planning application was submitted in 2002 for the extension to the Tesco store. At the same time, but separately, three outline applications were also submitted for the redevelopment of the car parking areas and land to the north of the Surrey Quays Shopping Centre, together with Council owned land adjacent to Surrey Quays Road and the Canada Water bus and tube stations, for a large retail, office and residential development. These outline applications coincide with sites included in the Council's own proposals for Canada Water and have not yet been determined. They have been held in abeyance at the request of the applicant and are likely to be soon withdrawn and replaced by an entirely new proposal.
5. The first Tesco application proposed the extension of the existing store by an additional 3,463 sq.m. (from 7,501sq.m. to 10,964sq.m., an increase of 46% in gross floorspace). This would have taken the form of a ground floor extension to the south of the existing store, in an area currently used in part for a pedestrian underpass access to Greenland dock, in part as a trolley and overspill car park and also some basic landscaping. It also proposed to

rearrange the pedestrian route as part of the application.

6. The planning application for the extension to the Tesco store was reported to this Community Council on 10th December 2003 with a recommendation to grant planning permission. The decision was deferred subject to further consultations to be carried out. In the meantime the applicants lodged an appeal with the planning inspectorate against the failure of Southwark Council to give notice of its decision. The appeal is planned to be heard at a Local Inquiry on the 10th November this year.
7. On 10th march 2004 Rotherhithe Community Council resolved that were the application still able to be determined by the local planning authority it would have been refused permission on the following grounds:
 1. The proposed extension would result in a poor layout and arrangement that would be detrimental to the safety and security of pedestrians using the walkway between the shopping centre and Greenland Dock.
 2. The proposal would result in the loss of a well designed public area, and its replacement by poor quality design for this part of the shopping centre, in particular the public areas.
8. A new application has now been submitted for an extension to the store which attempts to address the objections raised on the previous scheme, now at appeal. The current proposal differs from the appeal scheme by a change of layout which would result in a more direct route for the pedestrian walkway to Greenland Dock. The applicants have indicated that if this application is approved they would withdraw their appeal.

FACTORS FOR CONSIDERATION

Main Issues

9. The main issues in this case are whether the proposed retail extension would have an impact on the retail functioning of the wider area, the likely effect on pedestrian, traffic and parking pressures and and the impact on the general amenities of the area. An important material consideration is whether the current proposal overcomes the objections to the previous scheme.

Planning Policy

10. Southwark Unitary Development Plan 1995 [UDP]:
No shopping centre designation in the UDP but ground floor units in the centre identified as a Secondary Shopping frontages.
Policy E.1.1 - Safety and Security: Complies
Policy E.2.3 - Aesthetic Control: Satisfactory design and appearance
Policy E.2.5 - External Space: Complies, satisfactory design and landscaping.
Policy E.3.1 - Protection of Amenity: No adverse impact on area.
Policy R.2.1 – Regeneration Areas: Complies with policy.
Policy S.1.2 – Secondary Shopping Frontages: Compatible with policy.
Policy S.2.2 – New retail units over 2,000sq.m: Not a new unit but entirely compatible with policy.
Policy S 3.1 – Customer Facilities: Fully provided for by existing centre.
Policy S.3.2 – Environment of Shopping Centres: Complies. Maintains most features and improves some pedestrian safety measures.

11. The Southwark Plan [Revised Deposit Unitary Development Plan] March 2004
Policy 1.8 - Location of Retail Provision: Complies. New retail should be located in existing town centres.
Policy 1.12 - Superstores and major retail developments: Complies. These are to be located only in major centres, including this one.
Policy 3.2 - Protection of Amenity: No adverse impact on area.
Policy 3.11 - Quality in Design: Satisfactory
Policy 3.13 - Urban Design: Improved layout now satisfactory.
Policy 3.14 - Designing Out Crime: Satisfactory safety considerations.
12. Other Plan Designations and Guidance:
The Shopping Centre is identified as a District Shopping Centre in the Mayor of London's Spatial Development Strategy: 'London Plan'. The new Southwark Plan would need to be consistent with this designation.
PPG1 - Complies. Development in district centre and at public transport node.
PPG6 - Complies with location for retail development.

Consultations

13. Site Notice: 18/5/2004 Press Notice: 4/3/2004
- Consultees: Canada Water Forum; Canada Water Campaign; Redriff T.A.; Wolfe Crescent R.A.; Brunswick Quay R.A.; Flats in Lock Keepers Heights, Brunswick Quay; Flats in Burrhill Court, Cabot Court, Elbourne Court, Byards Court, Buchanan Court and Burrage Court Worgan Street; Flats in Raven House and Dunlin House, Tawney Way; 1 - 117 (odds) and 2, 4, 6 Brunswick Quay. 19 Ropemaker Road; BHS Ltd; SGP consultants; (*207 consultees plus site notices.*)
14. **Replies from:** 19 Ropemaker Road – These proposals are a massive improvement of the previous proposals and an improvement on the existing walkway under Redriff Road. Given this improvement, would like to see the work completed as soon as possible. Larger building will be noticeable but we want more shopping provision in Surrey Quays so is acceptable. 95 Brunswick Quay – Object: do not want this, in breach of shopping centre plans, makes a mockery of work done by Council and local groups. 109 Redriff Road – Query impact on local shopkeepers and promote 'community'. What plans for alleviating traffic problems? W H Smiths plc have objected as they feel that 'it would result in a reduction in the sales spread of existing retail occupants and would detract from the retail offer in the area.' SGP Property Consultants objects as they consider that the extension would give rise to an over supply of retail floorspace, it would be detrimental to local amenities and businesses and is contrary to national planning policy.

Police Secured by Design Advisor: No issues of concern.
Traffic Group - No objection to the extension to the store.
Waste Management No objections. Existing refuse collection arrangements will not be affected.

PLANNING CONSIDERATIONS

15. The proposed extension building would be located in the south east corner of the site next to where Redriff Road rises above the pedestrian underpass to Greenland Dock and the access road into the shopping centre. The building

would be to the same height as the existing store (3.2m to the overhanging canopy, 5.2m to the eaves and 9.2m to the ridge line of the roof) and constructed of the same materials. The walls would be clad in red facing bricks to match the existing store and the roof tiled to match the existing roof. The design fits in with that of the existing store, and is considered acceptable in visual amenity terms.

16. The proposed extension is to comprise 2,444 sq.m (nett) extra sales area and 1,718 sq.m of additional storage. The proposed total increase in floorspace is identical to that shown in the appeal scheme. The main difference between the proposals is the siting and layout of the extension and the realignment of the access road into the shopping centre. This now allows for a wide pedestrian and cycle path leading under Redriff Road to Greenland Dock, avoiding the narrow 'dog-leg' pathway proposed as part of the appeal scheme. Also, with a more straight and unrestricted view along the path, a much safer arrangement results. The proposal would, therefore be an improvement on the existing layout.
17. Some degree of surveillance for the walkway will be provided by windows to a staff reception area in the extension, facing the access road, and an office close to the pedestrian underpass. A new canopy will extend over part of the paved area on the southern side of the store and extension. This will be 10 metres wide adjoining the existing store and 4m wide alongside the extension and extending more than half way along the pedestrian walkway.
18. For operational reasons the building would have its chiller units relocated to a roof top position close to the pedestrian route. It is proposed to impose a condition that requires these to be enclosed and/or attenuated so that no noise nuisance would occur for the nearest residential properties to this site, although there is a fair degree of separation which should ameliorate matters in any event.
19. The application for the proposed extension was accompanied by consultants' reports addressing the likely retail impact of the proposals, traffic impact and impact on the environment and amenities of the area. The reports suggest there would be minimal impact occasioned in all respects which is identical to the findings in respect of the appealed scheme. re the same.
20. The shopping centre was built with 22,450sq.m. of retail floor space and there was an expectation that the core population (of the immediate area) would increase from 30,351 persons in 1991 to 33,268 in 2016. In fact that population reached 34,810 by 1997, an increase of 15% in six years. The submitted study shows that similar increases also have occurred in the wide catchment area and are continuing to rise. There is therefore a growing retail demand locally arising from significant population increases in the area.
21. The majority of the new floorspace, which represents a total increase of 46%, would be given over to additional sales area which would increase by 2,751 sq. m. The remainder would comprise of additional storage and ancillary facilities. It is not, however, envisaged that this would result in a 46% increase in turnover or customer. Tesco's experience is that a 100% increase in sales area would only equate to a 30% increase in turnover. By comparing this increase with average expenditure it is predicted that their extension will cater for an increase in expenditure of 4,385 persons by 2016. Surveys carried out to assess shopping patterns locally reveal that the increased turnover here will

not affect small local shopping centres but would be more likely to divert trade from other large food superstores located in the wider area, at Old Kent Road (Tesco), Whitechapel (Sainsbury), East Dulwich (Sainsbury), Lewisham (Tesco) and Isle of Dogs (Asda). There is also a possibility of some small increase in trade being drawn from Southwark Park Road which lacks such a store.

22. A traffic analysis shows that even if all the increased turnover resulted in extra customers, there would be negligible impact on the surrounding highways network with all junctions operating below 90% saturation levels. It is far more likely that the increased retail space will, by increasing choice of products, encourage shoppers to stay longer in the store rather than generate a proportionately high level of new trips to the store. No concerns have been raised by the traffic engineer about the new arrangements in terms of impacts on the local road network.
23. Having examined the studies and reports submitted in support of the application, it is considered that the impact on the retail functioning of the wider area, on pedestrians, traffic and parking, would not be significant.
24. As with the appeal proposal, the application plans shows that the zebra crossing on the access road, towards Surrey Quays Tube Station, will be raised (as a table) to make it more obvious for drivers and safer for pedestrians. The crossing is within the applicant's site so the required zig-zag parking restrictions can be added by condition. The path up from Lower Road is to be re-profiled to allow for a level waiting area next to the crossing. The path will be widened to allow for the level waiting area and there will be a new trolley park for the pedestrians. These details and changes to signage will be covered by conditions requiring submission of details later. All the land is within the applicants' control, and given that these improvements will enhance the shopping experience for customers (and will therefore ultimately be of benefit to the applicant as well as visitors to the store), it would seem appropriate to use conditions rather than a more onerous S106 agreement to achieve the outcomes.
25. In conclusion this revised proposal achieves the same volume of extension that Tesco require but with a reconfiguration that not only overcome the reasons for opposing the appeal proposal but will provide a wider and improved pedestrian route to Geenland Dock, with a new cycle route. The design is acceptable and minor matters such as noise from chiller units can be controlled by conditions.

EQUAL OPPORTUNITY IMPLICATIONS

26. The expansion of the Tesco superstore will inevitably provide a substantial number of extra jobs. These will be mainly local jobs and a significant number will be part-time or shift work of the type better suited to those wishing to fit work around the demands of their families and/or dependents.

LOCAL AGENDA 21 [Sustainable Development] IMPLICATIONS

27. It was determined that an Environmental Impact Assessment would not be

required as it would not have any significant environmental effects for the purposes of the EIA regulations. However, an informal study was submitted by the applicants which confirmed that the environmental impact, both during construction and after, would be insignificant. The expansion of retail choice at the Surrey Quays Shopping Centre will help retain shopping activity at the centre and not dispersed to other major superstores that may otherwise had great choice to offer. This concentrates potential traffic generating activities in one location, where access to public transport is very good.

LEAD OFFICER	James F Sherry	Interim Development and Building Control Manager
REPORT AUTHOR	Adrian Dennis	[tel. 020 7525 5445]
CASE FILE	TP/468-1	
Papers held at:	Council Offices, Chiltern, Portland Street SE17 2ES	[tel. 020 7525 5402]

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NOTE: Original held by Constitutional Support Unit; amendments to Tim Murtagh (Tel: 020 7525 7187)

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