

TAKE **note**

Borough and Bankside Community Council



Notes from the meeting on Monday November 21 2005
The Cathedral School of St Saviour and St Mary Overie,
Redcross Way, SE1

Issue no. 1

southwark.gov.uk/communitycouncil

Main items at this meeting:

- Managing waste in Southwark
- Unicorn Theatre opens
- Planning matters in the Borough and Bankside Area
- Hankey Place Gardens

Half price tickets at new kids' theatre

The Unicorn Theatre is the first purpose built children's theatre in the UK. It opened its doors on Tooley Street, SE1, on November 24.

The theatre is offering half price tickets for any Unicorn production for the first two weeks of a performance, to all Southwark residents.

Running until January 29 is the classic children's tale 'Tom's Midnight Garden'.

Guided tours around the fantastic new theatre space are also available and schools' programme is being set up.

For box office and performance enquiries call 08700 534 534, email boxoffice@unicorntheatre.com or visit www.unicorntheatre.com

Managing waste

Every year people in Southwark generate 137,000 tonnes of rubbish. That's almost a tonne from every household in the borough, enough to fill Millwall Football Stadium or Tate Modern to the roof.

At the moment most of this rubbish gets buried in the ground at landfill sites in the countryside. But space is running out and landfill is a known contributor to global warming. The government has set tough new targets across the country to drastically reduce the amount of rubbish sent to landfill to reduce this impact of our waste on the environment.

The good news is, that recycling has quadrupled in the last three years in Southwark and figures from this summer show that we recycled over 14% of our waste. But, despite these promising results, by 2020 we have to recycle 50% of our waste and landfill less than 25%. If we don't we face harsh financial penalties.

£34.5 million government money has been received to help build a state-of-the-art waste Resource Park – a new waste processing facility to increase recycling in the borough and reduce environmental impact.

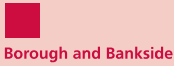
The gas works site on the Old Kent Road has been deemed as the only suitable place in the borough for the Resource Park and a planning brief is being prepared to look at what can be built on this site.

All residents and businesses within half a kilometre of the site are being approached by an independent company for their initial views on plans for the area. Further consultation with different groups is also planned.

Any concerns or questions can be raised through the community council.

For further information on the Resource project please contact Southwark Council on 020 7525 2491, email resource@southwark.gov.uk or visit www.southwark.gov.uk/YourServices/environment/RecyclingPages/Resource





Cleaner, greener, safer Hankey Place Gardens

Hankey Place Gardens has received £4,134 from the community council to get rid of infected tree roots. The infected tree roots were causing damage to the recently resurfaced paths. Members agreed the additional funding to complement recent improvement works carried out under CGS funding.

To see a full list of what was funded, look at the 'Take Notes Minutes Agreement Form' available at www.southwark.gov.uk/communitycouncil and click on Borough and Bankside, then the agendas and minutes link.

Planning matters in the Borough and Bankside area

Paul Evans, Strategic Director of Regeneration, was present at the meeting to discuss a variety of planning issues affecting the area. Borough and Bankside is particularly affected by planning issues due to its key location close to the heart of London and has been a topic often raised at the meetings.

The discussion focused on three key issues

- current planning issues and section 106 affecting the area,
- changes to planning policy
- The Bankside and Borough supplementary planning document scoping report.

Residents were informed of planning applications currently being processed in the area (included in the agenda papers of the meeting) and a detailed list was provided on the current use of section 106 monies in the area. Section 106 are planning gain secured to the council through legal agreement and aimed at delivering improvements in an area where major development is being undertaken.

Paul addressed proposed changes to two planning policy areas, Section 106 and the statement of community involvement. Community involvement is central to the new planning system and a 'statement of community involvement' (SCI) is required to show how and when the council will involve the community in planning applications and policy development. By commenting on the SCI you will help ensure that planning consultation effectively reaches the community.

Section 106 planning contributions are used to address the negative impacts caused by a development, help provide infrastructure and facilities to achieve sustainable communities, and are delivered through a legal agreement between the council and a developer. The Section 106 planning contributions Supplementary Planning Document (SPD) aims to increase transparency in negotiations with

developers and guide how and when the council can expect developers to contribute.

The Bankside and The Borough Supplementary Planning Document Scoping Report was also discussed. The aim of this document is to provide further details on the policies in the Unitary Development Plan. All guidance within SPD must conform with policy in the UDP and the London Plan and will form a material consideration when determining planning applications. Copies were circulated to all residents on the mailing list and further copies can be obtained by contacting the planning policy team. It is anticipated that the SPD will provide further guidance on a number of issues, including:

- Land uses;
- Tall buildings and urban design;
- Movement, public realm and open spaces;
- Sites which have been designated in the emerging UDP and others which are vacant or under-utilised and;
- Priorities for section 106 planning contributions

Some residents asked questions about SPD and their understanding of the planning guidance particularly concerning tall buildings in the area, asking, whether it had been formally adopted by the Council. Paul Evans responded by saying that in order to build on previous consultation and avoid consultation fatigue, all comments received will be taken into account in drafting the new SPD.

Residents wanted to know when the key periods for consultation would be for the documents as local residents had previously expressed concern that the main period of consultations should not coincide with August holiday period. It was recognized that this was a legitimate concern and stated that the period of consultation was likely to be the early part of next year i.e. June – August 2006. It was also noted that the relevant information would be sent to the Bankside Residents Forum.

For further information on planning policy issues affecting your area call 020 7525 5418 or visit www.southwark.gov.uk/YourServices/planningandbuildingcontrol

Your next Borough and Bankside meeting is on Tuesday January 24 2006, from 7pm at Cathedral School of St Saviour and St Mary Overie, Redcross Way, SE1

Everyone welcome

southwark.gov.uk/communitycouncil

