

**Consultation Statement on Aylesbury AAP Issues
and Options Consultation
Version 3**

February 2008

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**Report prepared on behalf of
London Borough of Southwark
Aylesbury New Deal for Communities**

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1 INTRODUCTION

1.1 PURPOSE OF THIS DOCUMENT

- 1.1.1 The purpose of this document is to demonstrate the consultation undertaken in developing the Issues and Options for the Aylesbury Area Action Plan (AAP). This report shows who has been consulted, how they were consulted and a summary of main issues raised during the consultation. The report will demonstrate compliance with the Council's adopted Statement of Community Involvement (SCI). The report includes details of –
1. The consultation that has been undertaken in developing the Issues and Options Report.
 2. Consultation undertaken on the Issues and Options Report once published.
 3. A summary of the issues raised during the six week consultation (5 October 2007 to 16 November 2007) on the Issues and Options Report and the council's response.
- 1.1.2 This document is prepared under Regulation 28 of the Town and Country (Local Development)(England) Regulations 2004. It provides details of the pre-submission consultation undertaken by the London Borough of Southwark with regard to the preparation of the Aylesbury Area Action Plan (AAP). The document also records consultation that has been undertaken over and above the statutory requirements¹.

1.2 BACKGROUND TO ISSUES AND OPTIONS REPORT

- 1.2.1 The preparation of Aylesbury AAP started in March 2007. During the initial stages the following documents were produced to develop the issues and options for the Aylesbury area.
- A baseline report – this identifies the main issues that the AAP must address. Informal consultation during the initial stages has been critical in developing this document. This was published alongside the Issues and Options report in October 2007.
 - Sustainability Appraisal Scoping Report – has been subject to a 5 week consultation from 21 May 2007 to 25 June 2007 and an interim sustainability appraisal scoping report has been published in September 2007.

2 HOW WE HAVE CONSULTED

- 2.1.1 This section of the report explains the sequence of consultation that has been carried out during the course of developing the Issues and Options and on the Issues and Options report itself. The consultation undertaken meets and exceeds the government requirements under the Planning Regulations². It has been carried

¹ Regulation 25 of the Town and Country Planning (Local Development) (England) Regulations 2004

² Town and Country Planning (Local Development) (England) Regulations 2004

out in accordance with the Council's Statement of Community Involvement (SCI) which was adopted on January 29 2008.

2.1.2 During the initial stages of preparing the Aylesbury AAP a Consultation Strategy (June 2007) was prepared to guide consultation through the course of plan preparation. The consultation strategy was based upon a thorough understanding of stakeholders and previous consultation that had been undertaken in the area. The strategy recognises that the methods of consultation need to respond and effectively involve the diverse local population. The strategy sets out consultation principles which are:

- i) The need to focus the level and frequency of consultation in accordance with the expected level of change within the Aylesbury area,
- ii) The need to communicate both clearly and openly,
- iii) The need to overcome barriers to successful consultation by ensuring that all under-represented groups are actively engaged in the plan preparation process, and
- iv) The need to avoid consultation fatigue through ensuring buy-in and involvement in the design and planning process and demonstrating that tangible change is already happening.

2.1.3 The consultation strategy makes a commitment that in preparing the AAP the consultation undertaken will go above and beyond the statutory requirements to engage more continuously and intensively with the general public. Additional means will include the 'Neighbourhood Team' and consultation with key community groups, an 'Information Station', publications in Southwark Council's Regeneration Magazine, joint Council/NDC regeneration newsletter, a 'Show Homes Exhibition' and three public events. These additional consultation techniques will ensure that those with a stake in the regeneration of the Aylesbury area are actively involved at all stages of the process and that they support and feel a sense of ownership over the emerging proposals.

2.1.4 The consultation strategy sets out that a Consultation Plan would be prepared for each stage of plan making. For the Issues and Options Stage a Consultation Plan was prepared in August 2007 which is presented in Appendix 1. This plan elaborates on the overarching Consultation Strategy, providing more detail with regards to the planned consultation events.

2.2 WHO WAS CONSULTED?

2.2.1 A detailed list of the organisations/groups that were consulted is presented in Appendix 2. In broad terms, two types of bodies were consulted in accordance with the Regulations -

2.2.2 Specific Consultation Bodies – The Regulations¹ specify the organizations that must be consulted if the LPA considers that body will be affected by what is proposed in the AAP.

- 2.2.3 General Consultation Bodies - A range of stakeholders from within and outside the Aylesbury area were consulted. These include the "Neighbourhood Team". The neighbourhood team was established at the beginning of the AAP process to help develop and champion the Aylesbury AAP. The neighbourhood team comprises 40 members representing a wide range of interests, ages, cultures and includes residents, those working with the young, old and vulnerable, transport groups and other social interest and local businesses and traders.
- 2.2.4 A list of 'specific' and 'general' bodies including the neighbourhood team is presented in Appendix 2.

2.3 METHODS OF CONSULTATION

- 2.3.1 Consultation on issues and options took place from March 2007 to November 2007. This consultation included six week informal consultation before the publication of the Issues and Options report and a further six week consultation on the published Issues and Options report. The Issues and Options report was on the council's website for at least 12 weeks after the formal decision to consult on the document was made. The following methods were used to consult on the Issues and Options for the AAP -
- 2.3.2 To assist consultation a **questionnaire** accompanied the Issues and Options report. This is presented in Appendix 3.
- 2.3.3 **Mailings** to Specific Consultees and individuals/organisations on the consultation database. (Sent out 5 October 2007). A copy of this letter is presented in Appendix 4.
- 2.3.4 Advertisement in **local newspapers, South London Press (5 October 2007) (Appendix 5)**
- 2.3.5 **Council Website** – making documents available and publicising where documents are available (available from September 2007). An interactive questionnaire that users could fill in and submit on-line was available on the website. The documents were available on the council website for at least 12 weeks.
- 2.3.6 **Availability of documents at key locations within Southwark** – The documents including the questionnaire were available in libraries, one stop shops and council offices. Details of where documents were available are presented in Appendix 6.
- 2.3.7 **Previous Consultation** - The Issues and Options report has also looked at the results of previous consultation and visioning sessions, including the tenant ballot of 2001-002, Project Placecheck, August/September 2002, the Options Appraisal for the south west corner, June to November 2004, the Aylesbury Tenants Survey 2005, and the **Visioning Workshops** attended by residents and key stakeholders to discuss the best way to develop the Aylesbury and inform the brief for the masterplanners. The visioning workshops took place in 2006 on 17 February, 9 June and 7 July.
- 2.3.8 **Newsletters and Community magazine** – raise public awareness of the AAP and encourage people to get involved. Articles on the masterplanning process and updates on the progress of the AAP and the achievements of the Neighbourhood Team have been published in Aylesbury Regeneration News in the October 2006 and July 2007 issues. The publication is distributed quarterly to 2,759 households on the estate, schools, Southwark libraries, Walworth Area Housing office, Aylesbury

doctors surgery, Tykes Corner, Thurlow Lodge Community Hall, Aylesbury NDC, internal staff, also posted on the Southwark Council and Aylesbury regeneration website. Furthermore an Aylesbury Area Action Plan Newsletter was distributed in October 2007 to 6,200 homes and organisations in the AAP area to explain the process and how this would affect the wider community.

2.3.9 Events and Exhibitions

- **Neighbourhood Charter Launch Event** – Following two previous neighbourhood team events a neighbourhood charter for the Aylesbury area was launched. The neighbourhood charter sets out the aspiration for the regeneration of the Aylesbury area and forms the basis for the vision and objectives of the AAP. Further details about the neighbourhood team and evolution of the charter are presented in section 3.2. A copy of the neighbourhood charter is presented in Appendix 7.
- **Show Homes Exhibition** – As per the consultation strategy a show homes exhibition was organised in July 2007. This had a mock up of the flats being proposed in Phase 1a of the redevelopment of the Aylesbury Estate. The exhibition included boards on AAP including information on forthcoming six week consultation on the Issues and Options report and early phasing plans for the AAP.
- **Information Station at Thurlow Lodge** (set up since 1 July 2007) – The information station provides information on the progress with the AAP. This helps raise awareness and encourages participate in developing the AAP.
- **Regular on-site surgeries at Thurlow Lodge** (available since 1 November 2007) – This provides people the chance to meet on a one-to-one basis with staff involved in the AAP to answer any questions and discuss the AAP.
- **Staffed Stall at Walworth Festival** – Urban Initiatives staffed a stall at the Walworth Festival on Saturday the 21st July. The purpose of this event was to inform local people about the Aylesbury Area Action Plan, to gain initial feedback about what people like and dislike about the area and what they want to see changed, and to encourage further participation at the later stages of the plan preparation process. The event provided a useful opportunity to introduce the purpose and scope of the Aylesbury Area Action Plan to people who live and work locally, and who may not have been engaged in the project so far.
- **Building Futures Exhibition (Issues and Options Exhibition)** – The Building Futures Exhibition was a three day event at Thurlow Lodge, from Thursday 18th to Saturday 20th October 2007. The exhibition was staffed by the council, masterplanners Urban Initiatives, members of the Neighbourhood Team and the Aylesbury NDC. There were four elements to the event, including:
 - The exhibition, which comprised a series of display panels explaining a number of key themes from the Issues and Options report;
 - Special viewings for local interest and community groups, including translation services where necessary;
 - A Family Funday with children’s entertainment, music and food; and
 - An ‘on-site surgery’ which provided a second chance to view the exhibition on 1st November 2007.

The event was well publicised, with advertisements in the Aylesbury Regeneration News, the Aylesbury Area Action Plan Newsletter and the

Aylesbury Regeneration website, as well as two advertisements in South London Press and one in Southwark News. In addition 40 posters were placed around the estate and 4,000 flyers were distributed to every home on the estate and to key locations in the area, such as libraries, community centres, shops and on car bonnets.

2.3.10 Stakeholder Meetings – Throughout the course of the issues and options stage meetings were held with key stakeholders, including Transport for London, the Greater London Authority, the Government Office for London, and local councillors.

2.3.11 Neighbourhood Team - The Neighbourhood Team has been set up to help develop and champion the Aylesbury AAP. The team meets regularly and comprises 40 members representing a wider range of interests, ages, cultures and includes residents, those working with the young, old and vulnerable, transport groups and other social interest and local businesses and traders. The following workshops and events have been organised with the neighbourhood team in developing the Issues and Options for the Aylesbury area:

- The Neighbourhood Team Launch took place on 11th April 2007 with the aim of establishing the Neighbourhood Team and to introduce the masterplanners, Urban Initiatives, and the AAP. The event included a presentation from a representative from the Neighbourhood Team in Bridlington, Yorkshire, in order to clarify what a Neighbourhood Team is and what they can achieve. The Launch concluded with a brainstorming session in order to describe the housing profiles in the area.
- The second Neighbourhood Team Event took place on 12th May 2007. The main aim of session was to gain feedback from the community on issues that will be addressed in the AAP. The session began with a presentation explaining the key issues to be considered in the AAP. These issues were then further illustrated through the use of the Neighbourhood Game, which also helped to initiate lively discussion and feedback. The Game illustrated the trade offs between factors of density, housing types, affordable housing, open space and community facilities set on a game board based on the Aylesbury AAP area. This established the basic structure of the masterplan.
- The third Neighbourhood Event introduced the Neighbourhood Charter and involved reviewing and discussing every aspect of the Charter with the Team. The event took place on 22nd May 2007.
- The fourth Neighbourhood Event took place on 14th June 2007 and was structured around short presentations, each of which was followed by the division of the team into workgroups to allow attendees to discuss the issues raised and give feedback. The first presentation looked at the draft Neighbourhood Charter and was followed by a discussion of the Charter sections by the workgroups. The second presentation looked at the AAP issues and options and was followed by an in depth look at two different density options. Finally the phasing plan was presented to the group and the workgroups were invited to comment on the issues discussed in the presentation.

- **City Visits** – Members of the Neighbourhood Team attended four cities across Europe in order to understand how regeneration and new communities can be successfully developed. The cities chosen were:
 - Dublin: To look at good practice in medium density mixed tenure housing in practice and minimisation of common parts in built form (e.g. corridors, stairwells etc.);
 - Glasgow: To look at regeneration of socially rented housing estates with a mix of different architectural treatments;
 - Amsterdam: To see the rich mix of different housing schemes and types created on brownfield sites across the city; and
 - Paris: To see the quality of new parks and how they relate to new homes nearby.

These trips were designed specifically for the issues faced by the regeneration of the Aylesbury Area i.e. Accommodating dense housing, need for high quality parks, trams and public transport routes etc. Two of the city visits also had accompanying booklets explaining the schemes in detail. A film of the city visits has also been made.

The comments of the neighbourhood team have been taken into account in developing options for the AAP.

- **Ward Councillor Meeting** – A meeting with local councillors was held on 2nd May 2007 to discuss the emerging Issues and Options and to ensure any challenges were addressed and identified at an early stage.
- **Walworth Community Council Meetings** – Following that, the Aylesbury consultation strategy was presented to the Walworth Community Council on 9th May 2007. The session consisted of a fifteen minute presentation that was followed by work groups allowing people to comment on how to involve the wider public. A second meeting took place on 4th July to discuss the emerging Issues and Options, in order to ensure any challenges were addressed at an early stage. The issues and options report was also available for the community council meeting on 3rd October, where officers had a stall and gave a short presentation.
- **Aylesbury Steering (and sub-group) meetings** – The steering group comprises representatives from all the Tenants and Residents Associations on the estate, representatives from council departments, local councillors and other local observers. Regular Aylesbury Steering (and subgroup) meetings have been taking place since 2 May 2007 in order to discuss the emerging Issues and Options and to ensure they are supported by the Steering Group.
- **Meetings with Surrey Square residents** – Two meetings have been held with the Surrey Square Tenants and Residents Association. At the first of these meetings on 18 December 2007, the two options relating to Surrey Square were presented to the residents, followed by an open discussion. The purpose of the second meeting, held on the 7 February 2008, was to present the preferred option relating to Surrey Square, to discuss more detailed design ideas for the park and greenfinger and to inform the residents of any future consultation.

3 FEEDBACK FROM THE CONSULTATION

- 3.1.1 The following sections present a brief summary of the main issues/outcomes arising from the range of statutory and non-statutory consultation exercises listed above. This is then followed by a summary of responses from the 'Building Futures' exhibition in October 2007 and then by the main issues raised during the six week consultation on the Issues and Options report. The council's response to the comments received is also provided in Appendix 9. This shows how the comments will be taken forward at the next stage of plan making.
- 3.1.2 We will write back to everyone with a letter informing them of the next stages in the process and with a print-out of our responses to them.

3.2 OUTCOME FROM THE CONSULTATION EVENTS

Table 1: Statutory and non-statutory Consultation on Issues and Options Report and the outcome

Consultation Event	Date of Event	Summary of actions	Outcome	SCI Requirement
Mailings to statutory and general consultees on the Council's database	4 October 2007	Action: Letter inviting 'specific' and 'general' consultees to make comments on the Issues and Options report Objective: To involve key stakeholders at the Issues and Options stage of the AAP	Received responses which are presented in section 3.3 below. These have been taken into account in developing the preferred options.	✓
Advertisement in Local Newspapers	5 October 2007	Action: Advertise publication of the Issues and Options report and the start of a 6 week consultation (5 October 2007 – 16 November 2007) in local newspapers.	Raised awareness of the consultation and how people can participate and triggered people to participate.	-
Council Website and availability of documents at key locations within Southwark	5 October 2007	Action: Make relevant documents available on the Council's website and at libraries, council offices and one stop shops in the borough. Objective: To make documents accessible to everyone interested in being involved in the Aylesbury AAP.	Received responses which are presented in section 3.3 below. These have been taken into account in developing the preferred options.	✓
Wider Public	From 1 July 2007 – preferred options consultation	Action: Establish an 'Information Station' at Thurlow Lodge. Objective: To ensure that information about the Aylesbury AAP is widely available at convenient times and in a	Raised public awareness and encouraged participation in the AAP.	-

Consultation Event	Date of Event	Summary of actions	Outcome	SCI Requirement
		convenient location to the wider public.		
	By 1 September 2007	<p>Action: Establish regular drop-in on-site surgeries for the Aylesbury community, as well as the wider public.</p> <p>Objective: To ensure that information about the Aylesbury AAP is widely available at convenient times and in a convenient location to the wider public. In compliance with government regulations the drop-in sessions will encourage informal consultation at the issues and options stage.</p>	<p>Presented people the opportunity to talk on-to-one about the AAP and express their views and queries with a member of staff.</p> <p>Raised public awareness and encouraged participation in the AAP.</p>	-
	9 July 2007, Aylesbury Youth Centre, 4pm-6pm	<p>Action: PUBLIC EVENT 1 Neighbourhood Charter Launch Event - invitations to speakers, press adverts and posters, and web site notice.</p> <p>Objective: To highlight the work and role of the Neighbourhood Team. This will encourage community members and stakeholders to engage in the AAP through their Neighbourhood Team representative and promote buy-in and a sense of ownership over the vision and objectives outlined within the Charter.</p>	<p>Highlighted the work of the neighbourhood team and encouraged people to engage in the AAP through their neighbourhood team representative.</p> <p>Encouraged active involvement of key stakeholders.</p>	✓ (Workshops/focus groups)

Consultation Event	Date of Event	Summary of actions	Outcome	SCI Requirement
	9 – 28 July 2007, Aylesbury Youth Centre	<p>Action: PUBLIC EVENT 1 Show Homes Exhibition – invitations to speakers, press adverts and posters, and web site notice.</p> <p>Objective: To engage the wider public in the regeneration of the Aylesbury area and the AAP preparation process. To show the community how future homes might look in terms of layout and space standards and present an initial phasing plan.</p>	A total of 940 people attended the exhibition and 732 people completed a questionnaire about the area. The response has helped identify the issues in the Issues and Options report.	-
	21 July 2007, Walworth Festival, St. Peter's Church Yard	<p>Action: Manned AAP stall at Walworth Festival. Stall comprised exhibition boards about the AAP.</p> <p>Objective: To engage the wider public in the regeneration of the Aylesbury area and the AAP preparation process.</p>	<p>Raised public awareness and encouraged participation in the AAP.</p> <p>This happened in conjunction with the show homes exhibition and the same questionnaire was used to record peoples responses to issues in the Aylesbury area. In total 59 questionnaires were completed. The response has helped identify the issues in the Issues and Options report</p>	-
	19 – 20 October 2007, Thurlow Lodge Community	<p>Action: PUBLIC EVENT 2 Issues and Options Exhibition – invitations to speakers, press adverts and posters, and web site notice. Organise the exhibition, display material and invite residents and other stakeholders and advertise the exhibition to anyone else interested.</p>	<p>The exhibition was seen by 274 people and 199 questionnaires were completed and analysed. The response has been used in developing the preferred options.</p> <p>Detailed analysis</p>	-

Consultation Event	Date of Event	Summary of actions	Outcome	SCI Requirement
	Hall	Objective: To encourage feedback on the options presented and encourage further engagement throughout the AAP preparation process.		
Website, newsletters and community magazine deadlines	The last week in March, June, September and December	Action: Aylesbury Regeneration Newsletter Objective: To publicise the progress being made on the Aylesbury AAP to a wide audience and to explain how individuals/groups can get involved.	Raised awareness of the AAP, updated on progress and encouraged more people to get involved.	✓
	The first week of the month, and ad hoc when relevant information is available	Action: Website update Objective: To publicise the progress being made on the Aylesbury AAP to a wide audience and to explain how individuals/groups can get involved.	Raised awareness of the AAP, updated on progress and encouraged more people to get involved.	✓
	The last week of each month	Action: Southwark Life Objective: To publicise the progress being made on the Aylesbury AAP to a wide audience, and to explain how individuals/groups can get involved. This will also encourage engagement from individuals from outside of the AAP boundary.	Raised awareness of the AAP, updated on progress and encouraged more people to get involved.	✓

Consultation Event	Date of Event	Summary of actions	Outcome	SCI Requirement
	The second week in April and September	Action: Southwark Aylesbury Community Magazine Objective: To publicise the progress being made on the Aylesbury AAP to a wide audience and to explain how individuals/groups can get involved.	Raised awareness of the AAP, updated on progress and encouraged more people to get involved.	✓
	First week in April, June, August and December	Action: Community notice board update Objective: To publicise the progress being made on the Aylesbury AAP to a wide audience and to explain how individuals/groups can get involved.	Raised awareness of the AAP, updated on progress and encouraged more people to get involved.	-
	Second week of the month	Action: Email newsletter to Southwark staff and organisations Objective: To publicise the progress being made on the Aylesbury AAP to a wide audience and to explain how individuals/groups can get involved.	Raised awareness of the AAP, updated on progress and encouraged more people to get involved.	-
	Date to be confirmed	Action: Launch of new NDC/Southwark Borough Council website Objective: To publicise the progress being made on the Aylesbury AAP to a wide audience and to explain how	Raised awareness of the AAP, updated on progress and encouraged more people to get involved.	-

Consultation Event	Date of Event	Summary of actions	Outcome	SCI Requirement
		individuals/groups can get involved.		
Other stakeholder meetings	Ward Councillor Meeting 2 May Other dates to be confirmed	Action: Meeting with local councillors. Objective: To ensure that the emerging issues and options are supported by local councillors, who will then be able to act as ambassadors for the project. This will also allow for any challenges to be identified and addressed at an early stage.	Involved key stakeholders in the process and encouraged effective participation in developing the AAP.	-
Walworth Community Council Meetings	9 May	Action: Attend meeting with local councillors and other attendees. Objective: To present the Consultation Strategy and ensure that the strategy is supported by the Walworth Community Council.	Made key stakeholders aware of the consultation strategy.	✓
	4 July	Action: Attend meeting with local councillors and other attendees. Objective: To ensure that the emerging issues and options are supported by the Walworth Community Council, who will then be able to act as ambassadors for the project. This will also allow for any challenges to be identified and addressed	Updated key stakeholders on the progress being made and allowed effective participation at an early stage of plan making.	✓

Consultation Event	Date of Event	Summary of actions	Outcome	SCI Requirement
		at an early stage.		
Aylesbury Steering (and sub-group) Group Meetings	2 May	<p>Action: Present density issues to re-housing sub group.</p> <p>Objective: To ensure that the emerging issues and options are supported by the Steering Group, who will then be able to act as ambassadors for the project. This will also allow for any challenges to be identified and addressed at an early stage.</p>	Involved key stakeholders and built consensus on specific issues in the AAP.	✓ (attending meetings of local community groups/interest groups)
	17 May	<p>Action: Present emerging issues and options.</p> <p>Objective: To ensure that the emerging issues and options are supported by the Steering Group, who will then be able to act as ambassadors for the project. This will also allow for any challenges to be identified and addressed at an early stage.</p>	Involved key stakeholders and built consensus on specific issues in the AAP.	✓ (attending meetings of local community groups/interest groups)
	13 June	<p>Action: Present phasing issues and options.</p>	Involved key stakeholders and built consensus on specific issues in the	✓ (attending meetings of local community

Consultation Event	Date of Event	Summary of actions	Outcome	SCI Requirement
		<p>Objective: To ensure that the emerging issues and options are supported by the Steering Group, who will then be able to act as ambassadors for the project. This will also allow for any challenges to be identified and addressed at an early stage.</p>	AAP.	groups/interest groups)
	21 June	<p>Action: Present phasing issues and options.</p> <p>Objective: To ensure that the emerging issues and options are supported by the Steering Group, who will then be able to act as ambassadors for the project. This will also allow for any challenges to be identified and addressed at an early stage.</p>	Involved key stakeholders and built consensus on specific issues in the AAP.	✓ (attending meetings of local community groups/interest groups)
	27 June	<p>Action: Present phasing issues and options.</p> <p>Objective: To ensure that the emerging issues and options are supported by the Steering Group, who will then be able to act as ambassadors for the project. This will also allow for any challenges to be</p>	Involved key stakeholders and built consensus on specific issues in the AAP.	✓ (attending meetings of local community groups/interest groups)

Consultation Event	Date of Event	Summary of actions	Outcome	SCI Requirement
		identified and addressed at an early stage.		
	4 July	Action: Present final issues and options. Objective: To ensure that the emerging issues and options are supported by the Steering Group, who will then be able to act as ambassadors for the project. This will also allow for any challenges to be identified and addressed at an early stage.	Involved key stakeholders and built consensus on specific issues in the AAP.	✓ (attending meetings of local community groups/interest groups)
Neighbourhood Team	11 April 2007 – Neighbourhood Launch	Action: To introduce the project Objective: To launch the neighbourhood team to champion and develop the Aylesbury AAP and to discuss household profile	Identified six different types of household profiles living in the Aylesbury area. Involved key stakeholders in developing the AAP.	-
	12 May 2007 – Making Successful Places	Action: Present to the neighbourhood team the four quality drivers for making successful places: improved access; better social and community infrastructure; environmental quality; and residential quality. The issue of density was then given further explanation. The neighbourhood board game was	This event was critical in developing the Issues and Options report. Involved key stakeholders in developing the AAP.	-

Consultation Event	Date of Event	Summary of actions	Outcome	SCI Requirement
		<p>played to develop options to take forward in the Aylesbury AAP</p> <p>Objective: The aim of session was to gain feedback from the community on issues that will be addressed in the AAP</p>		
	21 May Neighbourhood Charter Workshop	<p>Action: Draft the Charter with the Neighbourhood Charter Workgroup.</p> <p>Objective: The Charter will outline the vision and aspirations of the Neighbourhood Team for the Aylesbury area. This will in turn inform the preparation of the AAP and the emerging proposals for the area.</p>	Helped develop the vision and objectives for the AAP. Involved key stakeholders in developing the AAP.	-
	14 June, Thurlow Lodge Community Hall, 6pm-9pm	<p>Action: Present the Draft Charter to the Neighbourhood Team at the Neighbourhood Team Event 4 Issues and Options Workshop.</p> <p>Objective: To receive feedback and comments on the Neighbourhood Charter.</p>	Helped develop the vision and objectives for the AAP. Involved key stakeholders in developing the AAP.	-
	15 June – 22 June	<p>Action: Charter revisions and DTP.</p> <p>Objective: This period for feedback and revisions will ensure that the drafted</p>	Helped develop the vision and objectives for the AAP. Involved key stakeholders in developing the AAP.	-

Consultation Event	Date of Event	Summary of actions	Outcome	SCI Requirement
		Neighbourhood Charter is truly representative of the community's aspirations for the Aylesbury area.		
	25 June – 6 July	Action: Internal consultation on the Charter, collection of signatures and printing. Objective: The Charter will be graphically designed.	Helped develop the vision and objectives for the AAP. Involved key stakeholders in developing the AAP.	-
	14 June, Thurlow Lodge Community Hall, 6pm-9pm	Action: Neighbourhood Team Event 4 Issues and Options Workshop. Objective: This session will enable the members of the Neighbourhood Team to be actively involved in the development and shaping of options for the Aylesbury area. Feedback will also be gained on the design options developed and presented by Urban Initiatives. These comments will be fed into the final issues and options report.	Involved key stakeholders in developing the AAP which helped develop the Issues and Options report.	-
	May-June	Action: Preparation for city visits – Arrange bookings, itinerary, local contacts and identify team members for the four tours.	Raised awareness of exemplar development and the possibilities of developing the Aylesbury area.	-

Consultation Event	Date of Event	Summary of actions	Outcome	SCI Requirement
		<p>Objective: The visits will equip members with shared reference points for discussion and provide exemplars of key design principles helping to ground the theory discussed during previous workshops in reality. This will enable the Neighbourhood Team members to engage more effectively in the preferred options stage of the AAP.</p>		
	July-August	<p>Action: City Visits</p> <ul style="list-style-type: none"> - Dublin (Ballymun, Adamstown, Cherry Orchard and Dublin tram system) - Amsterdam (Borneo-Sporenburg, Java Island and IJburg) - Glasgow (Crown Street Regeneration and Glasgow Homes for the Future) - Paris (Parc Bercy and Parc Citroen) <p>Objective: The visits will equip members with shared reference points for discussion and provide exemplars of key design principles helping to ground the theory discussed during previous workshops in reality. This will enable the Neighbourhood Team members to engage more effectively in the preferred options stage of the AAP.</p>	<p>Raised awareness of exemplar development and the possibilities of developing the Aylesbury area.</p>	-

Consultation Event	Date of Event	Summary of actions	Outcome	SCI Requirement
Other Community Groups	11 – 26 July, Aylesbury Youth Centre	Action: 'Special Viewing' of the PUBLIC EVENT 1 Show Home Exhibition offered to key community groups as well as under represented groups (8 'Special Viewings') Objective: To engage key community groups and under represented groups in the regeneration of the Aylesbury area and encourage further engagement throughout the AAP preparation process.	Effectively engaged key stakeholders and under represented groups in the AAP process.	-
	15 – 18 October, Thurlow Lodge Community Hall	Action: 'Special Viewing' of the PUBLIC EVENT 2 Issues and Options Exhibition offered to key community groups as well as under represented groups (6 'Special Viewings') Objective: To engage key community groups and under represented groups in the regeneration of the Aylesbury area and encourage feedback on the options presented.	Effectively engaged key stakeholders and under represented groups in the AAP process.	-
	18 December 2007 Surrey Square TRA	Action: Present the two Surrey Square options to the Surrey Square TRA Objective: Specifically target the residents of Surrey Square to gain feedback on the two Surrey Square options.	The option of building on Surrey Square was strongly opposed by the residents at this meeting.	
	7 February	Action: Present the preferred option for	Detailed ideas for the design of the	

Consultation Event	Date of Event	Summary of actions	Outcome	SCI Requirement
	2008 Surrey Square TRA	Surrey Square to the TRA Objective: Specifically target the residents of Surrey Square to gain feedback on the preferred option for Surrey Square, discuss detailed design ideas for the park and greenfinger and discuss future consultation.	park were discussed, as well as possible funding mechanisms	
Programme Delivery Team	May – August	Action: On-going monthly meetings with the Programme Delivery Team. Objective: To ensure that the emerging issues and options are supported by the Programme Delivery Team, who will then be able to act as ambassadors for the project. This will also allow for any challenges to be identified and addressed at an early stage.	Involved staff from a variety of council departments for effective resolution of a variety of issues covered by the AAP. Effective internal consultation.	-

3.3 THE SHOW HOMES EXHIBITION

About the exhibition

- 3.3.1 The show homes exhibition was held from the 9th to the 28th of July in the Aylesbury Youth Centre, Thurlow Street. The exhibition featured a full-size mock up of a flat type that is being constructed in the south-west corner of the estate to demonstrate the size of new homes when the area is regenerated.
- 3.3.2 The exhibition also featured boards on the emerging plans for the Area Action Plan (AAP). The boards included options for phasing the redevelopment.
- 3.3.3 A questionnaire seeking to identify issues relating to AAP was available at the exhibition and people were encouraged to complete it. This included questions relating to housing, improved access and transport, great streets, squares and parks and better social and community facilities.
- 3.3.4 The questionnaire was mainly designed to gain qualitative responses. These have been used in developing the Issues and Options report.

3.4 SUMMARY OF RESPONSES FROM THE BUILDING FUTURES EXHIBITION

About the exhibition

- 3.4.1 'Building Futures' was a staffed, static exhibition held at Thurlow Lodge Community Hall, over three days from Thursday 18 October until Saturday 20 October 2007.
- 3.4.2 As part of the ongoing programme of community engagement the 'Building Futures' consultation was designed to enable local people to engage with, better understand and to have an input into which option they preferred for a series of highlighted issues from the Issues and Options report - without necessarily having to read the entire document.
- 3.4.3 The full Issues and Options report was available at the Building futures event, as well as the full report and questionnaire being available on the Southwark Council website, in libraries and council offices as well as by request through the post.
- 3.4.4 This consultation targeted the community inside the AAP boundary. This included the 2,759 households on the Aylesbury Estate and over 7,000 residential addresses in the wider area. Additional invitees were users of Burgess Park, market traders and local businesses as well as Southwark Executive Members, Ward Councillors and other officers.
- 3.4.5 Over the course of the three days the exhibition was seen by 274 people. The comments and views expressed by people visiting the exhibition largely reflected the views subsequently expressed in the questionnaire.
- 3.4.6 199 questionnaires were completed and analysed.
- 3.4.7 The questionnaire sought views on elements of the Issues and Options report. The questions asked were grouped in four categories:
 - Better Homes
 - Public Life
 - Connections
 - Community

3.4.8 There was also the opportunity to add additional comments.

3.4.9 A snapshot of the responses received at this exhibition is presented below with a detailed report on this consultation event presented in Appendix 8.

Analysis of responses

Connections

Question 1: What should be the routing of the Cross River Tram?

Option 1 (Thurlow-Chandler Way)	26% (51/199)
Option 2 (Thurlow-Albany-Wells)	38% (75/199)
Option 3 (Thurlow-Beaconsfield-Wells)	28% (56/199)

Community

Question 1: Where should local facilities be located in the Aylesbury area?

Option 1 (Dispersing local facilities)	26% (52/199)
Option 2 (Centralising local facilities)	62% (124/199)

Question 2: How can opportunities for sports and leisure be improved within the Aylesbury area?

Option 1 (Facilities in the Estate)	24% (48/199)
Option 2 (Facilities in the Park and Estate)	62% (124/199)

Public Life

Question 1: How should buildings heights be distributed through the area?

Option 1 (Medium rise)	27% (53/199)
Option 2 (Range of heights)	27% (54/199)
Option 3 (Taller buildings)	21% (42/199)
Option 4 (Landmark buildings)	15% (30/199)

Question 1: How can Burgess Park be improved to contribute to the creation of a successful neighbourhood?

Respondents were asked to choose option 1 or selection (multiple option) of options 2-5.

Option 1 (minimum intervention)	15
Option 2 (enhance existing)	64
Option 3 (community diversity)	65
Option 4 (healthy living)	83
Option 5 (eco-resource)	74

Better Homes

Question 1: What tenure mix should be provided in the Aylesbury area?

Option 1 (Minimum private provision)	28% (56/199)
Option 2 (Medium private provision)	45% (89/199)
Option 3 (Maximum private provision)	16% (33/199)

3.5 OUTCOME OF THE SIX WEEK CONSULTATION

- 3.5.1 The six week consultation on the Issues and Options Report took place from 5 October 2007 to 16 November 2007. Appendix 9 presents a table documenting all of the comments received on the report and the responses from the council.

4 MONITORING THE CONSULTATION

- 4.1.1 The Consultation Strategy sets out that throughout the consultation programme monitoring will take place to ensure that the objectives of the Strategy are being met. This includes an assessment of event attendance, as well as the monitoring of attendees age, gender and ethnicity. The following table examines how target equality groups were consulted and establishes the actions required for the next stage.

Group	How Consulted	Actions
<p>Gender i.e</p> <ul style="list-style-type: none"> ▪ Women ▪ Men ▪ Transgender 	<p>No specific action was taken to target gender groups in consultation. However, special viewings for women's groups from certain ethnic groups were arranged at the Building Futures event, including the Aylesbury Turkish Women's Group, the Aylesbury Every Women's Group and the Aylesbury Somali Women's Group. In general there was an equal divide between the number of male and female respondents, however no information is available on the number of transgender respondents.</p> <p>43% of respondents to the questionnaires received from the Building Futures event were male and 57% were female.</p> <p>However responses to the Issues and Options Consultation Questionnaire were male dominated. 69% of respondents were male compared to only 23% female respondents. The remaining respondents did not specify their gender on the monitoring form.</p>	<p>Further action may be required to increase the number of female responses to formal questionnaires. The events show more of a balance between the number of male and female responses, which suggests there is need to continue to engage with people through another exhibition with a shorter and more accessible questionnaire and with info more succinctly presented on boards.</p>
<p>Race</p> <ul style="list-style-type: none"> ▪ White groups ▪ African 	<p>Respondents to consultation have been from a diverse range of ethnic groups. In order to encourage participation from minority groups</p>	<p>Responses to the questionnaire were from a much less diverse group than the consultation events. The success of the events, which targeted specific ethnic</p>

<ul style="list-style-type: none"> ▪ Indian ▪ Pakistani ▪ Bangladeshi ▪ Chinese ▪ Others 	<p>consultation events have included special events for target groups including a translator where necessary.</p> <p>For example the Show Homes Exhibition included special viewings for the Bagladeshi, Somali and Latin American Groups. The Building Futures event included viewings from the Aylesbury Turkish Women’s Group, the Latin American Multi-Cultural Group, the Southwark Cyprus Turkish Group, the Latin American Art Group, the Aylesbury Bengali Group, the Southwark Refugee Communities Group and the Aylesbury Somali Women’s Group.</p> <p>The ethnic diversity profile of respondents to the questionnaires received at the Building Futures event were as follows:</p> <ul style="list-style-type: none"> ▪ 35% White British ▪ 33% Black/Black British ▪ 10% Asian/Asian British ▪ 8% Mixed ▪ 6% White other ▪ 6% Latin American ▪ 1% Chinese/other SE Asian ▪ 1% Other <p>56 respondents did not fill in the ethnic diversity monitoring section of the questionnaire.</p>	<p>groups including translation services suggests there is need to continue to engage with people through another exhibition with a shorter and more accessible questionnaire and with info more succinctly presented on boards.</p>
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	<p>However responses to the Issues and Options Consultation Questionnaire were much less diverse. 38% of respondents listed their nationality as British and 31% listed it as English. A further 31% did not respond to the ethnic diversity monitoring form.</p>	
<p>Disabled People</p> <ul style="list-style-type: none"> ▪ Physical, Sensory and Neurological disability ▪ Learning disability ▪ Mental Health 	<p>Special viewing events were organised at the Show Homes Exhibition and the Building Futures event for people with disabilities from the Aylesbury Day Care Centre. The Disabilities Forum were also contacted to participate in consultation.</p> <p>No information is available on the number of respondents with disabilities.</p>	<p>This category is not monitored. Local disability groups have been consulted in the process and will continue to be encouraged to participate.</p>
<p>Sexuality</p> <ul style="list-style-type: none"> ▪ Gay ▪ Lesbian ▪ Bisexual ▪ Transgender 	<p>The Southwark Lesbian, Gay, Bisexual and Trans Network were contacted to participate in consultations.</p> <p>No information on the number of respondents from these groups are available.</p>	<p>Further consultation with local LGBT groups will be encouraged.</p>
<p>Age</p> <ul style="list-style-type: none"> ▪ Pre-school ▪ School Age ▪ Adult ▪ Older persons 	<p>Consultation events have been targeted at attracting groups of all ages. The Show Homes Exhibition and the Building Futures Event both included youth events and Family Fundays to encourage participation from younger people. The Show Homes Exhibition also included special viewing times for people over 50.</p>	<p>Future consultation events will continue to use special events to encourage a diverse age of respondents. While previous events seem to be fairly successful in attracting very young people, adults and older people there is notably a significantly lower number of responses from 16-24 year olds. This trend was continued in the responses to the formal questionnaire, where the under 24 age group is completely</p>

	<p>Furthermore, local youth groups, such as North West Quadrant Youth Providers Network, and local schools were contacted in order to encourage participation from young people. The Pensioners Forum were also contacted to invite elderly people to attend consultation events.</p> <p>Respondents to questionnaires at the Building Futures Event were of a diverse range of age groups, as follows:</p> <ul style="list-style-type: none"> • 27% under 16 year olds • 6% 16-24 year olds • 13% 25-35 year olds • 35% 36-55 year olds • 19% over 56 years old <p>Again responses to the Issues and Options Consultation Questionnaire were much less diverse:</p> <ul style="list-style-type: none"> • 15% 25-35 year olds • 56% 36-55 year olds • 23% over 56 years olds 	<p>unrepresented. Future consultation will need to engage this group further.</p>
<p>Faith Groups</p> <ul style="list-style-type: none"> ▪ Christian ▪ Muslim ▪ Hindu ▪ Buddhist ▪ Sikh 	<p>The Southwark Multi Faith Forum and the Southwark Muslim Forum were contacted to participate in consultation events.</p> <p>No information is available on the number of representations from people of different faiths.</p>	<p>Further consultation may be required with various faith groups in the area.</p>

<ul style="list-style-type: none">▪ Jewish▪ Other		
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5 APPENDIX 1: STAGE 2 CONSULTATION PLAN

INTRODUCTION

The purpose of this document is to outline the consultation plan for the issues and options stage of the Aylesbury Area Action Plan (AAP). This plan elaborates on the overarching Consultation Strategy, providing more detail with regards to the planned consultation events. This document should therefore be read in conjunction with the Consultation Strategy.

The remainder of the Consultation Plan is structured as follows:

- Aylesbury AAP: this section will establish the purpose and scope of the Aylesbury AAP;
- Consultation Strategy: this section will summarise the consultation principles and approach outlined within the Consultation Strategy;
- Issues and Options Consultation Plan; this section will establish, in more detail, the consultation approach for the issues and options stage of the AAP preparation process; and
- Next steps: this section will outline how the consultation responses received at the issues and options stage will be reported and fed into the next stage of the AAP preparation process.

THE AYLESBURY AAP

The Aylesbury Estate is located within the Walworth district of the London Borough of Southwark, to the south of the Elephant and Castle Opportunity Area and to the north of Peckham. Primarily built between 1970 and 1977 the Aylesbury Estate was, at the time, aspirational both in terms of its architectural design and social ambitions. Today, however, the need for regeneration is evident. The estate has fallen into general decline and suffers from an increasing array of social problems, including crime and vandalism.

In September 2005 Southwark Council made the decision to comprehensively redevelop the estate. The council and the Aylesbury New Deal for Communities, in consultation with key stakeholders, therefore commissioned the preparation of an Area Action Plan (AAP) for the Aylesbury Estate and its immediate environs.

While the Aylesbury Estate lies at the heart of the AAP area and will be the main focus for transformation, the boundary of the AAP extends beyond the estate itself to ensure that future development within the area is well integrated with its surroundings.

THE CONSULTATION STRATEGY

In preparing the Aylesbury AAP consultation with individuals and groups who have a stake in the area will be essential. A consultation strategy has therefore been prepared, detailing who will be consulted, how and when in the plan preparation process. The strategy proposes a number of innovative consultation techniques, through which the diverse communities of the Aylesbury area will be effectively

engaged in the AAP. Indeed, the consultation undertaken in preparing the AAP will go above and beyond the statutory requirements, as outlined within government regulations and the council's Statement of Community Involvement (SCI), to engage more continuously and intensively with those who have a stake in the future of the area.

The main principles that will guide consultation for the Aylesbury AAP are as follows:

- The level and frequency of consultation will depend on the expected level of change;
- Information will always be communicated both clearly and openly;
- Barriers to successful consultation will be overcome to ensure that all under-represented groups are actively engaged in the AAP;
- Consultation fatigue will be avoided by ensuring buy-in and involvement in the design and planning process and demonstrating that tangible change is already happening.

Following each stage of the plan preparation process there will be a period of formal consultation. During this period statutory consultees, as identified within the council's SCI, will be invited to comment on the emerging AAP. In addition, documents will be available to view and comment on at the council offices, on the council website and in other suitable locations. Following each stage of consultation all responses will be collated and a written response provided for each.

In addition to the statutory consultation requirements the wider community and public will be actively engaged in the AAP preparation process. Consultation methods will include the 'Neighbourhood Team' and consultation with key community groups, an 'Information Station', publications in Southwark Council's Regeneration Magazine, joint Council/NDC regeneration newsletter, a Show Homes Exhibition' and three public events. These additional consultation techniques will ensure that those with a stake in the regeneration of the Aylesbury area are actively involved at all stages of the process and that they support and feel a sense of ownership over the emerging proposals.

For further details about the consultation techniques proposed for the Aylesbury AAP, please refer to the Consultation Strategy.

ISSUES AND OPTIONS CONSULTATION PLAN

At each stage of the plan preparation process a consultation plan will be produced, to set out in more detail who will be consulted, how and when. This document is the consultation plan for stage two of the Aylesbury AAP, namely the issues and options stage.

THE FOLLOWING TABLE OUTLINES ALL OF THE CONSULTATION ACTIONS THAT WILL BE UNDERTAKEN AT THE ISSUES AND OPTIONS STAGE OF THE AYLESBURY AAP. THESE ACTIONS ARE SET OUT UNDER THE FOLLOWING HEADINGS AND THE OBJECTIVE OF EACH ACTION IS CLEARLY DEFINED:

- Statutory and public;
- Wider public;
- Website, newsletters and community magazine deadlines;
- Other stakeholder meetings;
- Walworth Community Council meetings;
- Aylesbury steering group;
- Neighbourhood Team;
- Other community groups; and
- Programme Delivery Team.

AYLESBURY ESTATE AAP: ISSUES AND OPTIONS CONSULTATION PLAN

Consultee	Date	Method of consultation
Statutory and public	By 5 October	<p>Action: Place an advert in the local press to indicate the start of the formal consultation period on the issues and options report.</p> <p>Objective: Comply with statutory requirements and inform a wide range of people about consultation period.</p>
	By 5 October	<p>Action: Mail out to statutory consultees, planning policy mailing lists for planning policy documents and affected properties. This will include representatives drawn from the residents, business community, voluntary sector, public sector, special interest groups amongst others. Within the Aylesbury consultation database there are currently 60 businesses, 141 community organisations, 20 T&RAs, 44 national organisations/statutory consultees, 16 schools, 9 health organisations and 43 local residents.</p> <p>Objective: To inform a range of local residents, businesses and community service providers, as well as statutory consultees and borough wide-interest groups about the issues and options consultation period.</p>
	By 5 October	<p>Action: Display planning policy documents in the council offices, libraries, the one-stop shops and neighbourhood housing offices. A list is shown in annex 1.</p> <p>Objective: To inform local residents and stakeholders about the Aylesbury AAP and to provide easy access to documents which may be particularly important to those groups less likely to have internet access, including the elderly.</p>
	By 5 October	<p>Action: Display planning policy documents on the council website</p> <p>Objective: To comply with statutory requirements and provide information about the issues and options to a potentially large audience.</p>

Wider Public	By 1 July	<p>Action: Establish an 'Information Station' at Thurlow Lodge.</p> <p>Objective: To ensure that information about the Aylesbury AAP is widely available at convenient times and in a convenient location to the wider public.</p>
	By 1 September	<p>Action: Establish regular drop-in on-site surgeries for the Aylesbury community, as well as the wider public.</p> <p>Objective: To ensure that information about the Aylesbury AAP is widely available at convenient times and in a convenient location to the wider public. In compliance with government regulations the drop-in sessions will encourage informal consultation at the issues and options stage.</p>
	9 July, Aylesbury Youth Centre, 4pm-6pm	<p>Action: PUBLIC EVENT 1 Neighbourhood Charter Launch Event - invitations to speakers, press adverts and posters, and web site notice.</p> <p>Objective: To highlight the work and role of the Neighbourhood Team. This will encourage community members and stakeholders to engage in the AAP through their Neighbourhood Team representative and promote buy-in and a sense of ownership over the vision and objectives outlined within the Charter.</p>
	9 – 28 July, Aylesbury Youth Centre	<p>Action: PUBLIC EVENT 1 Show Home Exhibition - invitations to speakers, press adverts and posters, and web site notice.</p> <p>Objective: To engage the wider public in the regeneration of the Aylesbury area and the AAP preparation process. To show the community how future homes might look in terms of layout and space standards and present an initial phasing plan.</p>
	21 July, Walworth Festival, St. Peter's Church Yard	<p>Action: Manned AAP stall at Walworth Festival.</p> <p>Objective: To engage the wider public in the regeneration of the Aylesbury area and the AAP preparation process.</p>
	19 – 20 October, Thurlow Lodge Community Hall	<p>Action: PUBLIC EVENT 2 Issues and Options Exhibition - invitations to speakers, press adverts and posters, and web site notice.</p> <p>Objective: To encourage feedback on the options presented and encourage further</p>

		engagement throughout the AAP preparation process.
Website, newsletters and community magazine deadlines	The last week in March, June, September and December	Action: Aylesbury Regeneration Newsletter Objective: To publicise the progress being made on the Aylesbury AAP to a wide audience and to explain how individuals/groups can get involved.
	The first week of the month, and ad hoc when relevant information is available	Action: Website update Objective: To publicise the progress being made on the Aylesbury AAP to a wide audience and to explain how individuals/groups can get involved.
	The last week of each month	Action: Southwark Life Objective: To publicise the progress being made on the Aylesbury AAP to a wide audience, and to explain how individuals/groups can get involved. This will also encourage engagement from individuals from outside of the AAP boundary.
	The second week in April and September	Action: Southwark Aylesbury Community Magazine Objective: To publicise the progress being made on the Aylesbury AAP to a wide audience and to explain how individuals/groups can get involved.
	First week in April, June, August and December	Action: Community notice board update Objective: To publicise the progress being made on the Aylesbury AAP to a wide audience and to explain how individuals/groups can get involved.
	Second week of the month	Action: Email newsletter to Southwark staff and organisations Objective: To publicise the progress being made on the Aylesbury AAP to a wide audience and to explain how individuals/groups can get involved.
	Date to be confirmed	Action: Launch of new NDC/Southwark Borough Council website Objective: To publicise the progress being made on the Aylesbury AAP to a wide audience and to explain

		how individuals/groups can get involved.
Other stakeholder meetings	Ward Councillor Meeting 2 May Other dates to be confirmed	Action: Meeting with local councillors. Objective: To ensure that the emerging issues and options are supported by local councillors, who will then be able to act as ambassadors for the project. This will also allow for any challenges to be identified and addressed at an early stage.
Walworth Community Council Meetings	9 May	Action: Attend meeting with local councillors and other attendees. Objective: To present the Consultation Strategy and ensure that the strategy is supported by the Walworth Community Council.
	4 July	Action: Attend meeting with local councillors and other attendees. Objective: To ensure that the emerging issues and options are supported by the Walworth Community Council, who will then be able to act as ambassadors for the project. This will also allow for any challenges to be identified and addressed at an early stage.
Aylesbury Steering (and sub-group) Group Meetings	2 May	Action: Present density issues to re-housing sub group. Objective: To ensure that the emerging issues and options are supported by the Steering Group, who will then be able to act as ambassadors for the project. This will also allow for any challenges to be identified and addressed at an early stage.
	17 May	Action: Present emerging issues and options. Objective: To ensure that the emerging issues and options are supported by the Steering Group, who will then be able to act as ambassadors for the project. This will also allow for any challenges to be identified and addressed at an early stage.
	13 June	Action: Present phasing issues and options. Objective: To ensure that the emerging issues and options are supported by the Steering Group, who will

		then be able to act as ambassadors for the project. This will also allow for any challenges to be identified and addressed at an early stage.
	21 June	Action: Present phasing issues and options. Objective: To ensure that the emerging issues and options are supported by the Steering Group, who will then be able to act as ambassadors for the project. This will also allow for any challenges to be identified and addressed at an early stage.
	27 June	Action: Present phasing issues and options. Objective: To ensure that the emerging issues and options are supported by the Steering Group, who will then be able to act as ambassadors for the project. This will also allow for any challenges to be identified and addressed at an early stage.
	4 July	Action: Present final issues and options. Objective: To ensure that the emerging issues and options are supported by the Steering Group, who will then be able to act as ambassadors for the project. This will also allow for any challenges to be identified and addressed at an early stage.
Neighbourhood Team	21 May Neighbourhood Charter Workshop	Action: Draft the Charter with the Neighbourhood Charter Workgroup. Objective: The Charter will outline the vision and aspirations of the Neighbourhood Team for the Aylesbury area. This will in turn inform the preparation of the AAP and the emerging proposals for the area.
	14 June, Thurlow Lodge Community Hall, 6pm-9pm	Action: Present the Draft Charter to the Neighbourhood Team at the Neighbourhood Team Event 4 Issues and Options Workshop. Objective: To receive feedback and comments on the Neighbourhood Charter.

	15 June – 22 June	<p>Action: Charter revisions and DTP.</p> <p>Objective: This period for feedback and revisions will ensure that the drafted Neighbourhood Charter is truly representative of the community's aspirations for the Aylesbury area.</p>
	25 June – 6 July	<p>Action: Internal consultation on the Charter, collection of signatures and printing.</p> <p>Objective: The Charter will be graphically designed.</p>
	14 June, Thurlow Lodge Community Hall, 6pm-9pm	<p>Action: Neighbourhood Team Event 4 Issues and Options Workshop.</p> <p>Objective: This session will enable the members of the Neighbourhood Team to be actively involved in the development and shaping of options for the Aylesbury area. Feedback will also be gained on the design options developed and presented by Urban Initiatives. These comments will be fed into the final issues and options report.</p>
	May-June	<p>Action: Preparation for city visits – Arrange bookings, itinerary, local contacts and identify team members for the four tours.</p> <p>Objective: The visits will equip members with shared reference points for discussion and provide exemplars of key design principles helping to ground the theory discussed during previous workshops in reality. This will enable the Neighbourhood Team members to engage more effectively in the preferred options stage of the AAP.</p>
	July-August	<p>Action: City Visits</p> <ul style="list-style-type: none"> - Dublin (Ballymun, Adamstown, Cherry Orchard and Dublin tram system) - Amsterdam (Borneo-Sporenburg, Java Island and IJburg) - Glasgow (Crown Street Regeneration and Glasgow Homes for the Future) - Paris (Parc Bercy and Parc Citroen) <p>Objective: The visits will equip members with shared reference points for discussion and provide exemplars of key design principles helping to ground the theory discussed during previous workshops in reality. This will enable the Neighbourhood Team members to engage more effectively in the preferred options stage of the AAP.</p>

Other Community Groups	11 – 26 July, Aylesbury Youth Centre	<p>Action: 'Special Viewing' of the PUBLIC EVENT 1 Show Home Exhibition offered to key community groups as well as under represented groups (8 'Special Viewings')</p> <p>Objective: To engage key community groups and under represented groups in the regeneration of the Aylesbury area and encourage further engagement throughout the AAP preparation process.</p>
	15 – 18 October, Thurlow Lodge Community Hall	<p>Action: 'Special Viewing' of the PUBLIC EVENT 2 Issues and Options Exhibition offered to key community groups as well as under represented groups (6 'Special Viewings')</p> <p>Objective: To engage key community groups and under represented groups in the regeneration of the Aylesbury area and encourage feedback on the options presented.</p>
Programme Delivery Team	May – August	<p>Action: Ongoing monthly meetings with the Programme Delivery Team.</p> <p>Objective: To ensure that the emerging issues and options are supported by the Programme Delivery Team, who will then be able to act as ambassadors for the project. This will also allow for any challenges to be identified and addressed at an early stage.</p>

NEXT STEPS

Following the consultation on the issues and options report all responses will be collated and a written response provided for each. Consultees will also be informed as to how they can view (i) all the comments made and the corresponding councillor's recommendations, (ii) a consultation report summarising issues raised and how they have been addressed, (iii) the Equalities Impact Assessment, and (iv) the Strategic Environmental Assessment/Sustainability Appraisal. Consultees will also be advised of any relevant committee dates, the availability of agendas, reports and minutes and about the arrangements for public speaking at meetings where the document is considered by the planning committee and/or Executive and/or Assembly.

6 APPENDIX 2: LIST OF CONSULTEES

6.1 STATUTORY CONSULTEES

The following bodies are specific consultation bodies and will be consulted and were consulted in accordance with the Town and Country Planning (Local Development) (England) Regulations 2004 and Annex E of PPS12.

- British Telecommunications
- Bromley Council
- Corporation of London
- Countryside Agency (South East Region)
- English Heritage (London Region)
- English Nature
- Environment Agency
- Government Office for London
- Greater London Authority
- Highways Agency
- Lambeth Council
- Lewisham Council
- LFEDA
- London Development Agency
- Secretary of State
- Strategic Rail Authority
- Thames Water Property Services
- South East London Strategic Health Authority
- Any of the bodies from the following list who are exercising function in the borough:
- Person whom a licence has been granted under section 7(2) of the Gas Act 1986
- Sewage undertakers
- Water undertakers
- Any person to whom the electronic communications code applies by virtue of a direction given under Section 106(3)(a) of the Communications Act 2003
- Any person who owns or controls electronic communications apparatus situated in any part of the borough

6.2 LOCAL CONSULTEES

The following local residents and interest groups will be engaged throughout the plan preparation process. The Southwark Council, the Community Involvement and Development Unit and the NDC are to advise Urban Initiatives further. I think it would be good to list all consultees. TC to send complete list.

- Councillors

- Voluntary Organisations (e.g. The Diversity Network, Bermondsey and Rotherhithe Community Development Network, Southwark Community Engagement Officers Group, and Walworth Triangle Database)
- Businesses (e.g. North West Quadrant Community Development Network, and Borough and Bankside Network)
- Environmental (e.g. Southwark Friends of the Earth)
- Black and minority ethnic groups (e.g. Bengali Community Development Project, Southwark Somali Advisory Forum, Black Parents Network, and BME Networks)
- Religious (Southwark Multi Faith Forum, and Southwark Muslim Forum)
- Residents and residents groups (e.g. local T&RAs)
- Housing (e.g. Re-Housing Sub Group)
- Education/young persons (e.g. North West Quadrant Youth Providers Network, and local schools)
- Health (e.g. Southwark Primary Care Trust)
- Transport (e.g. Southwark Cyclists, Southwark Transport Users Forum)
- Pensioners/older people (e.g. The Pensioners Forum)
- Disability (e.g. The Disabilities Forum)
- Refugee groups/recent immigrants (e.g. Southwark Refugee Communities Forum)
- Lesbian, gay, bisexual and transgender (e.g. Southwark Lesbian, Gay, Bisexual and Trans Network)

6.3 OTHER CONSULTEES

Other relevant consultees to be involved throughout the plan preparation process include the following:

- Southwark Primary Care Trust
- Centre for Ecology and Hydrology (London Biodiversity Partnership)
- Southwark Chamber of Commerce
- Church Commissioners
- Commission for Architecture and the Built Environment
- English Partnerships
- Department of the Environment, Food and Rural Affairs
- Electricity, Gas, Telecommunications Operators
- National Grid
- London Wildlife Trust
- Royal Protection for the Protection of Birds
- Equal Opportunities Commission
- Fire and Rescue Services
- Health and Safety Executive
- Housing Corporation
- Learning and Skills Council

- Southwark Equalities Council
- House Builders Federation
- London Transport Buses
- National Grid Company Plc.
- National Playing Fields Association
- Police/Crime Prevention
- Southwark Friends of the Earth
- Sport England – London Region
- Transport for London
- Women's National Commission

7 APPENDIX 3: ISSUES AND OPTIONS QUESTIONNAIRE

7.1.1 FOR THIS APPENDIX PLEASE SEE SEPARATE PDF DOCUMENT

8 APPENDIX 4: PUBLIC NOTIFICATION OF CONSULTATION ON ISSUES AND OPTIONS REPORT

8.1 LETTER TO RESIDENTS



«Title» «First_name» «Last_name»
«Job_title»
«Organisation»
«House_number» «House_name»
«Street_number» «Street_name»
«Town»
«City_or_region»
«Postcode»

Planning Policy
Direct Line: 020 7525 5471
Facsimile: 020 7525 5561

02 October 2007

Dear Sir or Madam

HAVE YOUR SAY ON THE AYLESBURY AREA ACTION PLAN

The Aylesbury estate and surrounding area will be transformed over the next 15-20 years. Most of the estate will be demolished making way for new homes, streets and open spaces. The regeneration of the area will also deliver new educational and health facilities, shops, improvements to Burgess Park, and safer, more attractive pedestrian and cycle routes.

A formal planning document is needed to help make all of these improvements possible. This is called the Aylesbury Area Action Plan (the AAP). The council is now consulting on the Issues and Options Report for the Aylesbury Area Action Plan. This document sets out the key options for development in the area. This includes options about the mix of social rented and private housing, building

heights and residential densities, leisure facilities and improvements to Burgess Park.

We would like your views on the options. It is important that you are involved at this stage as your views will help us decide which are the “preferred options”. We will be consulting on the preferred options next year.

If you are interested in finding out more about the Aylesbury Area Action Plan we will be holding an exhibition of the issues and options between October 18 and 20 2007.

Building Futures Exhibition

Venue: Thurlow Lodge Community Hall, Unit 1A, Wendover, Thurlow Street

Days: Thursday October 18, 3pm – 7:30pm

Friday October 19, 3pm – 7:30 pm

Saturday October 20, 12 pm – 5pm

Other documents

The Issues and Options Report is accompanied by an interim Sustainability Appraisal. The details of where the appraisal is available are set out below.

What is the period for consultation?

The Issues and Options Report is available for you to comment on from **October 05 2007** until **November 16 2007**.

How do I view the Aylesbury Area Action Plan Issues and Options Report?

The Issues and Options Report and the Interim Sustainability Appraisal are available to view and download from the council’s website at:

<http://www.southwark.gov.uk/YourServices/planningandbuildingcontrol/planningpolicy/Aylesburyareaactionplan.html>. The documents are also available for inspection at the Town Hall, Chiltern House, libraries, neighbourhood housing offices and one-stop shops. A list of these locations and their opening times is attached to this letter.

Copies of these documents can also be requested by writing to Planning Policy, Chiltern House, Portland Street, London SE17 2ES or by telephoning 020 7525 5380 or by emailing planningpolicy@southwark.gov.uk. For people who are not residents of Southwark or a community or voluntary group that operates in

Southwark, paper copies of the Issues and Options Report and the Interim Sustainability Appraisal are available for £30 each.

How do I submit my comments?

If you would like to make comments on the Issues and Options Report, please fill in a questionnaire form and send it by post to **Tim Cutts, Planning Policy and Research, London Borough of Southwark, Regeneration and Neighbourhoods, FREEPOST SE1919/14, London SE17 2ES** or by e-mail to planningpolicy@southwark.gov.uk.

The questionnaire forms are available from Chiltern House, the Town Hall, libraries, area housing offices and one-stop shops free of charge. They can also be downloaded from the council's website at: <http://www.southwark.gov.uk/YourServices/planningandbuildingcontrol/planningpolicy/Aylesburyareaactionplan.html>. Alternatively you can request a questionnaire form from the planning policy team on 020 7525 5380 or by email to planningpolicy@southwark.gov.uk.

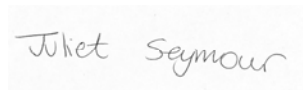
What is the deadline for comments?

All representations should be received no later than **5pm on Friday November 16 2007**.

Further information

If you require any further information about the Issues and Options Report, including details of the council's translation service, please contact Tim Cutts on 020 7525 5380 or by email at planningpolicy@southwark.gov.uk.

Yours faithfully



Julie Seymour
Planning Policy Manager
Planning Policy and Research

9 APPENDIX 5: NEWSPAPER ADVERT

QuickTime™ and a
TIFF (Uncompressed) decompressor
are needed to see this picture.

10 APPENDIX 6: REPORT LOCATIONS

Council offices (*Opening times 9am-5pm Monday-Friday*)

- Town Hall - Peckham Road, London, SE5 8UB
- Chiltern House - Portland Street, London, SE17 2ES

Libraries (*Opening times listed individually below*)

- Blue Anchor Library - Market Place, Southwark Park Road, SE16 3UQ
(Monday, Tuesday and Thursday 9am to 7pm, Friday 10am to 6pm, Saturday 9am to 5pm)
- Brandon Library - Maddock Way, Cooks Road, SE17 3NH
(Monday 10am to 6pm, Tuesday and Thursday 10am to 7pm, Saturday 10am to 5pm)
- Camberwell Library - 17-21 Camberwell Church Street, SE5 8TR
(Monday, Tuesday and Thursday 9am to 8pm, Friday 10am to 6pm, Saturday 9am to 5pm)
- Dulwich Library - 368 Lordship Lane, SE22 8NB
(Monday, Thursday and Friday 9am to 8pm, Tuesday 10am to 8pm, Saturday 9am to 5pm Sun 12pm to 4pm)
- East Street Library - 168-170 Old Kent Road, SE1 5TY
(Monday and Thursday 10am to 7pm, Tue 10am to 6pm, Sat 10am to 5pm)
- Grove Vale Library - 25-27 Grove Vale, SE22 8EQ
(Monday and Thursday 10am to 7pm, Tuesday 10am to 6pm, Saturday 10am to 5pm)
- John Harvard Library - 211 Borough High Street, SE1 1JA
(Monday, Tuesday and Thursday 10am to 7pm, Wednesday and Friday 10am to 6pm, Saturday 10am to 2pm)
- Kingswood Library - Seeley Drive, SE21 8QR
(Monday and Thursday 10am to 2pm, Tuesday and Friday 2pm to 6pm, Sat 1pm to 5pm)
- Newington Library - 155-157 Walworth Road, SE17 1RS
(Monday, Tuesday and Friday 9am to 8pm, Thursday 10am to 8pm, Saturday 9am to 5pm Sunday 10am to 2pm)
- Nunhead Library - Gordon Road, SE15 3RW
(Monday, Tuesday and Thursday 10am to 7pm, Friday 10am to 6pm, Saturday 10am to 5pm)
- Peckham Library - 122 Peckham Hill Street, SE15 5JR
(Monday, Tuesday, Thursday and Friday 9am to 8pm, Wednesday 10am to 8pm, Saturday 10am to 5pm, Sunday 12pm to 4pm)
- Rotherhithe Library - Albion Street, SE16 7HY

(Monday and Thursday 10am to 7pm, Tuesday 10am to 6pm, Saturday 10am to 5pm)

Area Housing Offices (*Open 9am- 5pm Monday - Friday*)

- Nunhead and Peckham Rye - 27 Bournemouth Road, Peckham, SE15 4UJ
- Dulwich - 41-43 East Dulwich Road, SE22 9BY
- Borough and Bankside - Library Street Borough, London, SE1 0RG
- Camberwell - Harris Street, London, SE5 7RX
- Rotherhithe - 153-159 Abbeyfield Road, Rotherhithe, SE16 2LS

One Stop Shops (*Open 9am-5pm Monday – Friday*)

- Peckham one stop shop - 122 Peckham Hill Street, London, SE15 5JR
- Walworth one stop shop - 151 Walworth Road, London, SE17 1RY
- Bermondsey one stop shop -17 Spa Road, London, SE16

Copies of the submitted Scoping Report are available on request. Contact: Planning policy team, Chiltern House, Portland Street, SE17 2ES. Tel: 020 7525 5454 (between 9am-5pm, Monday-Friday), Email:

planningpolicy@southwark.gov.uk. It is also free to download at [Southwark Council | Your Services | Planning & Building Control | Planning Policy](#).

11 APPENDIX 7: CHARTER

Aylesbury Neighbourhood Charter 2007

Foreword

Whilst there is so much focus on the high profile plans to change one part of Walworth - at the Elephant and Castle, the exciting plans to transform the another part of Walworth, - Aylesbury Estate are moving a pace. Both projects aim to dramatically improve the life chances of our children and the day to day lives of our existing people and communities.

I am enjoying working with dedicated residents who are determined to build on the strong community ties in the area and help create a vibrant sustainable community. They want new, mixed tenure homes, both privately owned and available to rent at affordable prices. They want high quality open spaces, great walking and cycle routes and a wide range of social and community facilities. They want to take the opportunity to improve Burgess Park so it becomes the great community resource it promised to be but has never quite become. This is far from being just a housing project.

The Council and its partners has made steady progress since the decision was made to demolish the estate in 2005. Major steps include the implementation of rehousing policies for tenants and home owners, and rapid progress on the early Kick start site in the South West corner which will deliver 260 new homes and a resource centre in partnership with a specially selected Housing Association. Aylesbury residents have been actively involved in all the decision making process surrounding the redevelopment programme to date.

Now, residents are working with the council to create an Area Action Plan (AAP), a document that will guide both the redevelopment of the former estate, as well as the surrounding area. Residents and people living and working in the area are integral in shaping this document, which will provide a vision for the new community. This is why we have formed the Neighbourhood Team, a group comprising both people who live on the estate and operate in the surrounding area. Team members attend regular meetings to inform and actively involve them in the creation of the AAP and I would like to thank them for giving up yet more of their time to do so.

The Neighbourhood Team has drafted this Charter. It outlines their aspirations for the new area, and provides a clear, unified voice for local people, for whom these plans are so critical. We will use this document to ensure that this massive and ambitious programme of change really delivers for local people.

Councillor Richard Thomas

Executive Member for Regeneration

Introduction to Our Charter

In September 2005 Southwark Council made a decision to redevelop the Aylesbury Estate. This redevelopment will be guided by a formal planning document called an Area Action Plan (AAP). The AAP will guide both the redevelopment of the Aylesbury Estate itself, as well as the wider regeneration of the Aylesbury area.

The Neighbourhood Team

It is essential that any future plans for Aylesbury understand and respond to the needs and aspirations of the local community. A Neighbourhood Team has been established which will meet regularly to inform, develop and champion the Aylesbury AAP.

Our team comprises 40 members representing a wide range of interests, ages and cultures and includes residents, those working with the young, old and vulnerable, transport groups and other social interests and local businesses and traders. We will ensure that all interest groups and the diverse communities within the area are represented throughout the process.

As part of the AAP process we have produced this Neighbourhood Charter to ensure we make the Aylesbury area a great place for all and create an exemplary neighbourhood.

The Aylesbury Area Action Plan

What is an Area Action Plan (AAP)?

This is a new style planning document which, unlike previous plans, will be adopted by Southwark Council as statutory planning guidance and will form part of the council's emerging Local Development Framework (LDF). The LDF will set out how and where new development should take place across Southwark, as well as what should be protected and conserved.

The Aylesbury AAP

The area covered by the Aylesbury AAP comprises the Aylesbury Estate and its surroundings including Burgess Park. The AAP will guide change and development within the area over the next fifteen years and beyond and will consider issues such as housing, transport, parks, shopping, schools and health facilities.

The AAP, in contrast to previous regeneration attempts, has the ability to deliver real change within the Aylesbury area. The AAP will set out the different uses for each part of the wider Aylesbury area and show how these uses, including homes, shops, public spaces and community facilities, will relate to each other.

The AAP will also set out the timetable for delivery. This focus on delivery will help promote change and regeneration within the area. Once adopted by the council, all new development in the area will be expected to contribute positively towards the objectives underpinning the AAP and must be in accordance with the policies outlined within the plan.

Underlying all of this work is the desire to improve the lives of the residents of the area.

Purpose of Our Charter

This Neighbourhood Charter sets out our aspirations for the regeneration of the Aylesbury area to make sure we create an exemplary neighbourhood of which we can all be proud.

With high quality design at its heart, this Charter has an emphasis on high quality homes, outstanding streets and parks, as well as good public transport and community facilities. Respect for the environment underlies everything.

We believe there is a link between how we plan our streets, buildings and public spaces and how we develop healthy, safe and vibrant communities. We are aware that buildings and streets alone will not solve our economic and social problems, but we cannot build and sustain a strong economy and a stable community without a healthy natural environment and great streets, buildings and facilities that both we and future generations can be rightly proud of. Most importantly we will learn from the lessons of the past to create a place that will be successful many years into the future.

The Charter builds on previous work, including:

- The Residents' Charter 2005 (charter setting out key housing issues that will need to be addressed by the redevelopment of Aylesbury);
- The Vision Workshop 2006 (three visioning workshops run by Southwark Council and the NDC to discuss the best way to redevelop Aylesbury);
- Brief for the AAP, Planning the future of the Aylesbury area, Southwark Council 2006;
- Neighbourhood Team Workshop 1: Introduction and Launch Event, April 11 2007;
- Neighbourhood Team Workshop 2: Making Successful Places Workshop, May 12 2007.
- Neighbourhood Team Charter Workgroup, May 22 2007;
- Neighbourhood Team Workshop 3: Issues and Options Workshop, June 14 2007.

The Charter will help to ensure the vision becomes reality and sets standards against which future proposals will be judged. We believe that all the options developed in the AAP should comply with the aspirations and overarching principles of our Neighbourhood Charter.

To demonstrate our commitment, this Charter has been signed by all Neighbourhood Team members. This charter will also form part of the final AAP.

Our Vision for the Aylesbury Neighbourhood

We want the Aylesbury area to become a successful neighbourhood incorporating the highest design standards, a good mix of uses and a layout that will meet the needs of current and future generations. We want the Aylesbury area to be known for high quality social rented and private homes that address a variety of local needs, including those of the elderly and vulnerable. We also want to be known for an outstanding environment with excellent parks, streets, play areas and exercise spaces which are accessible for all. We want residents to choose to stay in the area because of the quality of its schools and community facilities. Overall we want to promote a healthy lifestyle culture for all residents and create a place with a strong sense of community.

We want to contribute to the regeneration of our neighbourhood by setting out key principles on the quality of new homes, improved access and transport, great streets, squares and parks, and better social and community facilities.

We also want to contribute by encouraging all those who take decisions that affect our community to aspire to and maintain the highest standards.

In this way we shall build an exemplary neighbourhood in which we and our children will want to live and of which we can be rightly proud.

Structure of Our Charter

The principles of our Charter are grouped under these four key issues.

- **Quality Homes:** Because people deserve the best quality housing offer possible.;
- **Improved Access:** Because good public transport links and more walkable environments are an essential ingredient of a high quality neighbourhood;
- **Great Streets, Squares and Parks:** Because external spaces are as important as internal spaces;
- **Better Social and Community Facilities** e.g. education, health and community facilities: Because good quality housing alone doesn't provide all the ingredients of high quality environment.

We believe that as well as providing the basis for massive improvement in the quality of life, the items listed above will also drive up values across the area. This means that there will be more resources available to invest in high quality services and buildings.

Achieving Quality Homes

- **Create a range of affordable and high quality homes**

The Neighbourhood Team believes that the new Aylesbury neighbourhood should offer a range of high quality homes, including social rented homes, that address the variety of local needs, such as families and those of the elderly, vulnerable and disabled.

- **Offer a mix of housing types and tenures**

We believe that new development will need to offer a mix of housing types and tenures. We further believe that a mix of tenure types will need to be maintained generally across. New homes will also need to be adaptable and be able to respond to the changing needs of households over their lifetime. We want to keep the community together and ensure that every current tenant has the choice to return to the Aylesbury area. We therefore believe that we must provide social rented homes for those that want to remain. However, we acknowledge that social rented homes in themselves will not provide the opportunities for investment that are needed. We must therefore find a deliverable balance between the provision of social rented and private homes.

- **Offer homes of the same size**

We believe that all new homes for rehousing existing Aylesbury tenants should be of a similar size to those that are there now.

- **Concentrate higher densities on good public transport sites and higher value land**

We recommend that higher density housing (the greatest concentration of housing) should be located on sites with access to good public transport. This will encourage the use of public transport and help create a more sustainable community that will meet the needs of existing and future generations.

We also recommend that higher densities are concentrated on higher value land, such as land with the best views and nearest to community facilities, streets, parks and public transport.

However, these places should include a balance between all tenure types.

- **Create a neighbourhood with a distinct character and identity**

We want to make Aylesbury a sustainable place with a distinct character and identity. In promoting a sense of place, we believe it is vital that we have a rich mix of uses, architectural design and building types reflecting the diversity of the area. New development will also need to respond to the surrounding buildings, streets and conservation areas.

- **Promote sustainable buildings and construction**

We want to keep the costs of running homes as affordable as possible and promote buildings of the highest environmental standards.

We need to ensure that during construction and the whole life of the project, sustainable materials, recycling, energy conservation and renewable energy sources are used wherever possible. We also understand the need to take action on climate change and that we each need to play our part.

- **Maintain existing housing to a high standard**

To manage change in the Aylesbury area we believe we must make sure the existing homes and public areas are maintained to a high standard throughout the lifetime of the redevelopment programme and beyond.

Improved Access

- **Improve public transport links**

The Neighbourhood Team wants the new Aylesbury neighbourhood to enjoy excellent public transport links to central London and the wider southeast London area.

The proposed Cross River Tram could help regenerate the area and encourage investment. We want it to be properly funded and to be completed as soon as possible. We will therefore reserve a route for the new Cross River Tram through the centre of our new neighbourhood..

We must also encourage the improvement of local bus services and allow for more routes, more buses and more destinations particularly along Albany Road. Furthermore, we must create pedestrian friendly and direct routes between the new homes and bus stops.

- **Make the wider Aylesbury area accessible for all**

We believe we must make the area a place that is easy to get to and move through by making places that connect with each other. We want to create a new network of streets within Aylesbury that will help people to move easily around the area. However, we need to avoid unnecessary car journeys and manage vehicle speed.

We also want to ensure that the area is accessible for everyone. Future streets and transport links should respect and respond to the needs of all users, especially the elderly and the disabled.

- **Provide high quality pedestrian and cycle routes**

Streets are more than just routes for vehicles. We believe that new development should provide high quality pedestrian and cycle routes and minimise the need for car use. We also need to ensure that the parking and movement of cars within the area is effectively managed to discourage overdependence on the car. We will encourage the provision of home zones to allow streets to become a place for people to meet and interact with each other and for children to play in.

The Neighbourhood Team believes that to better connect the Aylesbury area with Burgess Park we must overcome the barrier of Albany Road.

We recommend improving Albany Road's environment and in particular, providing safe crossings at locations where people need and want to cross.

Great Streets, Squares and Parks

- **Improve Burgess Park**

The Neighbourhood Team believes that Burgess Park is a 'green lung' for the whole area. It is one of the largest parks in central London and should fulfil a wider and more important role. We believe that Burgess Park is not used to its full potential and requires urgent attention. A better Burgess Park is essential for the regeneration of the whole area.

We believe that Burgess Park should be a great park that is well used by those who live locally, as well as people who have travelled from other places. We therefore want better sports facilities, multi use play areas and new community facilities within the park - it should be a place that people choose to use for a variety of activities at all times of the day, whether for sport or relaxation, or simply as a route home or to work. Facilities should be accessible physically and financially for local people. Burgess Park should be a place that can be enjoyed by people of all backgrounds and ages from 'cradle to grave'.

People using the park must feel safe at all times. The Neighbourhood Team therefore believes that better and more imaginative lighting must be used within the park and that buildings surrounding the park should be well used and overlook the area. Connections between Burgess Park and the Aylesbury area must also be improved – we believe that the park should be extended into the new neighbourhood with green links and that Albany Road should be a pedestrian and cycle friendly street that encourages greater access to the park.

We recognise that in order for the park to flourish it will require secure levels of long term funding to be made available.

- **Promote well designed and safe streets and squares**

The Neighbourhood Team wants to see streets that are safe, clean and welcoming. Well designed streets encourage people to use them and make going outside a pleasant and safe experience. We want streets that are not dominated by car parking. We want to create 'Streets for People', streets which encourage people to meet and engage with each other and children to play where their parents feel they are safe.

We want there to be a range of different streets and public spaces within the area – some busier with local shops, cafés and community buildings and cars, others quieter and more residential. We want there to be safer routes to schools. We want generous tree planting in streets and squares. We also want a good range of accessible local play areas that cater for all ages of young people.

We believe that streets should be overlooked by the windows of homes and businesses and enlivened by shops, cafes and restaurants. We think that blank walls should be avoided, especially at street level. Streets and spaces that are overlooked, where people can keep an eye on public spaces, feel safer and generally are safer. However, at the same time we need to ensure that the ground floors of homes have sufficient privacy.

We also want to have streets and spaces that are enclosed by buildings. Buildings that surround a street block and contain private spaces within backyards or courtyards are usually more successful than individual buildings that stand alone in the middle of a site. Buildings that have doors directly onto the street enable people to keep an eye on public spaces and make it feel safer.

We also recommend that lighting along streets is improved to make them safer at night.

- **Provide better management and maintenance of public spaces**

We believe that successful streets and public spaces not only need to be well designed, but also require effective management and maintenance. Public spaces should be designed to wear well, be easy to maintain and be properly cleaned and managed.

Better Social and Community Facilities

- **Provide better educational, health and social facilities**

The Neighbourhood Team believes that successful communities require a full range of educational, cultural, worship, health and social facilities within them. We believe that these facilities should be located close to each other as this will bring residents together, reinforce the sense of community and reduce the need for people to travel for essential services.

We want to build a learning centre for all ages – ‘from cradle to grave’ – through the redevelopment of Michael Faraday School and the establishment of the new Walworth Academy and other facilities. We also support the early development of a Community Resource Centre on Thurlow Street.

We believe that new development should provide a wide range of high quality and integrated healthcare facilities.

We encourage a wide range of enhanced leisure, youth and sport facilities and promote a healthy lifestyle culture for all residents. Public spaces will need to encourage informal social and leisure activities in addition to more formal provision such as sport or community buildings. Provision should also be made for more noisy activities without disturbing the peace of local residents. We recognise the importance of the many faiths that are represented in the Aylesbury neighbourhood and believe that places of worship are focal points for the local community.

We also believe that we need to ensure that all community facilities are easily accessible for all, including the elderly and disabled.

- **Provide more and better local shopping facilities**

We believe that the area requires more and better local shopping facilities where they will benefit from passing trade. Shops and community facilities should be placed together so that they can support each other. We recommend concentrating local shops along Thurlow Street and close to other community facilities to minimise journeys and enliven public spaces. We also need to improve access to shops by creating direct and pedestrian friendly routes throughout the area.

- **Offer more local employment opportunities**

We believe that more local employment opportunities and skill training are needed in the neighbourhood. We believe that new development should offer space for local businesses, both new and expanding. We support the Aylesbury Resource Centre as part of the scheme. We also need to ensure that the local community enjoys the full economic benefit of the regeneration programme including jobs in fabrication and construction.

The vision and principles set out in this Charter will inform the preparation of the Aylesbury AAP to ensure that the final proposals meet the needs and aspirations of the local community - the Charter will also be included within the AAP. It is important that the Charter gains wide support. Consultation will therefore take place with a wide range of individuals.

We believe that by adopting these principles Aylesbury can be developed as an exemplar neighbourhood – it will be a place where people choose to live and work, a place where people choose to visit and a place that people are proud of. Aylesbury will be a new sustainable neighbourhood, with the highest quality homes, a great park, a range of community facilities and attractive streets and public spaces. To deliver this vision we will need to work together and understand the challenges that we will inevitably face – but with commitment and vision we can make Aylesbury work.

12 APPENDIX 8: REPORT ON BUILDING FUTURES

**Aylesbury Area Action Plan
Issues and Options stage**

**'Building Futures'
Consultation Report**

December 2007

QUATRO

1. Introduction

The Aylesbury Estate in the London Borough of Southwark is being redeveloped over the next 15-20 years. Southwark Council are drawing up formal guidelines for the development of the area - an Area Action Plan (AAP). The AAP is a key planning document that will show the council's plans for buildings, education, green spaces, transport links and community facilities.

The AAP is being developed in four stages. The baseline study, stage one happened between February 2007 and October 2007. The information gathered identified important issues to be considered when developing the area. The issues were presented with a responsive series of options in a report – the Issues and Options Report, stage two of the AAP.

Consultation on the Issues and Options report ran from 05 October 2007 until 16 November 2007.

As part of the ongoing programme of community engagement the 'Building Futures' consultation was designed to enable local people to engage with, better understand and to have an input into which option they preferred for a series of highlighted issues from the Issues and Options report - without necessarily having to read the entire document.

The full Issues and Options report was available at the Building futures event, as well as the full report and questionnaire being available on the Southwark Council website, in libraries and council offices as well as by request through the post.

The 'Building Futures' consultation is part of an extensive and ongoing consultation process during the AAP development.

Information set out in this report will form part of the project's Statement of Community Involvement (SCI) once the AAP is formally adopted by Southwark Council.

2. Approach to consultation

This consultation targeted the community inside the AAP boundary. This included the 2,759 households on the Aylesbury Estate and over 7,000 residential addresses in the wider area. Additional invitees were users of Burgess Park, market traders and local businesses as well as Southwark Executive Members, Ward Councillors and other officers.

The consultation was promoted through a number of channels.

- Telephone calls (to community groups)
- Website (at www.aylesburyregeneration.org.uk)
- A newsletter to the residents of the Aylesbury Estate
- A newsletter to other stakeholders "Improving your neighbourhood"
- Two advertisements in the local press
- Various posters and flyers in the run up to, and during the event
- Word of mouth: through neighbourhood teams, steering groups, Walworth Community Council and five local tenant and residents associations
- Mini exhibition rickshaws as signposts at key local points during the exhibition

'Building Futures' was a staffed, static exhibition held at Thurlow Lodge Community Hall, over three days from Thursday 18 October until Saturday 20 October 2007.

All elements of the exhibition were staffed by the council, masterplanners Urban Initiatives, local residents (members of the Aylesbury Neighbourhood team) and the Aylesbury NDC.

There were four elements to the exhibition:

i) The exhibition

The exhibition comprised a series of display panels explaining a number of key themes from the Issues and Options Report:

- Connections (Improved Transport)
- Community (Local facilities and sports)
- Public Life (Building Heights and Burgess Park)
- Better Homes (tenure mix)
- Phasing

ii) Special viewings

Local interest and community groups were invited to private and special viewings of the exhibition. Translation services were offered for all groups where English was not the first language. For groups attending see appendix one.

iii) Family funday

This element was aimed at families by providing children's entertainment, music, food and a free cycle checking station. Promotional rickshaws were stationed at local high profile areas like East Street Market and Burgess Park – to signpost and transport local people to the exhibition.

iv) On site surgery

A second chance to see the exhibition was held on Thursday 01 November from 5-7pm at Thurlow Lodge.

3. Feedback from 'Building Futures' consultation

Over the course of the three days the exhibition was seen by 274 people. The comments and views expressed by people visiting the exhibition largely reflected the views subsequently expressed in the questionnaire.

199 questionnaires were completed and analysed.

The questionnaire sought views on elements of the Issues and Options report. The questions asked were grouped in four categories:

- Better Homes
- Public Life
- Connections
- Community

There was also the opportunity to add additional comments.

3.1 CONNECTIONS

Question: What should be the routing of the Cross River Tram?

Option 1 (Thurlow-Chandler Way)	26% (51/199)
Option 2 (Thurlow-Albany-Wells)	38% (75/199)
Option 3 (Thurlow-Beaconsfield-Wells)	28% (56/199)

Some confusion arose and 6 people (3%) ticked more than one option.

Option 2 & 3 = 4

Option 1 & 3 = 2

11 people (5%) did not answer this question.

Comments

"Must have buildings/flats before trams"

"Route 3 plus better bus routes to serve the centre of the Aylesbury area"

"Option 3 as more people have access to the tram"

"None of the above have good bus routes to the city"

"Option 4: Thurlow Street – Albany Road – towards the lake and then across the park using the old roads"

"Use sensors on the traffic lights to ensure that cars are not stopped unnecessarily"

"Cancel the tram route altogether"

"Make sure there are stops in the park"

"Don't disturb the park. Make busses better"

"Don't increase traffic pressure on Albany Road"

"Make sure stops have heating inside"

"Routing the tram down Wells Way would allow the possibility of a later spur to Camberwell and Denmark Hill."

3.2 COMMUNITY

3.2.1

Question1 : Where should local facilities be located in the Aylesbury area?

Option 1 (Dispersing local facilities) 26% (52/199)

Option 2 (Centralising local facilities) 62% (124/199)

23 people (12%) did not answer this question.

Comments

"Could we extend the shopping in the Elephant and Castle to the Aylesbury?"

3.2.2

Question2 : How can opportunities for sports and leisure be improved within the Aylesbury area?

Option 1 (Facilities in the Estate)	24% (48/199)
Option 2 (Facilities in the Park and Estate)	62% (124/199)

25 people (13%) did not answer this question.
 2 people (1%) ticked both options.

Comments

- “Residential play areas are noisy at night – a late hours enforcement should be incorporated at 9pm”*
- “Formal sports provision should be provided in Burgess Park; swimming pool and bowling green”*
- “Make sure groups of youths are prevented from creating trouble as has been the case in the past”*
- “People won’t mind having to travel a not to meet people”*
- “Community Halls on the estate to be able to hold social events”*
- “Should have various facilities for different ages”*
- “Need nice big enclosed play areas/dog free”*
- “What about facilities for pensioners?”*
- “Dog free please”*
- “Better to allow residents to travel a bit further for better facilities and allow residents a better chance of quiet”*

3.3 PUBLIC LIFE

3.3.1

Question 1: How should building heights be distributed through the area?

Option 1 (Medium rise)	27%
(53/199)	
Option 2 (Range of heights)	27% (54/199)
Option 3 (Taller buildings)	21% (42/199)
Option 4 (Landmark buildings)	15% (30/199)

6 people did not answer this question.

Some confusion arose and 14 people (7%) ticked more than one option.

- Option 1 & 2 = 1
- Option 1, 2 & 3 = 1
- Option 1 & 3 = 3
- Option 1 & 4 = 2
- Option 2 & 4 = 3
- Option 3 & 4 = 4

Comments

"I will appreciate you would allow for a reasonable sized balcony (chosen height option 4)"

"Option 4 provided the right people live there and the tall buildings have good maintenance and security"

"More security to prevent non-residents hanging about in stairwells smoking and drinking"

"High buildings mean more rubbish on people's balconies"

3.3.2

Question 2: How can Burgess Park be improved to contribute to the creation of a successful neighbourhood?

Respondents were asked to choose option 1 or selection (multiple option) of options 2-5.

Option 1 (minimum intervention)	15	
Option 2 (enhance existing)	64	
Option 3 (community diversity)	65	
Option 4 (healthy living)		83
Option 5 (eco-resource)		74

13 people did not answer this question.

Comments

"Deal with gangs from Aylesbury and Peckham to make the park safer"

"It's a place to relax so not necessary to provide too many facilities"

"Option 6 – a little bit of everything from option 2-5"

"I would not be in favour of improvements of the type carried out in Nursery Row"

"I don't want Burgess Park transformed too much"

"Better lighting in the park"

"Include cafes, maybe on a small scale but, something like Battersea Park would be great"

3.4 BETTER HOMES

Question: What tenure mix should be provided in the Aylesbury area?

Option 1 (Minimum private provision)	28% (56/199)
Option 2 (Medium private provision)	45% (89/199)
Option 3 (Maximum private provision)	16% (33/199)

One person chose options 1&2 (1%).

20 people (10%) did not answer this question.

Comments

“Option 2: providing there is mixing of the standards”

“To increase the benefit to the borough’s shortage of affordable homes the total number of homes should be increased to 6,500 – 7,000. This will also increase economic viability.

“Providing more private homes will help elevate the economic profile of residents and minimise the current “ghetto” feel.”

“Option 3 will encourage many people to get a job and make a better quality of life for themselves.”

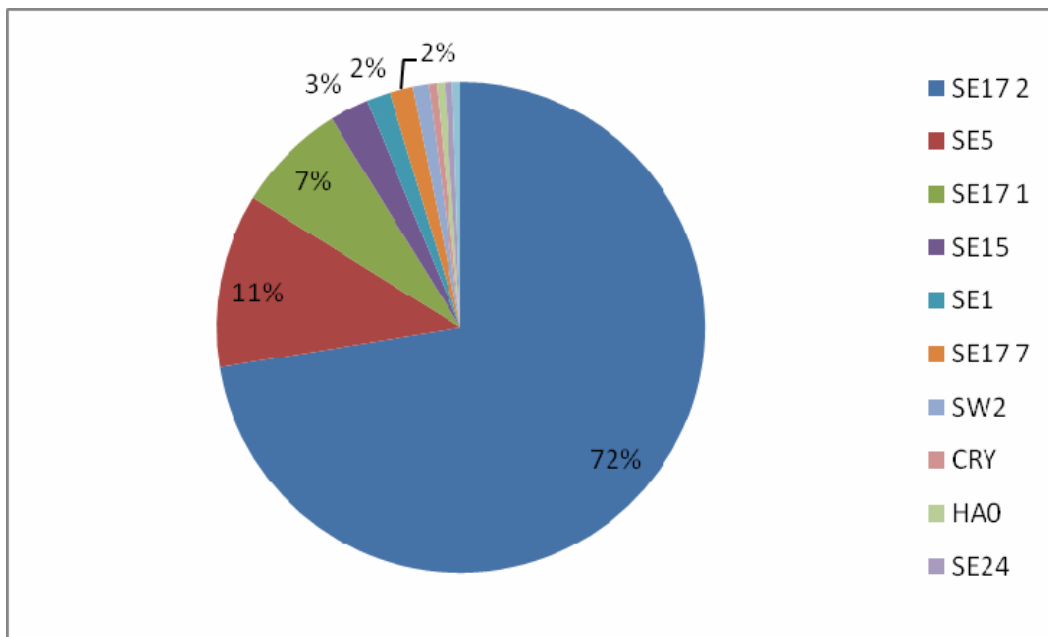
“Thought your principle was to keep as much as possible social rented house for people”

“Maximum number of socially rented homes should be available. Future funding from the council and loans will be available later down the line!”

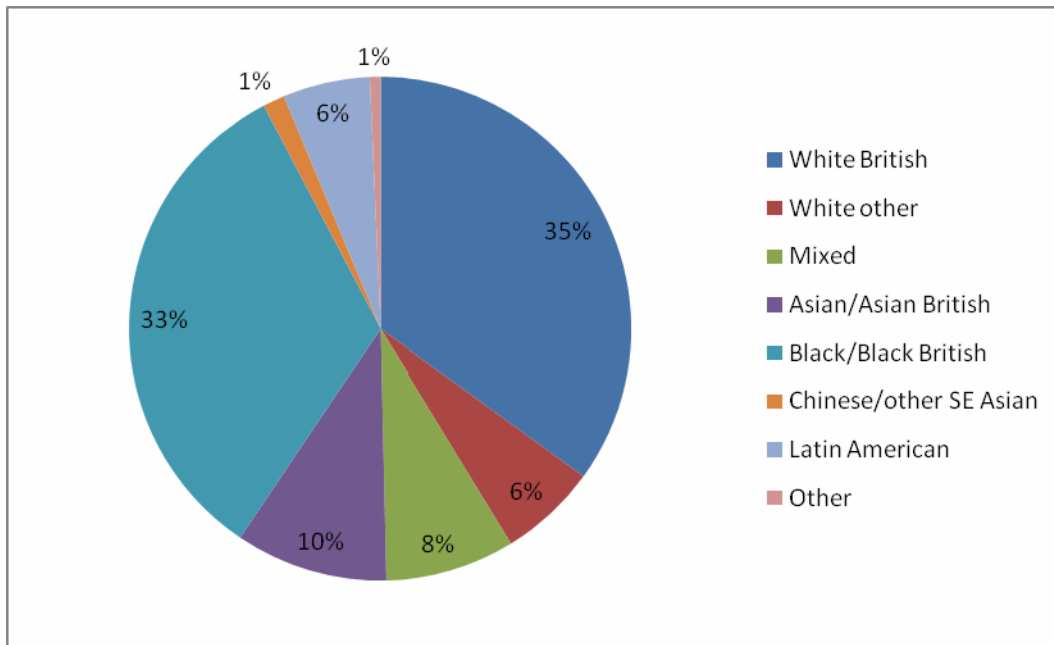
“ASBO/trouble makers should not be allowed back onto the ‘estate”

3.5 ABOUT RESPONDENTS

3.5.1 Where respondents lived – by postcode



3.5.2 Diversity profile



The mix of ethnicities represented is wide and reflects the makeup of the estate. Comparisons with the Aylesbury NDC Ethnic Profile (2006) showed two discrepancies. Please note care should be taken with discussing discrepancies as ethnic categories are not exactly the same. Additionally 56 people did not fill in this section of the questionnaire which may need to be considered for the future.

NDC Black Caribbean 12% – consultation figure showed 3/143 (2%)

NDC Chinese 4% – consultation figure showed 1/143 (1%).

3.5.3 Additional information

- 43% male
- 57% female

- 27% under 16 year olds
- 6% 16-24 year olds
- 13% 25-36 year olds
- 35% 36-55 year olds
- 19% over 56 years old

4. Conclusions

The consultation process identified the following results.

- There was no preferred route for the Cross River Tram. 38% favoured option 2 along Albany Road, but concern was raised about the traffic pressure on Albany Road.
- 62% of people favoured centralising local facilities.
- 62% of people preferred sports and leisure facilities to be located in mainly in Burgess Park and a few within the new residential areas.
- There was a mixed opinion on how building heights should be distributed through the area. The least favoured option was for landmark buildings 15%. Comments made highlighted the difficulties in understanding (new) tall buildings in terms of security and maintenance.
- The majority of people felt Burgess Park should be improved 92.5%. There were little real alternative suggestions made. The healthy living option was a slight favourite.
- An interactive element of the exhibition asked for additional comments. Many of these were about Burgess Park. A funfair and swimming pool were the most popular suggestions, alongside dog free/ dog walking areas.
- 45% of people preferred the medium private housing provision. Comments made suggested a feeling that a mix of homes will encourage people to have higher aspirations.

The internal objectives set to determine the success of the event were as follows:

- At least 200 questionnaires completed
- Mix of attendees broadly reflects the area's diverse makeup
- At least 10% of attendees from the wider AAP area
- At least 65% of people state yes to the question "Would you say you now know more about what is happening to the Aylesbury area?"
- At least 65% of people say yes to the question "Did you find this exhibition useful?"
- No complaints

- *199 questionnaires were analysed*
- *There was a broad mix in terms of ethnicity, age and sex of attendees*
- *11% of attendees came from the wider AAP area*
- *77% of people said they now knew more about what is happening to the Aylesbury area*
- *85% of people found the exhibition useful*
- *There was one formal complaint via email.*

Concerns

The main concern voiced at the exhibition was about timetables and the lack of any 'definitive' phasing plan. Residents of the Aylesbury have lived in doubt, with other projects failing to deliver. Care must be taken to ensure this need is met at the next exhibition, as was promised this time.

"I don't know if I should replace my carpet or not?"

"I am worried about choosing schools in the next few years"

"I need to remortgage but my bank won't let me because of the regeneration"

Maintaining momentum

It will be vital to ensure that the momentum is maintained, and the project is kept in the forefront of people's minds during the next four months as the preferred options are worked up.

It is recommended that in order to maintain the project profile; results of the Building Futures exhibition are fed back to local stakeholders via an updated website, newsletters and local media coverage.

Further media coverage could be attained through other elements of the project; the Amersham Centre redevelopment, the housing association procurement in the new year, and various other stories could be generated based around the release of new architectural images.

APPENDIX 1

List of Community Groups who attended special viewings of the Building Futures Exhibition

18th October (3-7pm):

1. Aylesbury Turkish Women's Group
2. Latin American Multi-Cultural Group

19th October (3-7pm):

3. Southwark Cyprus Turkish Group
4. Southwark Pensioners Group
5. Latin American Art Group
6. Aylesbury Day Care Centre (people with special needs)
7. Aylesbury Bengali Group
8. Community for Park & Open Spaces
9. Willowbrook Centre

1st November (Site Surgery between 5 – 7pm)

10. Southwark Refugee Communities Forum
11. Aylesbury Every Women's Group

15th November (at 10:30am)

12. Aylesbury Somali Women's Group
13. Latin American Multi-Cultural Group

13 APPENDIX 9: TABLE OF REPRESENTATIONS ON THE ISSUES AND OPTIONS DOCUMENT AND RESPONSES FROM THE COUNCIL

13.1.1 FOR THIS APPENDIX PLEASE SEE SEPARATE PDF DOCUMENT