



Appendix F: Community Infrastructure Levy Regulation 19 (b) (i) Consultation Report

No.	Title
Appendix A	Examiner's Report on the Southwark CIL Revised Draft Charging Schedule (RDCCS)
Appendix B	Southwark Community Infrastructure Charging Schedule
Appendix C	Regulation 123 List
Appendix D	Southwark CIL Infrastructure Plan (available on the website)
Appendix E	Southwark CIL Updated equalities Analysis (available on the website)
Appendix F	Southwark CIL Consultation Report (available on the website)

March 2015

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1. Introduction

- 1.1. The purpose of this document is to provide a summary of the representations on the London Borough of Southwark Community Infrastructure Levy (CIL) Draft Charging Schedule consultation, in accordance with the Community Infrastructure Levy Regulations 2010 as amended (the “Regulations”).
- 1.2. This statement addresses the requirements of Regulation 19 (1) (b) of the Community Infrastructure Levy Regulations by setting out:
 - if representations were made in accordance with regulation 17;
 - the number of the representations received; and
 - a summary of the main issues raised by the representations
- 1.3. The Draft CIL Charging Schedule and the Revised Draft CIL Charging Schedule were published in accordance with the requirements of Regulation 16 of the Regulations. This statement provides a summary of the consultation undertaken at each stage, and the main issues raised in the representations received with the Council's response to these issues. It also summarises the consultation that was undertaken in December 2014 and January 2015 when the council published Proposed Modifications to the Revised Draft Charging Schedule.
- 1.4. Appendices G, H, and I of this statement (separate documents) set out our individual comments on all of the representations we received at the Preliminary, Draft, Revised Draft CIL Charging Schedule and Modifications stages of consultation.

2. Preliminary Draft CIL Charging Schedule

2.1. Who was consulted and how?

2.1.1. Table 1 sets out the main consultation that has been carried out. It shows how we met our statutory requirements in the CIL Regulations (2010) (as amended) and the additional consultation we carried out in accordance with our statement of community involvement. We carried out 14 weeks of consultation between **10 July 2012 – 17 October 2012**. This consisted of 8 weeks informal consultation and 6 weeks formal consultation.

Table 1

	Method	Further detail	Date
Statutory requirement	Letter sent to consultees who fall within CIL Regulations (2010) (15) inviting representations on the preliminary draft charging schedule.	A letter explaining the purpose of the Community Infrastructure Levy and the preliminary draft CIL Charging Schedule was sent to over 3,000 consultees on our mailing list including residents, schools, local traders, local businesses, land owners, community groups and voluntary organisations. The mailing list includes the statutory consultees set out in CIL Regulation 15.	24 July 2012
Additional consultation	Display the preliminary draft CIL Charging Schedule, its evidence base and supporting documents at libraries, one-stop shops and area housing offices.	The preliminary draft CIL Charging Schedule was made available in all of the libraries, the one stop shops and area housing offices during the week commencing.	9 July 2012
	Display the preliminary draft CIL Charging Schedule and accompanying documents on the council's website	The preliminary draft CIL Charging Schedule and its supporting documents were displayed on the Planning Policy website. A consultation questionnaire was also available on-line. A CIL newsletter was also published which provided a summary of CIL and the proposed CIL rates.	10 July 2012
	Place a press notice in the local newspaper to advertise the start of the formal consultation period.	An advertisement was published in the Southwark News to announce the start of the formal consultation period and to invite representations to the consultation.	6 September 2012

	Method	Further detail	Date
	Presentations to community councils	We attended community councils and provided a 5 minute presentation introducing the purpose of the consultation	
		A 20 minute presentation was provided at Bermonsdey & Rotherhithe at the October meeting	
		Peckham and Nunhead	20 June and 24 Sept 2012
		Camberwell	20 June 2012
		Dulwich	20 June 2012
		Bermondsey and Rotherhithe	2 July and 10 Oct 2012
		Bankside, Borough and Walworth	2 July and 10 Oct 2012
	Consultation with Southwark's Planning Committee	A report was presented to Planning Committee on the preliminary draft CIL Charging Schedule requesting their views.	September 2012
	Consultation workshop	The consultation workshop was aimed at providing developers and landowners with an opportunity to learn more about the Community Infrastructure Levy and our evidence base and to ask questions. Council officers delivered presentations on the proposed Charging Schedule, Infrastructure Plan and CIL procedural matters. A representative from BNP Paribas Real Estate Ltd provided a presentation and explained the methodology undertaken to prepare the CIL Viability Study.	19 September 2012

2.1.2. Table 2 sets out details of engagement with some of our key stakeholders and other bodies at this stage.

Table 2:

Public body	Council's engagement and cooperation
Local Authorities Planning	<p>The production of CIL charging schedules is a standing item on the Association of London Borough Planning Officers (ALBPO) meetings which occur bi-monthly. ALBPO includes representatives from all of London's local authorities. The last meeting was held in December 2012 and which all boroughs gave an update on proposed rates, timetables and issues.</p> <p>In addition to briefing updates via ALBPO Southwark met with Lambeth and Lewisham to discuss cross-boundary matters, potential for joint working and to update each other on local plan development and recent experiences. No concerns were raised regarding our proposed CIL rates.</p> <p>Upon publication of the preliminary draft, all neighbouring local authorities were formally sent notification, however only Lewisham Council responded and then only to confirm that they have no comment to make.</p>
The Environment Agency	<p>The Environment Agency (EA) was formally notified of the publication of the preliminary draft Charging Schedule and the Infrastructure Plan. The EA provided comments on the Infrastructure Plan regarding the inclusion of projects which could be funded in part or wholly through CIL. We reviewed their response and responded accordingly.</p>
English Heritage	<p>English Heritage was formally notified of the publication of the preliminary draft Charging Schedule and the Infrastructure Plan. EH provided comments on the Infrastructure Plan regarding the inclusion of projects which could be funded in part or wholly through CIL. We reviewed their response and responded accordingly.</p>
The Historic Buildings & Monuments Commission	<p>The conservation, management and maintenance of Southwark's historic buildings and scheduled monuments are considered to be site/asset specific matters rather than strategic infrastructure to be covered by CIL. They therefore continue to fall within the remit of Section 106 agreements for private assets and site specific mitigation and management requirements or the Council's own asset management plans, where such assets are located within public land. As such, other than notifying the Historic Buildings & Monuments Commission of the publication of the preliminary draft, we did not seek more active engagement with this particular body. No representation was received from this body.</p>
Natural England	<p>Natural England (NE) has and continues to be engaged in the preparation of Southwark's various local planning policy documents. NE was formally notified of publication of the preliminary draft charging schedule. No representation was received.</p>
The GLA	<p>The Mayor of London has been engaged in the preparation of Southwark's planning policy documents. Projects in our Infrastructure Plan have attracted successful bid funding for delivery via the Mayors Outer London Fund round 2 and Community Restoration fund. The GLA were formally notified of the publication of the preliminary draft charging schedule and a meeting was held on 17 October 2012. No formal comments were received.</p>

Public body	Council's engagement and cooperation
Homes and Communities Agency	The Mayor of London has now taken over the responsibilities of the HCA within London, so our engagement with HCA functions is now undertaken as part of our engagement with the Mayor of London (see comments above).
Southwark PCT	At the strategic level the Council and the PCT work together to help promote good health amongst residents and plan for primary and community health care. We have met with the PCT on many occasions over the years to understand key health issues facing the borough, the need/demand/levels and specific requirements for new healthcare provision to serve existing and new communities and Southwark's changing demographics, as well as the PCT's proposed capital and estates strategies for the borough. We received a representation on the Infrastructure Plan and formally responded to the points raised.
Transport for London	TfL have been engaged both in the review of the Council's Transport Plan and more recently in reviewing the options for the Elephant and Castle northern roundabout and the Northern Line ticket hall, Camberwell town centre scheme and Rotherhithe pedestrian and cycling improvements. The discussions and preliminary costings for these projects have informed the Infrastructure Plan. The Council hopes to continue its joint working with TfL to continue to refine the potential transport measures to be employed for specific sites/junctions as well as in the design, costing, funding and delivery of transport improvements. Such information will be important in any review of the CIL in coming years. TfL attended a meeting with GLA representatives on 17 October 2012. TfL submitted a representation on the Infrastructure Plan and we responded accordingly
Highway Authority	Southwark Council and TfL are the Highways Authority within Southwark. See comments above regarding engagement of TfL.

4.2 How many comments were received on the Preliminary Draft CIL Charging Schedule?

- 2.2.1 We received 39 responses to the consultation from landowners/developers/groups and individuals. We separated the responses into 273 individual comments which were focussed on the Preliminary Draft Charging Schedule, Infrastructure Plan, Charging Zone Map, CIL Viability Study and general comments.

2.3 Summary of responses

- 2.3.1 We have set out a summary of the responses received at this stage and our officer response to the issues raised in the following paragraphs.
- 2.3.2 In general, concern was raised over the impact of the proposed rates on the viability of new development, with particular regard to retail and residential development. The number of sites sampled was considered inadequate by some respondents, with a view that there needed to be a separate analysis of the opportunity areas/growth areas given the reliance of these areas in meeting the borough housing target.

- 2.3.3 It was suggested that types of development should be considered for exemption from CIL and/or much lower or nil rates adopted. A key point which was queried by several respondents was the council's approach to the introduction of an instalments policy.

CIL Viability Study site appraisal assumptions

- 2.3.4 The various assumptions used in the site appraisals have been criticised by some respondents in a number of specific respects. Some respondents considered that there was insufficient evidence to support the existing use land values, the premiums, profit margins, professional fees, sales values, and rental values. There was mention of the scenario testing needing to also consider decline as well as growth.
- 2.3.5 One respondent considered that land transaction evidence needed to be more transparent. Another was unclear whether BCICs costs were based on Gross Internal Area and also whether the costs properly reflected the external works element of developments (i.e. road and site works).
- 2.3.6 Some raised concern that the viability study had not factored in the impact of CIL on the viability of conversion/regeneration schemes involving vacant units.
- 2.3.7 There was a suggestion that market value should be used as opposed to existing use value. Some respondents queried whether there was adequate assumption for existing floorspace in the viability appraisals, as this is "credited" in calculating the eventual CIL liability.
- 2.3.8 A few respondents stated that the assumptions underestimate the costs associated with decontamination of land. Also, that it should be assumed that CfSH 5 will be required by 2016 in addition to a minimum 'excellent' level BREEAM with proportionate costs applied.
- 2.3.9 The allowances applied for Section 278 and Section 106 costs have been criticised for being too low, which has been stated to have an impact on the sites tested and the viable levels of CIL. An allowance for Section 106 costs for commercial schemes has not been factored into the appraisals.
- 2.3.10 The exclusion of the sites which are unviable before CIL is applied is considered not to be appropriate, and in fact, these sites should also influence the CIL rates.

Comments

- 2.3.11 The guidance document 'Viability Testing Local Plans: Advice for planning practitioners', is recommended for use by local authorities and their consultants to plan wide viability and CIL. The approach taken in the RICS guidance to plan making viability and CIL is not recommended by the advice given in this document. Existing use value has been applied.
- 2.3.12 The viability study used a residual valuation approach and included reasonable standard assumptions for a range of factors, such as sales values, build costs and professional fees. BNP Paribas have used current day data for the sales values for residential development, by using evidence of sold properties and also those on the market to establish the appropriate values for testing purposes. They also have undertaken sensitivity analyses assuming growth in sales values of between 10% and 20%, accompanied by cost inflation of between 5% as well as a fall of 10%.

Build costs for commercial schemes have been sourced from the RICS Building Cost Information Service (BCIS), which is based on tenders for actual schemes, plus an additional allowance for meeting BREEAM 'Excellent' standards. These costs vary between different uses and include external works and fees.

- 2.3.13 Regarding the Code for Sustainable Homes, our policy requirement is Level 4 CfSH which has been factored into the costs assumptions in the testing of sites (at 6% adjustment to the base build costs for all tenures). Our previous experience suggests that average unit costs should reduce as building expertise develops and technologies improve. Therefore, any limited increase in construction costs (by applying CfSH Level 5) should not have a significant impact on the overall viability of new residential development, particularly in comparison to final sales values. With regards to a lack of 'exceptional costs' in the study, it is not possible to ascertain an appropriate value for such 'exceptional costs' and such costs would therefore need to be taken into consideration within individual site viability appraisals. An 'average' level of costs for decontamination, flood risk mitigation and other 'abnormal' costs is already reflected in BCIS data, as such costs are frequently encountered on sites that form the basis of the BCIS data sample.
- 2.3.14 An assumption has been included in the appraisals for those sites where the existing floorspace is unknown.
- 2.3.15 We have acknowledged that the appraisals did not factor in the assumption for non-residential s106 costs. The appraisals have been re-run to include this cost along with Crossrail s106 obligations on the sites located in the designated Crossrail area in the north of the borough.
- 2.3.16 With regard to the exclusion of the unviable sites, it stands to reason that if a scheme is deemed to be unviable prior to the imposition of CIL, then it is unlikely that it will come forward and CIL would therefore not be a factor that is part of the developer/landowners decision making. The approach is considered robust, in terms of establishing a maximum viable rate of CIL, by ensuring that the development schemes which are currently viable and which may be affected by the CIL requirement are included in the analysis.

Level of CIL rates

- 2.3.17 Concern was raised by several respondents regarding whether the levels proposed would in reality make development unviable, particularly for the opportunity areas and growth areas in the borough, where the majority of our housing and employment supply will come forward. Some considered that these areas should be assessed separately. Several respondents stated that zones 1 and 2 should be amalgamated into zone 3 and the proposed charge for those areas dropped to £250 sqm.
- 2.3.18 With regard to the proposed retail CIL rates and the differentiation by size (£0 sqm for small retail space below 280sqm, £125 sqm for retail space between £280 sqm and 2,500sqm and £250 sqm for space larger than 2,500 sqm) several respondents noted that the CIL Regulations do not allow authorities to distinguish solely by floorspace size and stated the site appraisals did not clearly indicate that the size of a retail development scheme is a clear indicator of viability. It was considered by some that the adoption of size thresholds could be perceived as a part of a general policy to support smaller units at the expense of larger ones. The number of sites assessed was also considered to be inadequate.

- 2.3.19 With regard to the proposed office CIL rate, there was a view that the £100 CIL rate for Zone 1 is not based on sufficient evidence, neither is the proposed £0 rate for zones 2-4. One respondent queried the evidence for the land values in the Canada Water and the proposed zero rate for offices, stating that this could result in the area being over-run by speculative developers building office developments.
- 2.3.20 Both Kings College and LSBU queried the evidence which supports the consistent CIL rate between student housing and general housing, stating that there is a lack of detail behind the assumptions which support the proposed rates. It was requested that further information is provided regarding the comparable values and yields for residential and student accommodation. Similarly, further clarity is requested regarding whether testing includes consideration of the difference in rent yields between University nomination (lower) and direct let (higher) student accommodation.
- 2.3.21 With regard to the proposed descriptions '*development used wholly or mainly for the provision of any medical or health services by a predominantly publically funded organisation, except the use of premises attached to the residence of the consultant or practitioner*' and '*development used wholly or mainly for the provision of education as a school or college under the Education Acts or as an institution of higher by a predominantly publically funded organisation*' a few respondents highlighted that the CIL Regulations only allow authorities to distinguish between uses and not on the basis of funding sources.
- 2.3.22 Several respondents questioned the justification and evidence for the proposed £50 CIL rate for all other uses, which would be applicable to uses such as police and fire premises which are considered to be necessary community infrastructure. Furthermore, publically funded community facilities i.e. community centres and youth facilities would also fall under 'other' uses and be charged.
- 2.3.23 One respondent suggested the council should take an alternative approach and divide the estimate of total infrastructure costs over the charging period by the total expected development floor space, and apply a flat rate levy across the borough and across all forms of development.

Comments

- 2.3.24 In relation to the delivery of our housing target set out in the Core Strategy (2011), despite the recent recession, there is nothing to indicate that new sites would not continue to come forward as anticipated once the CIL is in place at the rates proposed. It should be borne in mind that CIL is only levied on the 'net additional floor space', therefore redevelopment and regeneration proposals of existing sites will only be required to pay for additional built floor space. The viability study included appraisals of large strategic sites within the opportunity areas and growth areas in the borough, and we consider we have adequately assessed the impact of CIL on these areas.
- 2.3.25 The viability study has included an average sum for s106 costs (residential and commercial) and s278 costs which have been levied in the past, into the viability site appraisal calculations to ensure we have made an allowance for charges that may be applicable outside of CIL. The viability study has also included a sensitivity analysis of the impact of increasing the S106 and S278 charge on residential appraisals. Should a slightly higher S106/S278 contribution be required per unit it is considered that this would be able to be absorbed without undue impact on the viability of schemes. Overall, the relatively small percentage of gross development

value and/or overall costs attributable to the CIL on a net new build basis is unlikely to make a critical difference over viability in most cases. Therefore, there should not be a serious risk to new housing delivery as a result of the CIL, and no changes are proposed to the rates set out in the CIL schedule.

- 2.3.26 With regard to the proposed differential retail CIL rates, we have refined our approach. We have done this by testing additional retail schemes in the borough to get a wider sample of results and also by removing the size threshold for the proposed CIL rates, and replacing it with a definition of the type of retail use. We have been mindful of government guidance in refining the approach. The proposed approach is justified by the evidence relating to economic viability that constitutes the basis for any such differences in treatment. Our appraisals indicate that the most viable schemes are destination superstores, supermarkets and shopping centres / malls. The critical mass of floorspace of these types of retail creates a distinct intended use as they are destinations for either a weekly food shop or for comparison shopping, which provide a sufficient quantum of car parking. We have removed the affordable retail category from the schedule on the basis that it is not in itself a distinct type of retail provision.
- 2.3.27 With regard to office developments, the viability evidence demonstrates that office and industrial uses outside of zone 1 demonstrate very low or zero viability. Applying the higher rate to areas which have demonstrated a lower viability for office development could hamper commercial development in the rest of the borough. The majority of schemes coming forward are in the north west of the borough, in the CAZ, where rental levels achieved are much higher than office space elsewhere in the borough. We have reviewed a selection of additional sites and reviewed the assumptions/inputs, and the evidence now justifies a reduction in the proposed office rate to £70 in Zone 1.
- 2.3.28 Our approach to student housing remains the same. The viability appraisals have shown that private sector student accommodation rents are able to generate sufficient surplus residual values, even after allowing for 35% of proposed floorspace as affordable housing, to absorb a maximum CIL of up to £1,549 per square metre exclusive of Mayoral CIL. For university led schemes, the reduced rent levels require cross subsidy from university resources, however, when developed these schemes are likely to be exempt from CIL given the universities' charitable status. Overall, student housing is required to contribute towards affordable housing, and it is justified that we propose rates in line with those for residential schemes. Further commentary has been added into the viability study to provide additional explanation.
- 2.3.29 With regard to the proposed nil charge for predominantly publically funded health and education uses, we have proposed to amend the development description in the schedule to apply a nil charge to all education and health floorspace. These uses will be infrastructure themselves which CIL will help to provide.
- 2.3.30 The proposed charge for all other uses is considered justified by the viability evidence. Applying a modest CIL to such uses is considered to be unlikely to adversely affect the viability of such developments. However we have further reviewed our approach and it is proposed to lower this from £50 to £30.
- 2.3.31 With regard to a flat rate levy, the proposed option of setting different rates for different types of development and for different areas will be able to capture those sites which are able to provide a greater contribution towards infrastructure requirements. By adopting a flat rate levy, we would be foregoing the potential income that could otherwise have funded infrastructure, for the sake of simplicity.

We are content that the levels that are proposed will not pose a threat to economic viability of development across the borough as a whole.

Charging Zones

- 2.3.32 Several respondents stated that it is not clear how the proposed Charging Zones are derived from the viability assessment. Some considered they should be more aligned to planning policy area designations, such as the Elephant and Castle Opportunity Area and Canada Water Action Area.
- 2.3.33 A few respondents considered there should be no differentiation between Zones 1 and 2, and 3, and to include the core area of Canada Water action area into Zone 2.

Comments

- 2.3.34 The boundaries of the residential zones have been informed by research on house prices collected from various sources, as well as post code data on house prices sourced from the Land Registry. This has allowed a comparison of values achieved in neighbouring geographical areas. There is a noticeable change of values in areas around Bankside, London Bridge, Shad Thames, Riverside ward north of Jamaica Road and Rotherhithe village which are close to the River Thames and benefit from good public transport access. In addition the appraisals undertaken as part of this study have been plotted on a map to identify where developments can be considered to be most viable. This information has been used in conjunction with the Council and BNP Paribas Real Estate's understanding of viability within the borough and the use of natural boundaries (such as railway lines and roads), which broadly accord with what are considered to be the different viability areas to establish what are considered to be reasonable CIL boundaries. Based on this evidence we do not consider it appropriate to treat the planning policy designated areas as separate geographical zones. The viability study has been updated to include additional explanation
- 2.3.35 The commercial boundaries have been identified by reviewing where office developments can command higher rental values. Zone 1 is the area in which new office floorspace has primarily been concentrated over the last 10 years and this is where we propose the £70 CIL rate. The charge for hotels is varied between the north of the borough and the remainder of the borough. This reflects differences in the values that are commanded in the north of the borough, which directly influences viability and which in turn is borne out by the geographic concentration of hotel development in recent years.
- 2.3.36 The Council has sought to keep the variance of zones to a minimum.

S106 and CIL

- 2.3.37 Several respondents highlighted a potential impact on securing affordable housing, as a result of the proposed CIL rates. Some stated that the level of affordable housing currently being secured by the council is below the policy requirement and CIL will worsen the situation.
- 2.3.38 A few respondents queried as to whether the Council will allow the provision of infrastructure to be provided in lieu of CIL.

- 2.3.39 In relation to the current record of recent s106 contributions negotiated by the Council, some highlighted that this is not comparable to the proposed residential CIL rate and the adoption of CIL will place a significant burden on development.

Comments

- 2.3.40 The viability study results indicate that it should be possible for the Council to levy rates of CIL across all areas, subject to allowing for a buffer or margin below the maximum CIL level achievable to address risks to delivery.
- 2.3.41 With regard to the point that is made on providing infrastructure in lieu of CIL, it must be borne in mind that the purpose of CIL is to reduce such incidences occurring.
- 2.3.42 In some cases, it may be that the levels of S106, CIL, and a general lack of profitability may result in an unviable development proposal. The Council in such circumstances will investigate these circumstances and consider whether a reduction in S106 requirements – including affordable housing provision - is justified based upon viability evidence. This is no different to the current approach in the adopted Core Strategy with regards to affordable housing provision
- 2.3.43 The Council is currently preparing an updated Section 106 Supplementary Planning Document on how it intends to use Section 106 and CIL in the future. The revision is required in light of the restrictions that will apply following adoption of CIL, and will provide further detail to our approach.

Instalments Policy, Exemptions and Exceptional Relief

- 2.3.44 The majority of respondents representing the development industry queried the Council's position on adopting an instalments policy, with most respondents claiming this to be a critical factor in terms of viability of development when CIL is imposed. Many have requested that the details of such a policy are made available prior to the examination of the Charging Schedule.
- 2.3.45 The application of an exceptional relief policy was considered to be appropriate by several respondents.
- 2.3.46 LSBU provided support for the proposed nil rate for education uses, and the exemption for charities from paying CIL when it can be demonstrated that development is to be used wholly or mainly for 'charitable purposes'. However considered there should be a further exemption for investment developments undertaken by charities. Another respondent queried what safeguards are in place to prevent previously exempt buildings changing use, which in effect would alter their status from zero rating to another CIL liable use.
- 2.3.47 A few respondents prompted the Council to include more detail on the circumstances for reviewing CIL.

Comments

- 2.3.48 The Council is mindful of the advantages which a phased payment approach to CIL can give to the development industry. This may help to assist in improving the viability and deliverability of development, particularly for larger schemes. We intend to consult on an instalment policy in due course.

- 2.3.49 The availability of exceptional relief is likely to attract numerous requests with differing levels of validity. This could result in a considerable additional administrative burden on the council and it is likely that there would only be a limited number of circumstances where it would be valid. It is not proposed to introduce an exceptional circumstances relief policy at this time, however the impact of the introduction of CIL and the potential benefits or otherwise of introducing an Exceptional Circumstances Relief Policy should be kept under review.
- 2.3.50 We are mindful that the CIL charging schedule will need to be kept under review to ensure that that CIL rates remain appropriate over time. We will prepare a summary note to accompany the adopted CIL charging schedule, setting out the approach to reviewing the CIL rates.

Infrastructure

- 2.3.51 With regard to the supporting Infrastructure Plan (IP) document, some respondents highlighted concerns such as an absence of an infrastructure "target" and there being no apparent link between the IP and the planned growth and a failure to take into account wider funding opportunities.
- 2.3.52 Other respondents suggested there needed to be further reference to specific items of infrastructure in the IP or the removal of some items, taking care that CIL is spent on genuine infrastructure projects that support growth, and are also not retrospectively funded.

Comments

- 2.3.53 In determining the size of our total or aggregate infrastructure funding gap, we have considered known and expected infrastructure costs and the other sources of possible funding available to meet those costs. This process has identified a CIL infrastructure funding target. This target has been informed by a selection of infrastructure projects or types (drawn from our infrastructure planning of the borough) which have been identified as candidates to be funded by the levy in whole or in part. The Government has recognised that there will be uncertainty in pinpointing other infrastructure funding sources, particularly beyond the short-term. The focus should be on providing evidence of an aggregate funding gap that demonstrates the need to levy the Community Infrastructure Levy. It is stated in the IP that when further certainty on funding sources is known the infrastructure funding gap will reduce.
- 2.3.54 CIL Regulation 123 requires charging authorities to set out a list of projects or types of infrastructure that it intends to fund through CIL, and therefore many of the costs for which cover had been sought through S106 contributions will be paid through CIL. S106 requirements will be scaled back to those matters directly related to a specific site, and are not set out in the Regulation 123 list. We have published a Regulation 123 Infrastructure list alongside our draft CIL Charging Schedule.

Equalities Analysis

- 2.3.55 One respondent considered that the potential impacts (positive and negative) of the CIL proposals on 'protected characteristic' residents have not been adequately assessed. Contradictions and tensions are not identified or are ignored. For example, it is considered positive for minorities to be set a zero CIL rate for affordable housing while at the same time setting a zero rate for industrial / office space and to any development that is proposed by registered charities.

Comments

- 2.3.56 We note the comments on the Equalities Analysis. It is difficult to attribute the proposed CIL rates to specific impacts on the groups identified in the Equality Act 2010. Possible impacts may arise at the point when new or improved infrastructure is actually delivered; they would not arise directly as a result of the charging schedule itself. However, the introduction of CIL should, in principle, benefit all groups by contributing to the delivery of strategic and local infrastructure and helping to achieve more sustainable development. In terms of infrastructure that will be funded (whether in whole or in part) by CIL. The Council can monitor the type, location and value of the investments made, as well as how this compares to the patterns of growth. It is anticipated that CIL spending would be considered alongside the council's capital spending programme and will not be the sole means of funding for strategic infrastructure projects.

Mayor of London's Response

- 2.3.57 A meeting was held on 17 October 2012 between officers of the Council, Transport for London and Mayor of London. Having discussed the preliminary draft schedule, both in regards to viability and infrastructure provision, TfL formally responded to the consultation and suggested amendments to the Infrastructure Plan.

3. Draft CIL Charging Schedule

3.1. Who was consulted and how?

- 3.1.1. Table 1 sets out the main consultation that has been carried out. It shows how we met our statutory requirements in the CIL Regulations (2010) (as amended) and the additional consultation we carried out in accordance with our statement of community involvement. We carried out 8 weeks of consultation between the **20 February and 3 April 2013**.

Table 1

	Method	Further detail	Date
Statutory requirement	Letter sent to consultees who fall within CIL Regulations (2010) (15) inviting representations on the draft CIL charging schedule.	A letter explaining the purpose of the Community Infrastructure Levy and the preliminary draft CIL Charging Schedule was sent to over 1,000 consultees on our mailing list including residents, schools, local traders, local businesses, land owners, community groups and voluntary organisations. The mailing list included the statutory consultees set out in CIL Regulation 15.	19 February 2013
Additional consultation	Display the draft CIL Charging Schedule, its evidence base and supporting documents at libraries, one-stop shops and area housing offices.	The draft CIL Charging Schedule was made available in all of the libraries, the one stop shops and area housing offices.	w/c 18 February 2013
	Display the draft CIL Charging Schedule and accompanying documents on the council's website	The draft CIL Charging Schedule and its supporting documents were displayed on the Planning Policy website.	20 February 2013
	Place a press notice in the local newspaper to advertise the start of the formal consultation period.	An advertisement was published in the Southwark News to announce the start of the formal consultation period and to invite representations to the consultation.	21 February 2013
	Presentations to community councils	We attended community councils and provided a 5 minute presentation introducing the purpose of the consultation	
		Peckham and Nunhead	17 April 2013
		Camberwell	17 April 2013
		Dulwich	22 April 2013

	Method	Further detail	Date
		Bermondsey and Rotherhithe	12 March 2013
		Bankside, Borough and Walworth	22 April 2013
	Consultation with Southwark's Planning Committee	A report was presented to Planning Committee on the preliminary draft CIL Charging Schedule requesting their views.	5 March 2013

3.1.2. Table 2 sets out details of engagement with some of our key stakeholders and other bodies.

Table 2:

Public body	Council's engagement and cooperation
Local Planning Authorities	Upon publication of the draft, all neighbouring local authorities were formally sent notification, however only the City responded and then only to confirm that they have no comment to make.
The Environment Agency	The EA provided comments on the Infrastructure Plan regarding the inclusion of projects which could be funded in part or wholly through CIL. We reviewed their response and responded accordingly.
English Heritage	EH provided comments on the Infrastructure Plan regarding the inclusion of projects which could be funded in part or wholly through CIL. We have reviewed their response and responded accordingly.
The Historic Buildings & Monuments Commission	No representation was received from this body.
Natural England	No representation was received from this body.
The GLA	We met with the GLA on 1 May 2013 to discuss the draft CIL Charging Schedule. The GLA considered that we needed to address impacts on strategic sites more directly within the viability evidence and also specifically highlight how we have addressed the CIL guidance (2013). We agreed to clarify some parts of the viability study.
Homes and Communities Agency	The Mayor of London has now taken over the responsibilities of the HCA within London, so our engagement with HCA functions is now undertaken as part of our engagement with the Mayor of London (see comments above).
NHS Southwark	Southwark PCT was abolished at the end of March 2013, and replaced by NHS South East London, which became operational on 1 April 2011 and is a partnership of Bromley, Greenwich, Lambeth, Lewisham and Southwark Primary Care Trusts and Bexley Care Trust. We received a representation on the Infrastructure Plan and formally responded to the points which were raised.
Transport for London	TfL attended a meeting with GLA representatives on 1 May 2013.
Highway Authority	Southwark Council and TfL are the Highways Authority within Southwark. See comments above regarding engagement of TfL.

4.2 How many comments were received on the Draft CIL Charging Schedule?

- 3.2.1 We received 39 responses to the consultation from landowners/developers/groups and individuals. We separated the responses into 162 individual comments focussed on the Draft Charging Schedule, Infrastructure Plan, Charging Zone Map, CIL Viability Study and general comments.

4.3 Summary of responses

- 3.3.1 The comments received informed the preparation of the Revised Draft CIL Charging Schedule. We have set out a summary of the responses received and our officer response to the issues raised within the following paragraphs.
- 3.3.2 A large number of the respondents commented that it was not clear how the council had regard to the various requirements and provisions contained in the government's statutory guidance document i.e. 'Community Infrastructure Levy: Guidance' (December 2012 and updated April 2013).

CIL Viability Study development site appraisal assumptions

- 3.3.3 The various assumptions used in the site appraisals have been criticised by some respondents in a number of specific respects. Some respondents considered that there was insufficient evidence to support the existing use land values, the premiums, profit margins, professional fees, sales values, and rental values. Some considered that there appears to be no analysis or consideration of current market conditions and market values across different property uses and across the borough. Further explanation on the rationale for the inputs into the appraisals should be included in the study to allow further scrutiny.
- 3.3.4 There was a suggestion that market value should be used as opposed to existing use value in the appraisals. Some respondents queried whether there was an adequate assumption applied for existing floorspace within the viability appraisals, as this is "credited" in calculating the eventual CIL liability.
- 3.3.5 The allowances applied for Section 278 and Section 106 costs have been criticised for being too low, which has been stated to have an impact on the sites tested and the viable levels of CIL.

Comments

- 3.3.6 The guidance document 'Viability Testing Local Plans: Advice for planning practitioners', is recommended for use by local authorities and their consultants to plan wide viability and CIL. The approach taken in the RICS guidance to plan making viability and CIL is not recommended by the advice given in this document. Existing use value has been applied and is effectively the 'bottom line' in a financial sense and therefore a key factor in the CIL Viability Study. The existing use value for each site is determined by the existing use/building on the site, based on local market rents and yields or land values for the relevant property type. These values are therefore based on local market information.
- 3.3.7 The viability study used a residual valuation approach and included reasonable standard assumptions for a range of factors, such as sales values, build costs and professional fees. BNP Paribas have used current day data for the sales values for residential development, by using evidence of sold properties and also those on the

market to establish the appropriate values for testing purposes. They also have undertaken sensitivity analyses assuming growth in sales values of between 10% and 20%, accompanied by cost inflation of between 5% as well as a fall of 10%. The study has been updated with information on current market trends, particularly on residential sales volumes and prices and office lease/sales transactions. Build costs for commercial schemes have been sourced from the RICS Building Cost Information Service (BCIS), which is based on tenders for actual schemes, plus an additional allowance for meeting BREEAM 'Excellent' standards. These costs vary between different uses and include external works and fees. Appendix 3 of the CIL Viability Study now includes a table of all the inputs for each development appraisal, to ensure there is greater transparency in the viability appraisals.

- 3.3.8 An assumption has been included in the appraisals for those sites where the existing floorspace is unknown.
- 3.3.9 The appraisals have been re-run to include a higher Section 106/Section 278 cost of £1,500 per unit.

Level of CIL rates

- 3.3.10 Several respondents identified that the council needed to explain further how the draft CIL Charging Schedule accords with the National Planning Policy Framework (NPPF). In particular paragraphs 173 and 175 of the NPPF which explain that obligations and policy burdens on development should not threaten viability/deliverability and that CIL should be tested alongside the Local Plan. The evidence needs to be able to conclude that the proposed rates will be viable for the sufficient number and type of developments upon which the Local Plan relies i.e. strategic sites, over the course of the plan period.
- 3.3.11 Concerns were expressed over the overall viability of development, given the imposition of CIL alongside mayoral CIL, residual Section 106 requirements and affordable housing obligations.
- 3.3.12 The proposed residential CIL rates were considered disproportionately high relative to average residential sales values when compared with similar central London boroughs. Concern was expressed that this will impact upon development delivery. More comparison is needed on sales values achieved.
- 3.3.13 With regard to the proposed retail CIL rates and the differentiation by type of development (i.e.) supermarkets and shopping centres, one respondent noted that the CIL Regulations do not allow authorities to differentiate CIL rates in this manner. Another considered that the viability evidence to support the distinction between the retail differential CIL rates was insufficient.
- 3.3.14 With regard to the proposed office CIL rate, there was a view by a few respondents that the £70 CIL rate for Zone 1 is not based on sufficient evidence.
- 3.3.15 Both Kings College and LSBU queried the evidence which supports the consistent CIL rate between student housing and general housing, stating that there is a lack of detail behind the assumptions which support the proposed rates. It was requested that further information is provided regarding the comparable values and yields for residential and student accommodation. Similarly, further clarity is requested regarding whether testing includes consideration of the difference in rent yields between university nomination (lower) and direct let (higher) student accommodation. The viability evidence assumes all schemes with subsidised rent

will be developed where university is majority landowner and therefore are CIL exempt. Student accommodation provided by universities should qualify for relief from CIL, even if they are not the majority landowner.

- 3.3.16 Several respondents questioned the justification and evidence for the proposed £30 CIL rate for all other uses, which would be applicable to uses such as police and fire premises which are considered to be necessary community infrastructure. Furthermore, publically funded community facilities i.e. community centres and youth facilities would also fall under 'other' uses and be charged.

Comments

- 3.3.17 In relation to the delivery of our housing target set out in the Core Strategy (2011), despite the recent recession, there is nothing to indicate that new sites would not continue to come forward as anticipated once the CIL is in place at the rates proposed. It should be borne in mind that CIL is only levied on the 'net additional floor space', therefore redevelopment and regeneration proposals of existing sites will only be required to pay for additional built floor space. The viability study has been updated to provide additional clarification on the spread of development sites across the borough which have been appraised. As recommended by the government's CIL guidance, a number of the sample sites tested relate to the development of strategic growth areas upon which the Local Plan relies. Figure 3.17.2 of the CIL Viability Study identifies the location of the opportunity areas/action areas in the borough and the location of the sample sites. The location of the sites chosen for testing reflects the growth areas identified for the borough in the Local Plan. Over 75% of the Council's 5 year supply of homes already has planning permission. The Council is reliant on the delivery of numerous sites to meet its London Plan housing targets: there are only two sites which account for more than 5% of the Council's 10 year housing target, being the Heygate estate redevelopment (which has planning permission) and the Aylesbury estate redevelopment (the first two sites of which have permission).
- 3.3.18 With regard to the proposed residential CIL rates, we proposed to maintain the charge of £400 per sqm in the revised zone 1. There are generally few residential developments in this zone and those which have been built recently or are under construction are generating residential values which are significantly higher than elsewhere in the borough. These differences in land values are starkly represented on a "heat map" of house prices across the borough (which is included in Appendix 1 of the background paper). However, following the additional viability work, we are proposing to reduce the charge for Zone 2 (previously zone 3) which includes Elephant and Castle, Bermondsey Spa, Canada Water, Camberwell, Nunhead, East Dulwich and Dulwich. This will be reduced from £250 per sqm to £200 per sqm. Most homes in the borough which are expected to be built over the next 20 years are in this zone. No change is proposed to the Zone 3 (previously zone 4) £50 per sqm charge. The CIL rates are comparable with neighbouring boroughs which have published rates. Lambeth is proposing charges of £265/£150/£50; the City is proposing £150/£95; Tower Hamlets is proposing £200/£65/£35. Wandsworth has adopted a CIL of £250 p/sqm across the borough, with a £575 p/sqm charge in Vauxhall and Nine Elms (which has a much lower affordable housing requirement than Southwark).
- 3.3.19 The viability study has included an average sum for section 106 and section 278 costs (£1,500 for residential and £30 for commercial) which have been levied in the past, into the viability site appraisal calculations to ensure we have made an allowance for charges that may be applicable outside of CIL. Overall, the relatively

small percentage of gross development value and/or overall costs attributable to the CIL (less than 5%) on a net new build basis is unlikely to make a critical difference over viability in most cases. Therefore, there should not be a serious risk to new housing delivery as a result of the CIL, and no changes are proposed to the rates set out in the CIL schedule.

- 3.3.20 With regard to the proposed differential retail CIL rates, we have been mindful of government guidance and the proposed approach is justified by the evidence relating to economic viability that constitutes the basis for any such differences in treatment. Our appraisals indicate that the most viable schemes are destination superstores, supermarkets and shopping centres / malls. The critical mass of floorspace of these types of retail creates a distinct intended use as they are destinations for either a weekly food shop or for comparison shopping, which provide a sufficient quantum of car parking.
- 3.3.21 With regard to office developments, we are proposing to maintain the charge for office space in CIL zone 1 at £70 p/sqm. Office rents in the borough's prime office locations have been rising over the last 12 months and office schemes in zone 1 should be able to absorb Southwark's CIL, as well as the Mayor's Crossrail s106 which is also payable. The CIL Viability Study has been updated to include information on recent market transactions. Outside CIL zone 1, the appraisals suggested that office developments are largely unviable at current values. Similarly, the appraisals suggested that industrial and warehousing developments are largely unviable and therefore a CIL levy of £0 p/sqm for these uses is maintained.
- 3.3.22 We have reviewed the evidence on student housing schemes by carrying out a number of further appraisals. The viability appraisals have shown that private sector (direct let) student accommodation rents are able to generate sufficient surplus residual values, even after allowing for 35% of proposed floorspace as affordable housing, to absorb a maximum CIL of up to £1,549 per square metre exclusive of Mayoral CIL. For university led (nomination) schemes, the reduced rent levels require cross subsidy from university resources, however, when developed these schemes are likely to be exempt from CIL given the universities' charitable status when the university can demonstrate they are the majority land owner. None could provide 35% affordable housing, which is a requirement of the Core Strategy, and CIL. To address the concerns raised that universities do not always own land on which their developments are located and in those circumstances will be liable to pay CIL, we council are proposing to amend the CIL rates by defining the two types of student accommodation. A nil charge is proposed for nomination schemes and a CIL of £100 per square metre for direct let schemes. Further commentary has been added into the viability study to provide additional explanation.
- 3.3.23 The proposed £30 charge for all other uses is considered justified by the viability evidence. Applying a modest CIL to such uses is considered to be unlikely to adversely affect the viability of such developments.

Charging Zones

- 3.3.24 Several respondents stated that it is not clear how the proposed Charging Zones are derived from the viability assessment.

Comments

- 3.3.25 The boundaries of the residential zones have been informed by research on house prices collected from various sources, as well as post code data on house prices

sourced from the Land Registry. This has allowed a comparison of values achieved in neighbouring geographical areas. There is a noticeable change of values in areas around Bankside, London Bridge, Shad Thames, Riverside ward north of Jamaica Road and Rotherhithe village which are close to the River Thames and benefit from good public transport access. In addition the appraisals undertaken as part of this study have been plotted on a map to identify where developments can be considered to be most viable. This information has been used in conjunction with the Council and BNP Paribas Real Estate's understanding of viability within the borough and the use of natural boundaries (such as railway lines and roads), which broadly accord with what are considered to be the different viability areas to establish what are considered to be reasonable CIL boundaries.

- 3.3.26 The commercial boundaries have been identified by reviewing where office developments can command higher rental values. Zone 1 is the area in which new office floorspace has primarily been concentrated over the last 10 years and this is where we propose the £70 CIL rate. The charge for hotels is varied between the north of the borough and the remainder of the borough. This reflects differences in the values that are commanded in the north of the borough, which directly influences viability and which in turn is borne out by the geographic concentration of hotel development in recent years.
- 3.3.27 The Council has sought to keep the variance of zones to a minimum. We have reduced the zones from 4 to 3.

Section 106 and CIL

- 3.3.28 Several respondents highlighted concern over the potential impact of increased development costs upon securing affordable housing, as a result of the proposed CIL rates. Some stated that the level of affordable housing currently being secured by the council is below the policy requirement and CIL will worsen the situation.
- 3.3.29 Further justification is needed to show there is a sufficient buffer between the maximum CIL rate and the proposed CIL rate to ensure the rates are not set at the margins of viability.
- 3.3.30 Several respondents commented that the council has not provided evidence required by the CIL statutory guidance (2013) that considers proposed CIL rates against amounts of section 106 contributions raised in recent years through Section 106 Agreements and the extent to which affordable housing and other policy targets (e.g. housing supply) have been met, in line with the governments statutory guidance.
- 3.3.31 There should be clear guidance set out as to what will still be charged through Section 106 planning obligations for clarity and to ensure that there is no double or triple dipping. The publication of a draft Regulation 123 list was welcomed by many, which clearly sets out what infrastructure will be sought from CIL and not from section 106 obligations.

Comments

- 3.3.32 For residential schemes, the application of CIL at the rates proposed is unlikely to be an overriding factor in determining whether or not a scheme is viable. When considered in context of total scheme costs, the proposed rates of CIL will account for a very modest proportion of costs (typically less than 5% of total development costs, i.e. no more than a developer's contingency). Some schemes would be unviable even if a zero CIL were adopted. We will investigate circumstances where

including affordable housing provision - is justified based upon viability evidence. This is no different to the current approach in the adopted Core Strategy with regards to affordable housing provision

- 3.3.33 The viability study results indicate that it should be possible for the Council to levy rates of CIL across all areas of the borough, subject to allowing for a buffer below the maximum CIL level achievable to address risks to delivery. The updated CIL Viability Study sets out the buffer for each of the appraised sites. While there is no guidance on what this buffer should be, inspectors have suggested that CIL charges which are 20% or 30% less than the maximum that could be charged are acceptable and allow for sufficient flexibility and variation in circumstances.
- 3.3.34 With regard to the CIL guidance published in December 2012 and updated again in April 2013, we have set out in the updated CIL background evidence paper information on the amounts of section 106 financial contributions raised in recent years through section 106 agreements and the extent to which affordable housing and other targets have been met.
- 3.3.35 The Council is currently preparing an updated Section 106 Supplementary Planning Document on how it intends to use Section 106 and CIL in the future. The typical future application of section 106 planning obligations has been set out in this revised SPD which is being consulted on concurrently with the Draft CIL charging schedule. It will be out for consultation on the same timeline as the revised draft CIL Charging Schedule. The revision is required in light of the restrictions that will apply following adoption of CIL, and will provide further detail to our approach.
- 3.3.36 A key principle of CIL is that after CIL is adopted charging authorities should not be spending both CIL and s106 planning obligations on the same item of infrastructure. The new government guidance requires authorities to be clearer about those items which will not be funded by section 106 planning obligations and set these out in a list. This is called a Regulation 123 list (which refers to Regulation 123 of the CIL Regulations 2010). At the point that the Council adopts its CIL, it must publish the Regulation 123 List. If an infrastructure item is included on the list, the council would not be able to seek section 106 planning obligations for that item. The Regulation 123 List can be updated as circumstances change without any requirement to update the CIL Charging Schedule, but any changes must be subject to public consultation.

Instalments Policy, Exemptions and Exceptional Relief

- 3.3.37 The majority of respondents representing the development industry queried the Council's position on adopting an instalments policy, with most respondents claiming this to be a critical factor in terms of viability of development when CIL is imposed. Many have requested that the details of such a policy are made available prior to the examination of the Charging Schedule.
- 3.3.38 The application of an exceptional relief policy was considered to be appropriate by several respondents.

Comments

- 3.3.39 The Council is mindful of the advantages which a phased payment approach to CIL can give to the development industry. This may help to assist in improving the viability and deliverability of development, particularly for larger schemes. Initially we intend to use an instalments policy which reflects that adopted by the Mayor for his

CIL. We will review this over time and may decide to consult on a borough specific instalment policy.

- 3.3.40 In proposing the CIL rates, we have had regard to the CIL Viability Study, which has examined the potential to set a CIL rate whilst still delivering site specific mitigation measures (under section 106 and section 278), meeting Development Plan requirements for affordable housing, and meeting Mayoral CIL and London Plan section 106 requirements for contributions towards the delivery of Crossrail. This evidence, together with the limitations for CIL relief set out in the CIL regulations, has led to the conclusion that it is not necessary to introduce an exceptional circumstances relief policy at this time, however the impact of the introduction of CIL and the potential benefits or otherwise of introducing an Exceptional Circumstances Relief Policy should be kept under review.
- 3.3.41 We are mindful that the CIL charging schedule will need to be kept under review to ensure that that CIL rates remain appropriate over time. The updated CIL background evidence paper sets out the approach to reviewing the CIL rates.

Infrastructure

- 3.3.42 With regard to the supporting Infrastructure Plan (IP) document, some respondents highlighted concerns such as an absence of an infrastructure "target" and there being no apparent link between the IP and the planned growth and a failure to take into account wider funding opportunities.
- 3.3.43 Other respondents suggested there needed to be further reference to specific items of infrastructure in the IP or the removal of some items, taking care that CIL is spent on genuine infrastructure projects that support growth, and are also not retrospectively funded.
- 3.3.44 Others commented on our draft Regulation 123 list and raised concern on the limitations on a number of specific infrastructure items, which would still allow for a site specific section 106 planning obligation to contribute towards for example, any transport improvements not explicitly listed; on site health provision; sports provision with the exception of six specific improvements etc. Comments from one respondent stated that up to two thirds of current section 106 contributions may not be covered by the Regulation 123 list. It would be helpful if the Council were to either revise the list of relevant infrastructure to further limit contributions, or alternatively to assume a higher site specific Section 106 requirement in the viability appraisals.

Comments

- 3.3.45 In determining the size of our total or aggregate infrastructure funding gap, we have considered known and expected infrastructure costs and the other sources of possible funding available to meet those costs. This process has identified a CIL infrastructure funding target. This target has been informed by a selection of infrastructure projects or types (drawn from our infrastructure planning of the borough) which have been identified as candidates to be funded by the levy in whole or in part. The Government has recognised that there will be uncertainty in pinpointing other infrastructure funding sources, particularly beyond the short-term. The focus should be on providing evidence of an aggregate funding gap that demonstrates the need to levy the Community Infrastructure Levy. It is stated in the IP that when further certainty on funding sources is known the infrastructure funding gap will reduce. We have updated the IP since the last stage of consultation to include additional items, and review some of the indicative cost assumptions.

- 3.3.46 CIL Regulation 123 requires charging authorities to set out a list of projects or types of infrastructure that it intends to fund through CIL, and therefore many of the infrastructure costs for which cover had been sought through Section 106 planning obligations will be paid through CIL. Section 106 planning obligation requirements will be scaled back to those matters directly related to a specific site, and are not set out in the Regulation 123 list. Following more detailed work, we have increased the section 106 cost assumption in the viability appraisals, from £1,000 per unit up to £1,500 per unit, to reflect the average amount obtained across developments over the past three years.

Mayor of London's Response

- 3.3.47 A meeting was held in May 2013 between officers of the Council, Transport for London and Mayor of London. Concerns were raised about the clarity of the evidence. They also queried how the CIL government guidance had been taken into account.

Comments

- 3.3.48 The council agreed to update and clarify parts of the CIL Viability Study and also clearly address how the council has taken into account the requirements within the CIL Guidance in proposing the CIL rates.

4. Revised Draft CIL Charging Schedule

4.1. Who was consulted and how?

4.1.1. In December 2012 the government published statutory CIL guidance and this was updated again in April 2013 and in February 2014. The council decided to undertake further viability work following the consultation on the draft CIL Charging Schedule to undertake further testing of the impacts of CIL charges upon development. In the light of this further work, some changes to the draft CIL Charging Schedule were proposed and a re-consultation was undertaken. The CIL background evidence document and CIL Viability Study were updated to address the provisions set out within the updated CIL guidance and explains the further work that the council undertook. Further sensitivity testing to consider the impact upon affordable housing was also undertaken.

4.1.2. Table 1 sets out the main consultation that has been carried out. It shows how we met our statutory requirements in the CIL Regulations (2010) (as amended) and the additional consultation we carried out in accordance with our statement of community involvement. We carried out 12 weeks of consultation, including a period of 6 weeks formal consultation between the 14 January and 25 February 2014.

Table 1

	Method	Further detail	Date
Statutory requirement	Letter sent to consultees who fall within CIL Regulations (2010) (15) inviting representations on the revised draft CIL charging schedule.	A letter (appendix D) explaining the purpose of the Community Infrastructure Levy and the revised draft CIL Charging Schedule was sent to over 1,000 consultees on our mailing list including residents, schools, local traders, local businesses, land owners, community groups and voluntary organisations (Appendix C). The mailing list includes the statutory consultees set out in CIL Regulation 15.	19 December 2013
Additional consultation	Display the revised draft CIL Charging Schedule, its evidence base and supporting documents at libraries, one-stop shops and area housing offices.	The revised draft CIL Charging Schedule was made available in all of the libraries, the one stop shops and area housing offices (Appendix B).	w/c 13 January 2014
	Display the revised draft CIL Charging Schedule and accompanying documents on the council's website	The revised draft CIL Charging Schedule and its supporting documents were displayed on the Planning Policy website.	w/c 2 December 2013

	Method	Further detail	Date
	Place a press notice in the local newspaper to advertise the start of the formal consultation period.	An advertisement was published in the Southwark News to announce the formal consultation period and to invite representations to the consultation (Appendix E).	9 January 2014
	Presentations to community councils	We attended community councils and provided a 5 minute presentation introducing the purpose of the consultation	
		Peckham and Nunhead	12 February 2014
		Camberwell	12 February 2014
		Dulwich	29 January 2014
		Bermondsey and Rotherhithe	29 January 2014
		Bankside, Borough and Walworth	1 February 2014
	Consultation with Southwark's Planning Committee	A report was presented to Planning Committee on the revised draft CIL Charging Schedule requesting their views.	4 February 2014

4.1.3. Table 2 sets out details of engagement with some of our key stakeholders and other bodies.

Table 2:

Public body	Council's engagement and cooperation
Local Planning Authorities	Upon publication of the revised draft, all neighbouring local authorities were formally sent notification. No responses were received.
The Environment Agency	The Environment Agency (EA) was formally notified of the publication of the revised draft and the Infrastructure Plan. The EA have provided comments on the Infrastructure Plan. We have reviewed their response and responded accordingly within Appendix G of this report.
English Heritage	English Heritage (EH) was formally notified of the publication of the revised draft Charging Schedule and the Infrastructure Plan. EH have provided comments on the Charging Schedule and also the draft S106/CIL SPD. We have reviewed their response and responded accordingly within Appendix G of this report.
The Historic Buildings & Monuments Commission	No representation was received from this body; however, we will continue to notify the Commission on the progression of our charging schedule.
Natural England	No representation was received from this body; however, we will continue to notify Natural England on the progression of our charging schedule.

Public body	Council's engagement and cooperation
The GLA	The GLA submitted a response to the revised draft requesting a meeting to discuss the CIL Viability Study and other evidence base documents. We met with the GLA and TfL on 26 March 2014 to clarify some of the issues that were raised in the letter. The GLA responded in a letter on 2 April 2014 stating that they are content that the CIL proposals will not put at risk the objectives and detailed policies in the London Plan which is part of the test set out in Regulation 14(1).
Homes and Communities Agency	The Mayor of London has now taken over the responsibilities of the HCA within London, so our engagement with HCA functions is now undertaken as part of our engagement with the Mayor of London (see comments above).
NHS Southwark	No representation was received from NHS Southwark; however we will continue to notify and consult the NHS Southwark and all known local GPs and health providers on such matters as local planning and progress on the CIL charging schedule.
Transport for London	TfL were notified of the publication of the revised draft. Comments were submitted on the Infrastructure Plan and the draft Regulation 123 List. With regard to the Regulation 123 List, TfL queried whether the council is satisfied that it will not be unduly restricted in both securing a range of transport improvements from developers, and being able to deliver the projects identified in the Regulation 123 list. We have reviewed their response and responded accordingly within Appendix G of this report. We will continue to seek TfL engagement in the preparation of our local planning policy documents and the CIL, and the supporting transport infrastructure requirements. Where appropriate, the Infrastructure Plan will be updated to reflect such engagement.
Highway Authority	Southwark Council and TfL are the Highways Authority within Southwark. See comments above regarding engagement with TfL.

4.2 How many comments were received on the Revised Draft CIL Charging Schedule?

- 4.2.1 In response to consultation of the Revised Draft CIL Charging Schedule the council received 34 representations (broken down into 165 individual comments) from a range of individuals, landowners, developers and other stakeholders.

4.3 Summary of responses

- 4.3.1 The responses we received on the Revised Draft CIL Charging Schedule are set out in full with our officer comments in Appendix I. Officers have reviewed all the representations made and are recommending that no further changes to the Revised Draft CIL Charging Schedule are made. The council's responses to the main themes raised in the representations are summarised below.

Methodology

- 4.3.2 Some representations considered that the CIL viability study fails to provide clear market evidence or adequate justification that the benchmark land values adopted are appropriate. The Current Use Value 'plus' approach should be benchmarked

against local market evidence where, if possible, 35% affordable housing has been achieved.

Comments

- 4.3.3 Several representations dispute the methodology that has been used to carry out the appraisals and argue that the council should have based the benchmark viability threshold on a market value, rather than on a premium over the existing use value (EUV). However, the council has followed the guidance published by the Harman group June 2012, "Viability Testing Local Plans", which indicates that the EUV approach is the appropriate approach, although market value can be used to sense check the findings.

Appraisal inputs

- 4.3.4 The assumptions used in the site viability appraisals, such as the figures used for the benchmark land values, build costs, the premiums, profit margins, professional fees, sales values, rental levels and yields, and the allowances for the section 106 costs were questioned. Viability appraisals should include a reasonable allowance for abnormal and exceptional costs, such as demolition and site clearance, site remediation, flood mitigation and other costs such as external works. Concerns were expressed over the overall viability of development, given the imposition of CIL alongside mayoral CIL, planning policy and regulatory costs, residual S106 requirements and affordable housing obligations.
- 4.3.5 It is not possible to sense check or verify the various assumptions made in the viability appraisals without being provided with details of the actual sites. The evidence needs to be clear, consistent and credible.
- 4.3.6 Ignoring the currently unviable schemes distorts the assessment of CIL viability for future development proposals. Sites on the fringes of viability may impact on the extent of viability 'buffer' that has been assumed in setting the CIL rates.

Comments

- 4.3.7 The viability appraisals in the CIL Viability Study were carried out by BNP Paribas. Officers asked BNP Paribas to review all comments on the assumptions used in the appraisals. On the basis of advice received from BNP Paribas officers are confident that the inputs and assumptions used in the appraisals are robust and reflect market circumstances.
- 4.3.8 For the purposes of establishing CIL rates, the study paid regard to the development schemes that are currently viable and that might, therefore, be affected by a CIL requirement. This is consistent with the recommendations of a number of examiners.

Appropriate balance

- 4.3.9 A number of representations have stated that the council has not struck an appropriate balance between the impacts of CIL on the viability of development as a whole across the borough and the desirability of funding infrastructure.

Comments

- 4.3.10 The evidence in the infrastructure plan shows a large unmet funding requirement for infrastructure. The Infrastructure Plan shows an infrastructure funding gap of

£145,918,000 for those projects which are identified in the Core Strategy, the Aylesbury AAP, the Canada water AAP and the Peckham and Nunhead AAP. These projects have been examined through examination-in-public and deemed to be necessary to support growth in the borough.

- 4.3.11 The viability evidence for residential homes showed that all but two of the viable sites could pay the CIL. Imposing a CIL would result in a small reduction in affordable housing on unviable sites (which could not in any event provide 35% affordable housing) (see paragraphs 34-36 below). The CIL Regulations state that the council should aim to strike what in its view is a reasonable balance. The council has complied with this test.

Section 106 planning obligations

- 4.3.12 Several representations considered that further evidence is required about Section 106 planning obligations and affordable housing delivery.

Comments

- 4.3.13 The 2013 CIL Guidance states that boroughs should show that in setting a CIL they have taken into account site specific section 106 planning obligations that are likely to be sought once CIL has been adopted. The council has assessed s106 planning obligations negotiated over a two year period. Assumptions about residual site specific s106 planning obligations that are likely to be sought are derived from this evidence. The objector has not provided any further information showing how the proposed boundary would affect development.

Boundary of Zone 1

- 4.3.14 One respondent considered that the boundary of Zone 1 should be the railway viaduct rather than Union Street.

Comments

- 4.3.15 The current proposed boundary was chosen to reflect the land prices, heat mapping and where there is a potential separation in the quantum of development which would lead to different viability level.

Impact on strategic developments

- 4.3.16 Large sites in opportunity areas and action areas, such as Canada Water, should be approached with greater caution. They are multi-phased, complex, mixed use, challenging, constrained, etc. Their delivery is usually dependent on significant abnormal development costs and upfront enabling costs.

Comments

- 4.3.17 The 2013 CIL Guidance states that should sample viability impacts on appropriate sites with a particular the focus on strategic sites and those sites (such as brownfield sites) where the impact of the levy on economic viability is likely to be most significant. In all, the CIL Viability Study includes 52 sample sites (50 actual sites and two scenario sites). The majority of the sites which were appraised are located in the opportunity areas and action areas in the borough, where we expect the majority of growth to occur, including 15 sites in the Bankside, Borough and London Bridge opportunity area, 4 sites in the Elephant and Castle opportunity area, 8 sites in the

Canada water action area and 7 sites in the Peckham and Nunhead action area. In addition, in 2011 the council carried out a development infrastructure funding study (DIFs) for Elephant and Castle to assess the potential for planning contributions in that area and in the course of preparing the revisions to Canada Water AAP further viability appraisals have been carried out assessing the viability of Harmsworth Quays and adjacent sites. The testing takes into account all relevant costs, including on site infrastructure costs. Officers consider that the testing in relation to strategic sites is robust.

Impacts on housing

- 4.3.18 The proposed rates for residential development have not been adequately tested. The rates could place too great a burden on strategic development. The evidence base unrealistically over-estimates the scale of viability 'buffer' / contingency available for CIL. Evidence on Canada Water is inconclusive to the point that further work is required.
- 4.3.19 The proposed rates will have an unacceptable impact on delivery of affordable housing and private rented sector (PRS) housing.

Comments

- 4.3.20 The council's evidence base shows that of the viable residential sites, all but 2 could support the CIL levels proposed, as well as 35% affordable housing. In all other cases, there was a buffer of at least 40% between the CIL proposed and the maximum that would be viable. This suggests that on viable sites, the levels of CIL proposed will not have any significant impact on the amount of affordable housing achieved.
- 4.3.21 The appraisals' results included some schemes which were unviable with 35% affordable housing before CIL is levied. It is important to emphasise that if a scheme is unviable before CIL is levied, it is unlikely to come forward and CIL would not be a factor that comes into play in the developer's/landowner's decision making. Notwithstanding this, further sensitivity testing was undertaken on 6 unviable sites to show the relative percentage reduction and/or change in affordable housing composition which would be required to levy the CIL rates proposed and make the schemes viable.
- 4.3.22 The unviable schemes tested showed that generally a reduction in affordable housing from 35% down to 25% or 20% would be required to make these schemes viable. In 5 of the 6 schemes tested increasing CIL from £100 per sqm to £200 per sqm resulted in a reduction of affordable housing by up to 5% (in the sixth case, very little affordable housing was viable with or without CIL).
- 4.3.23 Two representations raised concerns about the impacts of CIL on private sector rented (PRS) housing. In particular it was stated that the value of PRS can be around 25% lower than the value of for-sale housing and as a consequence developments that may otherwise be viable become unviable and unable to provide 35% affordable housing. However, the council's viability consultants, BNP Parisbas, do not accept the impact on values cited by developers and no evidence about those values has been provided. There are two PRS schemes in the pipeline in Southwark that officers are aware of and both have been incorporated into schemes with existing planning consents, with no change to the affordable housing quantum or s106 contribution.

Impacts on retail

- 4.3.24 The CIL for destination superstores / supermarkets / shopping centres / malls at £250 per sq m requires further review and is likely to threaten the viability of the key mixed use town centre development projects in the borough. Including town centre shopping centre developments in the higher CIL rate, alongside out of centre food stores and retail parks, ignores the significant additional costs and timescales involved in delivering complex, retail led mixed use town centre regeneration projects. The definitions used are imprecise, and bear no relation to current commercial realities. The fact that there has been little retail development in the borough in recent years shows how challenging it is to provide retail-led schemes.

Comments

- 4.3.25 Officers consider that the definitions in the CIL charging schedule are robust and reflect the types of schemes which have come forward in the past in Southwark and are likely to come forward in the future. The charges have been informed by the viability testing set out in the CIL viability study. The council considers that the sites tested represent a reasonable sample. A range of sites has been tested including small sites and strategic sites. There are only 3 locations in the borough in which shopping mall/shopping centre development is likely to take place. Two of these (Canada Water and Peckham have been tested). All the supermarket/shopping mall developments were found to be viable.

Impacts on student housing

- 4.3.26 One representation acknowledged that the council had significantly reduced CIL for student housing but considered that further detail was required on how the distinction between nomination and direct let schemes would be operated.

Comments

- 4.3.27 Officers consider that this concern is met by the further detail which is provided in the draft Section 106 planning obligations and CIL SPD.

Impacts on hotels and community uses

- 4.3.28 The proposed CIL rates for hotels are too high.
- 4.3.29 The proposed rate for “other uses” is not justified by evidence. The proposed rates will impact on viability and limit the development and delivery of these types of development.

Comments

- 4.3.30 Officers consider that the evidence base on hotel development is robust. Of the viable hotel schemes all but 2 could afford to pay CIL with a buffer of at least 20%. The Viability Study recommends that the council considers a CIL of £250 per square metre in the North of the borough, which would provide significant headroom below the maximum rate, and a reduced rate of £125 for the rest of the borough.
- 4.3.31 While most community (D class) uses, such as schools, hospitals and libraries do not generate an income stream, some commercial uses within the D1/D2 use classes that operate on commercial terms (e.g. cinemas, bowling alleys, gyms etc) could make a contribution to local infrastructure. Applying a modest CIL to such uses is

considered unlikely to adversely affect the viability of such developments as this would represent no more than around 3% of the value of the development.

Exceptional relief and instalments

- 4.3.32 The council should consider introducing an exceptional circumstances relief policy to avoid threatening the delivery of the Core Strategy.
- 4.3.33 An instalments policy should be included. Without this payment of CIL contributions places an unnecessary financial burden on developers;

Comments

- 4.3.34 The council is anticipating using the Mayor's Installments policy. The council has reviewed the Mayor's Installment policy impact on all sizes of development in Southwark and have not seen any scheme's viability heavily affect by the installments process. The council reserves the right to introduce its own Installment Policy should it feel it is required.
- 4.3.35 A decision on whether to offer Exceptional Circumstances Relief is at the discretion of the council. At this stage the council does not wish to offer Exceptional Circumstances Relief given the new changes to the Regulations which allow for in-lieu infrastructure to be provided.

Infrastructure and draft Regulation 123 list

- 4.3.36 The council's approach to viability and infrastructure when setting the CIL charging schedule seems to bear no relation to the infrastructure needs of the borough and to the viability of important policies in the Core Strategy.
- 4.3.37 It is unclear how Southwark CIL will deliver a wide range of infrastructure that contributes to sustainable development; especially given the predominance of mega transport projects.
- 4.3.38 Infrastructure planning underpinning the council's development plan (and planning policy) is weak and does not reflect latest priorities etc. It should undertake additional bespoke infrastructure planning (working very closely with residents who express a wish to be involved) to identify infrastructure funding gaps that have not yet been adequately accounted and provided for (despite all manner of input by the public and others).
- 4.3.39 Additional infrastructure items should be added to the draft Regulation 123 List.

Comments

- 4.3.40 Officers consider the evidence on infrastructure to be robust. As is noted above, the council is required to balance the desirability of funding infrastructure with viability impacts: the council cannot base its CIL solely on infrastructure needs. CIL can be used more strategically than section 106 contributions. A protocol for governing expenditure will be prepared in due course.
- 4.3.41 There was support for the inclusion of major infrastructure items at Elephant and Castle on the Regulation 123 list, including Elephant and Castle tube station, Bakerloo line southern extension, Elephant and Castle train station and Elephant and Castle Northern Roundabout pedestrian and cycle improvements. Potential additions

included the Elephant and Castle Library and Cuming Museum, improvements to Jamaica Road and improvements to railway arches in Bermondsey. Further consideration could be given to adding these to the list prior to adoption. No further changes are recommended at this stage.

5. Proposed Modifications

5.1. Who was consulted and how?

5.1.1 The examination-in-public hearings on Southwark's Revised Draft Charging Schedule (RDCS) took place in July 2014. Following the hearings, the examiner issued an interim findings report which advised that the council would need to prepare and consult on further evidence in order to justify its proposed rates. The council also proposed a number of modifications to the RDCS in the light of the examiner's interim findings and the further evidence. The council consulted on the modifications and further evidence between 11 December 2014 and 13 January 2015.

5.1.2 Table 1 sets out the main consultation that has been carried out. The council consulted for 4 weeks, a period that complies with Regulation 21 in the CIL Regulations and paragraph 32 of the Planning Practice Guidance (PPG). It also complies with guidance in Southwark's SCI, taking account of the fact that a significant amount of consultation had already taken place on Southwark's CIL charging schedule, including a period of 14 weeks in 2012, 8 weeks in 2013 and 12 weeks in 2013/14. This had provided a significant opportunity for members of the public, developers, landowners and other stakeholders to comment on the council's approach. The proposed modifications did not comprise new charges on types of floorspace which had not been subject to consultation and neither did they place new or additional impacts on development. The council had consulted extensively on its approach to retail charges and charges for "other floorspace" across the three previous stages of consultation. While there had been some support for the council's approach on these matters, there had also been objection, primarily from retailers and developers (on retail charges the council received: preliminary stage - 4 objections and 0 supports; draft stage - 6 objections and 0 supports; revised draft stage - 5 objections and 1 support; on "other floorspace" charges the council received: preliminary stage - 3 objections and 0 supports; draft stage - 4 objections and 0 supports; revised draft stage - 4 objections and 0 supports). The council took these into account in proposing that the charges be modified.

Table 1

	Method	Further detail	Date
Statutory requirement	Letter sent to consultees who fall within CIL Regulations (2010) (15) inviting representations on the Proposed Modifications and further evidence.	A letter (appendix E) explaining the Proposed Modifications and further evidence was sent to over 1,000 consultees on our mailing list including residents, schools, local traders, local businesses, land owners, community groups and voluntary organisations (Appendix C). The mailing list includes the statutory consultees set out in CIL Regulation 15.	11 December 2014

	Method	Further detail	Date
Additional consultation	Display Proposed Modifications and further evidence and supporting documents at libraries, one-stop shops and area housing offices.	The Proposed Modifications and further evidence made available in all of the libraries, the one stop shops and area housing offices (Appendix B).	11 December 2014
	Display the Proposed Modifications, further evidence and accompanying documents on the council's website	The Proposed Modifications and further evidence and supporting documents were displayed on the Planning Policy website.	11 December 2014
	Place a press notice in the local newspaper to advertise the start of the formal consultation period.	An advertisement was published in the Southwark News to announce the formal consultation period and to invite representations to the consultation (Appendix F).	11 December 2014

5.1.3 Table 2 sets out details of engagement with some of our key stakeholders and other bodies.

Table 2

Public body	Council's engagement and cooperation
Local Planning Authorities	Upon publication of the Proposed Modifications and further evidence, all neighbouring local authorities were formally sent notification. No responses were received.
The Environment Agency	The Environment Agency (EA) was formally notified of the publication of the Proposed Modifications and further evidence. In response the EA stated they had no further comments.
English Heritage	English Heritage (EH) was formally notified of the publication of the Proposed Modifications and further evidence, but did not comment.
The Historic Buildings & Monuments Commission	No representation was received from this body; however, we will continue to notify the Commission on the progression of our charging schedule.
Natural England	Natural England (NE) was formally notified of the publication of the Proposed Modifications and further evidence, but did not comment.
The GLA	The GLA submitted a response to the Proposed Modifications and further evidence and responded stating that they had no further comments.
Homes Communities Agency and	The Mayor of London has now taken over the responsibilities of the HCA within London, so our engagement with HCA functions is now undertaken as part of our engagement with the Mayor of London (see comments above).

Public body	Council's engagement and cooperation
NHS Southwark	No representation was received from NHS Southwark; however we will continue to notify and consult the NHS Southwark and all known local GPs and health providers on such matters as local planning and progress on the CIL charging schedule.
Transport for London	TfL were notified of the publication of the Proposed Modifications and further evidence but did not comment.
Highway Authority	Southwark Council and TfL are the Highways Authority within Southwark. See comments above regarding engagement with TfL.

5.2. How many comments were received on the Revised Draft CIL Charging Schedule?

5.2.1 In response to consultation on the Proposed Modifications and further evidence the council received 11 representations.

5.3. Summary of responses and comments

5.3.1 The council provided the examiner with the following summary of representations and comments (see table 3). Following the close of consultation, Travelodge also confirmed that they did not wish to make any comments.

Table 3

Summary of representations received	LBS Comments
Obj 1292 Greater London Authority	
No further comments.	Noted
Obj 122 Natural England	
No specific comments.	Noted
Obj 127 Thames Water	
Supports the proposed modification to revise the CIL rate for 'All Other Uses' to £0.	Noted
Obj 131 Theatres Trust	
Supports the proposed modification to revise the CIL rate for 'All Other Uses' to £0	Noted
Obj 643 Environment Agency	
No further comments.	Noted
Obj 795 Sport England	
No further comments	Noted
Obj 167 Berkeley Homes	
Impact of rates in zones 1 and 2 on affordable housing. Need for market testing, and establishing the correct	We have increased the number of tested sites in both zones 1 and 2. We have updated the methodology and justified the input assumptions

exciting use value.	<p>as per the points raised by the Examiner and believe that the housing targets and affordable housing would not be determinately affected by the proposed CIL rates.</p> <p>We have crosschecked the viability benchmarks used in the appraisals in CDEIP22 with transaction data. CDEIP21 compares viability benchmarks in appraisals submitted with planning applications with transaction data from Molior and the matter is further addressed in section 2 of CDEIP22.</p>
Obj 248 Kings College London	
<ol style="list-style-type: none"> 1. Unclear definitions of the two categories of student housing and to the length of time it must be let to students. 2. Kings rates may increase a subsidy. 3. Indexation on £168pw base level should rise given the length of time since that level was proposed and increases in sales values 	<ol style="list-style-type: none"> 1. We have clarified the difference by stating the amount of the rent to be charged and will consider changing the names to 'market rate' and 'sub-market rate'. Our draft S106 SPD (CDL10) requires a minimum of 41 weeks of student let. 2. Kings College may offer their students a subsidy if they wish and this will not alternate the rate a Student Scheme developer will receive. 3. We agreed to use CPI and that the indexation would apply to November-February 2014 when we first consulted on the Draft Charging Schedule. No evidence has been provided to demonstrate that these rates are not appropriate.
Obj 1016 London First	
Requested a point by point response to the Examiners points.	The letter to the Examiner reference CDEIP26 covers the evidence and responds to the points raised by the Examiner. The Council's report agreeing submission of further evidence and statement of modifications (CDEIP25) also provides details of how we have responded to the Examiners interim findings. Both of these documents have been published on the Council's website.
Obj 1308 Elephant and Castle S.A.R.L / Delancey and APG	
<ol style="list-style-type: none"> 1. Private Rented Sector (PRS) - rebuttal of Examiner's comments in the Interim Findings dated 26th August 2014, sections 47 and 48, and LBS comments regarding the complexity of dealing with PRS S106 obligations and the issue of complexity of the S106 PRS process 2. BNPP two different PRS models and assumption of rates of return. Should 	<ol style="list-style-type: none"> 1. LBS is confident that the Statement of Modifications dated 11th December 2014 robustly addresses the Examiners points and supports the Examiner's Interim Findings dated 26th August 2014 sections 47 and 48. Moreover as within Southwark there is no policy requirement for PRS, there can be no justification in seeking a S106 restriction requiring it even if it were technically possible.

large scale PRS schemes (200+ units) treated differently.	2. BNPP used data from actual PRS schemes to support their appraisal methodology. Their findings, set out in paragraphs 5.11-5.19 of CDEIP22, indicate that while the appraisals identify that PRS schemes in general generate lower residual land values than if schemes were to be delivered as private sale schemes, the reduction is not of sufficient magnitude as to make the developments unviable and the schemes tested are still able to accommodate the CIL charges as proposed. Furthermore as noted at the hearings of the EIP, the '360 the Elephant' is a 270+ unit PRS in Elephant and Castle currently being implemented from a non-PRS restricted planning permission.
Obj 1118 British Land	
<ol style="list-style-type: none"> 1. Requested a point by point response to the Examiners points. 2. Consideration of IRR as a test of viability. 3. Benchmark Land Values including premiums added to CUV and sense checking. 4. Concern as to how the 'LBS Survey of Viability Appraisals December 2014' relates to the 'Viability Study Update' and the sources of the viability appraisals referred to. 5. Site sampling and strategic nature of Canada Water AA / OA. 6. Marginal viability of Canada Water AA / OA in the round as opposed to set sites. 7. Proposed Nil Rate of Canada Water AA / OA. 8. Distinction between destination and other retail development 	<ol style="list-style-type: none"> 1. The letter to the Examiner CDEIP26 covers the evidence and responds to the points raised by the Examiner. This was published on the Council's website. The Council's report agreeing submission of further evidence and statement of modifications CDEIP25, also provides details of how we have responded to the Examiners interim findings. 2. The CIL viability study (CDEIP22) looks at growth for large schemes and CDEIP21 'LBS Survey of Viability Appraisals December 2014' shows how IRR has been reported, or not, by developers in their own viability appraisals. 3. The CIL Viability Study update (CDEIP22) used the most up to date data for sales values and costs available at the time, based on Southwark sales data and likely costs for developments in Southwark. 4. 'LBS Survey of Viability Appraisals December 2014' (CDEIP21) seeks to address the concerns raised by the Examiner as to the appropriateness of the assumptions used in the CDEIP22 CIL Viability Study. The 'LBS Survey of Viability Appraisals December 2014' used all the relevant data that was submitted from applications during the period November 2012- August 2014. Not all applications over 20 homes had a viability assessment; only those providing less than 35% affordable housing. Molior is not an accurate reflection of applications in Southwark. 5. In terms of geographic areas within the borough there are a number of strategic areas, including Elephant and Castle,

	<p>Blackfriars Road, Bankside, London Bridge, Aylesbury, Old Kent Road and Canada Water. However in terms of delivering the 10 year housing target of 20050 homes in the plan (2005 per annum), there are only two strategic sites of more than 2,500 units which cover more than 6% of our target. The two sites are Heygate and Aylesbury estate redevelopments. The sites in Canada Water have differing characteristics, viability, ownerships and potential therefore the Council has deliberately not grouped them collectively as a single strategic site. The NPPG states it is 'strategic sites that the plan relies'. The Council has consistently shown that there is not a singular strategic site in Canada Water and as such has not designated one in Canada Water in our Local Plan.</p> <p>6. No specific sites were identified as marginal in British Land's representation. Furthermore, for a strategic exercise, such as CIL rate setting, a balance must be struck in respect of how specific the appraisals of sites should be. The developer will have control over the design of the development which will directly affect the build costs and sales values of the particular development. Unless a developer submits detailed information relating to the development as a whole, so all aspects of the development can be accounted for, in the appraisals; only typical assumptions are generally appropriate to use.</p> <p>7. A nil rate is unjustified and would seriously favour those sites which have been demonstrated to be viable and could lead to challenges of state aid. The infrastructure requirement for the area, identified in both the Infrastructure Plan (CDCIL6) and Canada Water Area Action Plan (CDL6) clearly shows the need for infrastructure for the area and the lack of non-CIL funding for it.</p> <p>8. The CIL Viability Study update (CDEIP22) provides evidence on the various retail schemes appraised and shows their overall viability across the various sizes and type of retail (paragraphs 5.27-5.34). In light of this additional evidence testing, it is considered that a flat rate of £125 per sqm across all retail uses would be appropriate. There are few opportunities to deliver supermarket/shopping centre type development and much of the space that will be delivered (for example on the Elephant</p>
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	and Castle shopping centre, Surrey Quays shopping centre and the Aylesham Centre) will replace existing space, which would significantly reduce CIL liability in any event.
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APPENDIX A: DRAFT CIL CHARGING SCHEDULE AND REVISED DRAFT CIL CHARGING SCHEDULE CONSULTATION PLANS

CONSULTATION PLAN

Draft Charging Schedule

Community Infrastructure Levy

February 2013

No.	Title
Appendix A	Community infrastructure levy (CIL) draft charging schedule (available with the report)
Appendix B	Draft Regulation 123 list (available with the report)
Appendix C	Infrastructure Plan (available on the website)
Appendix D	Equalities Analysis (available on the website)
Appendix E	Consultation Plan (available on the website)
Appendix F	Consultation Report (available on the website)

1. INTRODUCTION

- 1.1 The Community Infrastructure Levy (CIL) is a new levy that local authorities can choose to charge on new developments in their area. The money can be used to support development by funding strategic local infrastructure that the council, local community and neighbourhoods want. The benefits are increased certainty for the funding and delivery of infrastructure, increased certainty for developers and increased transparency for local people.
- 1.2 Under the Community Infrastructure Levy Regulations (CIL) (2010) (as amended 2011 and 2012), the amount of CIL to be paid needs to be explained in a formal document called a Charging Schedule. The Council has to carry out two rounds of public consultation on its proposed Charging Schedule – the Preliminary Draft Charging Schedule and the Draft Charging Schedule, prior to submission of the Draft Charging Schedule to the examiner.
- 1.3 This is the second stage of consultation on the Charging Schedule. We consulted on the first stage, the Preliminary Draft Charging Schedule, from 10 July 2012 until 17 October 2012 which was a total of 14 weeks. Charging authorities are encouraged to consult for at least six weeks on their Draft Charging Schedule in order to ensure that local communities and delivery partners have sufficient opportunity to make their views known.

2. HOW WE ARE CONSULTING ON THE DRAFT CIL CHARGING SCHEDULE

- 2.1 This consultation plan sets out the consultation that will be carried out on the Draft CIL Charging Schedule. This is in accordance with our adopted Statement of Community Involvement (SCI) (2007), which explains how we will consult the community in the preparation of planning documents and the Community Infrastructure Levy Regulations 2010 (as amended 2011 and 2012). The following sections set out how we plan to meet the statutory consultation requirements.
- 2.2 Once we have finished consulting on the Draft Charging Schedule we will collate all the responses we receive and see whether we need to make any further modifications to the Draft Charging Schedule. Where any modifications are proposed, the CIL Regulations (19) and (21) (as amended) requires us to produce a 'Statement of Modifications' and allow a period of four weeks for consultees to submit a request to be heard by the examiner in relation to those modifications, beginning on the day which the Draft Charging Schedule is submitted to the Examiner. We will submit the draft CIL Charging Schedule to the CIL Examiner along with a consultation statement which will set out our officer comments on all the responses we received and our evidence base.

2.3 This consultation plan should be read alongside the following documents:

- Draft CIL Charging Schedule: To charge CIL the Council must produce and adopt a Charging Schedule setting out the levy rates.
- The CIL Viability Study (2012) (updated in January 2013): Explains the development viability evidence on which the CIL rates are based.
- The Infrastructure Plan (IP): Provides a list of the projects or types of infrastructure that are needed to support the growth which is planned over the Core Strategy plan period. The total indicative cost of these projects, where known, has then been compared with the funds that are known or are expected to be available from other sources including the Council's capital programme. The IP reveals a funding gap which CIL could make a significant contribution towards. The IP is required to demonstrate the need to levy CIL.
- The Regulation 123 List: CIL Regulation 123 requires local authorities to set out a list of projects or types of infrastructure that it intends to fund through CIL, and therefore many of the costs for which cover had been sought through S106 contributions will be paid through CIL. S106 requirements will be scaled back to those matters directly related to a specific site, and are not set out in the Regulation 123 list.
- The Equalities Analysis: Assesses the likely impact of the Draft CIL Charging Schedule on the nine protected characteristics groups (age, disability, gender re-assignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation). It looks at the impact of CIL in relation to equality, diversity and social cohesion.

2.3 All of these documents can be found on our website at:

http://www.southwark.gov.uk/info/856/planning_policy/2696/community_infrastructure_levy

2.4 They will also be available in all of our libraries and locations listed in appendix A.

3. THE TIMETABLE AND METHODS OF CONSULTATION

Consultation timeframe

3.1 We have already consulted for 14 weeks on the Preliminary Draft Charging Schedule. We will be consulting on the Draft CIL Charging Schedule for a total of six weeks which is advised by the CIL Statutory guidance (Dec 2012).

3.2 The document will be:

- Available to the public from w/c 4 February 2013
- Taken to Cabinet for agreement for public consultation on 12 February 2013

- Available for formal consultation from 20 February 2013 until 3 April 2013

3.2 All responses must be received by 5pm on 3 April 2013

Consultation methods

3.3 The tables below sets out the different consultation methods we will undertake. We have set out the statutory minimum required to meet the Community Infrastructure Levy Regulation (16) (2010) (as amended 2011 and 2012) and the further methods additional to the statutory requirements that we propose to carry out. As well as making the document available on the web and in local libraries, the council will write to around 3,000 consultees in the Planning Policy team's database and officers will be available to attend meetings as required. The document will be publicised at community council meetings.

TABLE 1: STATUTORY CONSULTATION

Method of Consultation – Draft CIL Charging Schedule	Consultee	Date	Comments
Regulation 16 (a) Make a copy of the Draft CIL Charging Schedule, the evidence and supporting documents and a 'statement of the representations procedure'* available for inspection at the council's principal office, all libraries, one-stop shops and area housing offices.	All (A list of these locations is shown in Appendix A)	w/c 18 February 2013	
Regulation (16 (b) Publish the Draft CIL Charging Schedule, the evidence and supporting documents, a 'statement of the representations procedure' and details of where the documents can be inspected, on the Southwark Council website.	All	w/c 11 February 2013	Our website will continually be updated.
Regulation 16 (c) Letter sent to each of the consultee bodies setting out the 'statement of the representations procedure' and a copy of the Draft CIL Charging Schedule.	All (A list of the consultation bodies is shown in Appendix B)	w/c 18 February 2013	

Method of Consultation – Draft CIL Charging Schedule	Consultee	Date	Comments
Regulation 16 (d) Place a press notice in the local newspaper which sets out the 'statement of the representations procedure' and details of where the documents can be inspected.	All	w/c 18 February 2013	Southwark News

TABLE 2: NON-STATUTORY CONSULTATION

Method of Consultation	Consultee	Date	Comments
Letter sent to all non-statutory consultees setting out the 'statement of the representations procedure' details of where the documents can be inspected	All on planning policy consultation database (see list in Appendix B)	w/c 18 February 2013	
Attend Community Councils and provide an announcement or presentation	All who attend community councils	January, February and March 2013	The meeting agendas can be found at: http://moderngov.southwarksites.com/ieDocHome.aspx?bcr=1

* CIL Regulation 16 (2)

TABLE 3: CONSULTATION ON PROPOSED MODIFICATIONS

NB: If we decide to propose further modifications to the Draft Charging Schedule following the consultation period undertaken in accordance with CIL Regulations (16) (see Table 1), any person may request to be heard by the CIL Examiner in relation to those modifications. We must undertake the following statutory consultation for a period of four weeks, beginning on the day which the Draft Charging Schedule is submitted to the CIL Examiner, to allow consultees to submit a request to be heard by the CIL Examiner.

Method of Consultation	Consultee	Date	Comments
Regulation (19) (4) (a) Letter sent to all consultees with a copy of the 'statement of modifications'	All (A list of the consultation bodies is shown in Appendix B)	tbc	
Regulation 19 (4) (b) Publish the 'statement of modifications' on the Southwark Council website	All	tbc	

4. HOW TO COMMENT ON THE DRAFT CIL CHARGING SCHEDULE

- 4.1 We welcome your comments on the Draft CIL Charging Schedule, the evidence base and the supporting documents. Please contact us if you would like to know more about CIL or to find out more about our consultation.
- 4.2 All comments must be received by **5pm on 3 April 2013**
- 4.3 Representations can be emailed or sent to:

Barbara-Ann Overwater
Planning Policy
Chief Executive's Department
FREEPOST SE1919/14
London SE1P 5LX

planningpolicy@southwark.gov.uk

Tel: 0207 525 5471
Fax: 0207 084 0347

CONSULTATION PLAN

Revised Draft Charging Schedule (stage ii)

Community Infrastructure Levy

December 2013

No.	Title
Appendix A	Community infrastructure levy (CIL) revised draft charging schedule (available with the report)
Appendix B	Draft Regulation 123 list (available with the report)
Appendix C	Infrastructure Plan (available on the website)
Appendix D	Equalities Analysis (available on the website)
Appendix E	Consultation Plan (available on the website)
Appendix F	Consultation Report (available on the website)
Appendix G	House price heat map (available on the website)

1. INTRODUCTION

- 1.4 The Community Infrastructure Levy (CIL) is a new levy that local authorities can choose to charge on new developments in their area. The money can be used to support development by funding strategic local infrastructure that the council, local community and neighbourhoods want. The benefits are increased certainty for the funding and delivery of infrastructure, increased certainty for developers and increased transparency for local people.
- 1.5 Under the Community Infrastructure Levy Regulations (CIL) (2010) (as amended) the amount of CIL to be paid needs to be explained in a formal document called a Charging Schedule. Under the regulations, the Council has to carry out two rounds of public consultation on its proposed Charging Schedule – the Preliminary Draft Charging Schedule and the Draft Charging Schedule, prior to submission of the Draft Charging Schedule to the examiner.
- 1.6 We consulted on the first stage, the Preliminary Draft Charging Schedule, from 10 July 2012 until 17 October 2012 which was a total of 14 weeks. Charging authorities are encouraged to consult for at least four weeks on their Draft Charging Schedule in order to ensure that local communities and delivery partners have sufficient opportunity to make their views known. We consulted on the second stage, the Draft Charging Schedule from 4 February 2013 until 3 April 2013.
- 1.7 The methodology and practice of preparing a CIL are still evolving and there have been some changes in requirements since the council consulted on the draft. In December 2012 the government published new statutory guidance and this was updated again in April 2013. Following the consultation on the draft Charging Schedule, the council decided to undertake further viability work to test the impact of CIL charges on development. In the light of this further work, officers are recommending some changes to the draft CIL Charging Schedule which requires a re-consultation on a revised draft.

2. HOW WE ARE CONSULTING ON THE REVISED THE DRAFT CIL CHARGING SCHEDULE – (STAGE II CONSULTATION)

- 2.4 This consultation plan sets out the consultation that will be carried out on the Revised Draft CIL Charging Schedule. This is in accordance with our adopted Statement of Community Involvement (SCI) (2007), which explains how we will consult the community in the preparation of planning documents and the Community Infrastructure Levy Regulations 2010 (as amended). The following sections set out how we plan to meet the statutory consultation requirements.

- 2.5 Once we have finished consulting on the Revised Draft Charging Schedule (stage ii) we will collate all the responses we receive and see whether we need to make any further modifications to the Revised Draft Charging Schedule. Where any modifications are proposed, the CIL Regulations (19) and (21) (as amended) require us to produce a 'Statement of Modifications' and allow a period of four weeks for consultees to submit a request to be heard by the examiner in relation to those modifications, beginning on the day which the Revised Draft Charging Schedule is submitted to the Examiner. We will submit the Revised Draft CIL Charging Schedule to the CIL Examiner along with a consultation report, which will set out our officer comments on all the responses we received, and our evidence base.
- 2.6 This consultation plan should be read alongside the following documents:
- Revised Draft CIL Charging Schedule (stage ii): To charge CIL the Council must produce and adopt a Charging Schedule setting out the levy rates.
 - The CIL Viability Study (2013): Explains the development viability evidence on which the CIL rates are based.
 - The Infrastructure Plan (IP): Provides a list of the projects or types of infrastructure that are needed to support the growth which is planned over the Core Strategy plan period. The total indicative cost of these projects, where known, has then been compared with the funds that are known or are expected to be available from other sources including the Council's capital programme or other sources. The IP reveals a funding gap which CIL could make a significant contribution towards. The IP is required to demonstrate the need to levy CIL in the borough.
 - The Regulation 123 List: CIL Regulation 123 requires local authorities to set out a list of projects or types of infrastructure that it intends to fund through CIL, and therefore many of the costs for which cover had been sought through Section 106 planning obligations will instead be paid through CIL. Section 106 planning obligations will be scaled back to address only those impacts which are directly related to a specific development site, and are not set out in the Regulation 123 list.
 - The Equalities Analysis: Assesses the likely impact of the Revised Draft CIL Charging Schedule on the nine protected characteristics groups (age, disability, gender re-assignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation). It looks at the impact of CIL in relation to equality, diversity and social cohesion.
- 2.3 All of these documents can be found on our website at:
http://www.southwark.gov.uk/info/856/planning_policy/2696/community_infrastructure_levy
- 2.4 They will also be available in all of our libraries and locations listed in appendix A.

3. THE TIMETABLE AND METHODS OF CONSULTATION

Consultation timeframe

3.4 We will be consulting on the Revised Draft CIL Charging Schedule for a total of 12 weeks.

3.5 The document will be:

- Available to the public from 3 December 2013
- Taken to Cabinet for agreement for public consultation on 10 December 2013
- Available for formal consultation from 14 January 2014 until 25 February 2014

3.2 **All responses must be received by 5pm on 25 February 2014**

Consultation methods

3.6 The tables below sets out the different consultation methods we will undertake. We have set out the statutory minimum required to meet the Community Infrastructure Levy Regulation (16) (2010) (as amended) and the further methods additional to the statutory requirements that we propose to carry out. As well as making the document available on the web and in local libraries, the council will write to around 3,000 consultees in the Planning Policy team's database and officers will be available to attend meetings as required. The document will be publicised at community council meetings.

TABLE 1: STATUTORY CONSULTATION

Method of Consultation – Revised Draft CIL Charging Schedule	Consultee	Date	Comments
Regulation 16 (a) Make a copy of the Revised Draft CIL Charging Schedule, the evidence and supporting documents and a 'statement of the representations procedure'* available for inspection at the council's principal office, all libraries, one-stop shops and area housing offices.	All (A list of these locations is shown in Appendix A)	w/c 2 December 2013	

Method of Consultation – Revised Draft CIL Charging Schedule	Consultee	Date	Comments
Regulation (16 (b)) Publish the Revised Draft CIL Charging Schedule, the evidence and supporting documents, a 'statement of the representations procedure' and details of where the documents can be inspected, on the Southwark Council website.	All	w/c 2 December 2013	Our website will continually be updated.
Regulation 16 (c) Letter sent to each of the consultee bodies setting out the 'statement of the representations procedure' and a copy of the Revised Draft CIL Charging Schedule.	All (A list of the consultation bodies is shown in Appendix B)	w/c 2 December 2013	
Regulation 16 (d) Place a press notice in the local newspaper which sets out the 'statement of the representations procedure' and details of where the documents can be inspected.	All	Prior to the start of formal consultation	Southwark News

TABLE 2: NON-STATUTORY CONSULTATION

Method of Consultation	Consultee	Date	Comments
Letter sent to all non-statutory consultees setting out the 'statement of the representations procedure' details of where the documents can be inspected	All on planning policy consultation database (see list in Appendix B)	w/c 2 December 2013	
Attend Community Councils and provide an announcement or presentation	All who attend community councils	January, February 2014	The meeting agendas can be found at: http://moderngov.southwarksites.com/ieDocHome.aspx?bcr=1

Attend meetings if requested from groups such as tenants and residents associations.	All	Tbc if requested.	
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* CIL Regulation 16 (2)

TABLE 3: CONSULTATION ON PROPOSED MODIFICATIONS

NB: If we decide to propose further modifications to the Revised Draft Charging Schedule following the consultation period undertaken in accordance with CIL Regulations (16) (see Table 1), any person may request to be heard by the CIL Examiner in relation to those modifications. We must undertake the following statutory consultation for a period of four weeks, beginning on the day which the Revised Draft Charging Schedule is submitted to the CIL Examiner, to allow consultees to submit a request to be heard by the CIL Examiner.

Method of Consultation	Consultee	Date	Comments
Regulation (19) (4) (a) Letter sent to all consultees with a copy of the 'statement of modifications'	All (A list of the consultation bodies is shown in Appendix B)	tbc	
Regulation 19 (4) (b) Publish the 'statement of modifications' on the Southwark Council website	All	tbc	

4. HOW TO COMMENT ON THE REVISED DRAFT CIL CHARGING SCHEDULE

4.4 We welcome your comments on the Revised Draft CIL Charging Schedule (stage ii), the evidence base and the supporting documents. Please contact us if you would like to know more about CIL or to find out more about our consultation. All comments must be received by **5pm on 25 February 2014**

4.5 Representations can be emailed or sent to:

Planning Policy
Chief Executive's Department
FREEPOST SE1919/14
London SE1P 5LX

planningpolicy@southwark.gov.uk

Tel: 0207 525 5471
Fax: 0207 084 0347

Appendix B: List of locations where documents were made available to view (CIL Regulation 15 (5))

LOCATIONS

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 and Tuesday 2pm – 7pm, Thursday 2pm to 7pm, Friday 10am-3pm, 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)
- Canada Water Library – 21 Surrey Quays Road, SE16 7AR
(Monday - Friday 9am to 8pm, Saturday 9am to 5pm, Sunday 12pm to 4pm)
- Dulwich Library - 368 Lordship Lane, SE22 8NB
(Monday, Wednesday, 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 Tuesday 2pm to 7pm, Thursday 10am to 3pm, Friday 2pm-7pm, Saturday 10am to 5pm)
- Grove Vale Library - 25-27 Grove Vale, SE22 8EQ
(Monday and Tuesday 2pm to 7pm, Thursday 2pm to 7pm, Friday 10am-3pm, Saturday 10am to 5pm)
- John Harvard Library - 211 Borough High Street, SE1 1JA
(Monday, Tuesday, Wednesday and Thursday, Friday 9am to 7pm, Saturday 9am to 5pm)
- Kingswood Library - Seeley Drive, SE21 8QR
(Monday and Thursday 10am to 2pm, Tuesday and Friday 2pm to 4pm, Sat 1pm to 5pm)
- Newington Library - 155-157 Walworth Road, SE17 1RS
(Monday, Tuesday and Friday 9am to 8pm, Wednesday and Thursday 10am to 8pm, Saturday 9am to 5pm, Sunday 12pm to 4pm)
- Nunhead Library - Gordon Road, SE15 3RW
(Monday to Thursday 2pm to 7pm, Friday 10am to 3pm, 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)

Area Housing Offices

- Nunhead and Peckham Rye - 27 Bournemouth Road, Peckham, SE15 4UJ
- Camberwell - Harris Street, London, SE5 7RX
- Rotherhithe - 153-159 Abbeyfield Road, Rotherhithe, SE16 2LS
(All open 9am- 5pm Monday - Friday)

One Stop Shops

- Peckham - 122 Peckham Hill Street, London, SE15 5JR
(Monday – Friday 9am to 5pm, Saturday 9am to 1pm)
- Walworth - 151 Walworth Road, London, SE17 1RY
(Monday – Friday 9am to 5pm)

Appendix C: List of consultees including consultation bodies (CIL Regulations 15 (2) (5))

* Please note that this list is not exhaustive and also relates to successor bodies where re-organisations occur and also includes an extensive list of residents who are on our consultation database.

Statutory

We must consult the following consultation bodies on our Preliminary Draft Charging Schedule in accordance with the Community Infrastructure Regulations (2010) Regulation 15:

- (3) (a) Each of the following whose area is in or adjoins the charging authority's area
 - i) A local planning authority within the meaning of section 37 of PCPA (2004) (a)
 - ii) A local planning authority within the meaning of section 78 of PCPA (2004)
 - iii) A county council
 - iv) A responsible regional authority
- (b) Each parish council whose area is in the charging authority's area
- (c) The Mayor if the charging authority is a London Borough council
- (d) Any other person exercising functions of a local planning authority (within the meaning of TCPA 1990) for an area within, or which adjoins, the charging authority's area.
- (5) (a) Persons who are resident or carrying out business in its area
- (b) Such of the following as the charging authority consider appropriate
 - (i) voluntary bodies some or all of whose activities benefit the charging authority's area and
 - (ii) bodies which represent the interests of persons carrying on business in the charging authority's area*(these fall within our local consultee list set out below)*

In accordance with the Local Development Regulations 2012 and our Statement of Community Involvement (SCI) (2007) we also will consult with the following bodies and organisations

- (a) The Coal Authority
- (b) The Environment Agency
- (c) The Historic Buildings and Monuments Commission for England (known as English Heritage)
- (d) The Marine Management Organisation
- (e) Natural England
- (f) Network Rail Infrastructure Limited (company number 2904587),

- (g) The Highways Agency
- (h) A relevant authority any part of whose area is in or adjoins the local planning authority's Area (Bromley Council, Lewisham Council, Lambeth Council)
- (i) Any person—
 - (i) to whom the electronic communications code applies by virtue of a direction given under section 106(3)(a) of the Communications Act 2003, and
 - (ii) who owns or controls electronic communications apparatus situated in any part of the local planning authority's area (British Telecommunications)
- (j) If it exercises functions in any part of the local planning authority's area—
 - (i) a Primary Care Trust established under section 18 of the National Health Service Act 2006 or continued in existence by virtue of that section;
 - (ii) a person to whom a licence has been granted under section 6(1)(b) or (c) of the Electricity Act 1989
 - (iii) a person to whom a licence has been granted under section 7(2) of the Gas Act 1986
 - (iv) a sewerage undertaker; and
 - (v) a water undertaker; (Thames Water Property Services)
- (k) The Homes and Communities Agency; and
- (l) Where the local planning authority are a London borough council, the Mayor of London;

Non-Statutory Local consultees

All Councillors

- Liberal
- Labour
- Conservatives
- Independent

Voluntary organisations and community groups

- | | |
|---|---|
| <ul style="list-style-type: none"> • Aaina Women's Group • Abbeyfield Society • ABC Southwark Housing Co-op • Aborigine • ACAPS • Access London • Action Southwark • ADDACTION - Maya Project | <ul style="list-style-type: none"> • Adult Education • Advice UK London Region • AFFORD • Agenda for Community Development • Albert Academy Alumni Association • Albert Association • Albrighton Cricket Club • Alcohol Counselling & Prevention Services - 1 |
|---|---|

- Alcohol Counselling & Prevention Services - 2
- Alcohol Recovery Project
- Alcohol Recovery Project
- Alleyn Community Centre Association
- Alone in London
- Anada Fund
- Anchor Sheltered Housing
- Apex Charitable Trust Ltd
- Art in the Park
- ARTLAT
- Artsline
- Artstree / Oneworks
- Ashbourne Centre
- Association of Waterloo Groups
- ATD Fourth World
- Aubyn Graham (The John Graham Group)
- Aylesbury Academic Grassroots
- Aylesbury Day Centre
- Aylesbury Everywomen's Group
- Aylesbury Food and Health Project
- Aylesbury Healthy Living Network
- Aylesbury Learning Centre
- Aylesbury NDC
- Aylesbury Nutrition Project
- Aylesbury Plus SRB
- Aylesbury Plus Young Parent Project
- Aylesbury Sure Start
- BAKOC
- Beacon Project
- Bede Café Training
- Bede House Association and Education Centre
- Bede House Community Development Women's Project
- Bells Garden Community Centre
- Beormund Community Centre

- Bermondsey and Rotherhithe Development Partnership
- Bermondsey Artists Group
- Bermondsey Citizens Advice Bureau
- Bermondsey St Area Partnership
- Bermondsey St Community Association
- Bermondsey Street Area Partnership
- Bermondsey Street Association
- Bermondsey Village Action Group
- Blackfriars Advice Centre
- Blackfriars Settlement (Community Care Team)
- Blackfriars Work Centre
- Blue Beat Community Centre
- Blue Beat Police Centre
- Blue Elephant Theatre Company
- Book-Aid International
- Borough Community Centre
- Borough Music School
- Borough Partnership Team, Southwark Police Station
- Bosco Centre
- Bradfield Club in Peckham
- Breast Cancer Campaign
- Breedinghurst (day and residential)
- British Film Institute
- Brook Advisory Centre
- Bubble Youth Theatre & Adult Drama
- Burgess Park (Colts) Cricket Club
- Camberwell Advocacy Office
- Camberwell Arts Week
- Camberwell Community Forum
- Camberwell Credit Union
- Camberwell Green Magistrates Court
- Camberwell Grove
- Camberwell ME Support Group
- Camberwell Police Station 212a

- Camberwell Rehabilitation Association
- Camberwell Society
- Camberwell Supported Flats
- Camberwell Working Party
- Cambridge House & Talbot
- Cambridge House Advocacy Team
- Cambridge House Legal Centre
- Canada Water Campaign
- Canada Water Consultation Forum
- Carers Support Group
- Cares of Life
- Carnival Del Pueblo
- Castle Day Centre
- CDS Co-operatives
- Centre Point (40)
- Chair - Dulwich Sector Working Group
- Charterhouse - in- Southwark
- Cheshire House(Dulwich)
- Cheshire House(Southwark)
- Childcare First
- Childcare Support
- Childminding Project
- Children's Rights Society
- Choice Support Southwark
- Choices
- Chrysalis
- Citizen Advice Bureau - Peckham
- Clublands
- Coin Street Community Builders
- Coin Street Festival and Thames Festival
- Colby Road Daycare Project
- Colombo Street Sports and Community Centre
- Committee Against Drug Abuse
- Communicate User Group

- Community Alcohol Service
- Community Care Choices
- Community Drug Project
- Community Metamorphosis
- Community Music Ltd
- Community of DIDA in the UK
- Community Radio Station
- Community Regeneration
- Community Support Group
- Community TV Trust
- Confederation of Passenger Transport UK
- Connect
- Consumers Against Nuclear Energy
- Contact A Family In Southwark
- Cooltan Arts
- Corazon Latino
- Cornerstone Community Project
- Council of Igbo Communities
- CRISP / LSE / Balance for Life
- Crooke Green Centre Association
- Crossways Centre
- Crossways Housing
- CWS Southeast Co-op
- Delfina Studios Trust
- Detainee Support & Help Unit
- Diamond Project
- Divine Outreach Community Care Group
- Dockland Settlement
- Dominica Progressive Charitable Association
- Drugs Apogee
- Drum
- Dulwich Credit Union
- Dulwich Festival
- Dulwich Hamlet Supporters Trust

- Dulwich Helpline
- Dulwich Orchestra
- Dulwich Society
- East Dulwich Society
- East Dulwich Women's Action
- ECRRG
- Education 2000 Project
- Education Action Zone
- Education Links
- Education Support Centre
- Elephant Amenity Network
- Elephant Enterprises
- Elephants Links Project Team
- Elibariki Centre
- Employing People Responsibly
- Empowerment Projects Trust
- Encore Club
- Environmental Computer Communications
- Equinox
- ESOL Project
- Evelina Children's Hospital Appeal
- Evelyn Coyle Day Centre
- EYE (Ethio Youth England)
- Faces in Focus (TIN)
- Fair Community Housing Services
- Fairbridge in London
- Fairbridge South London
- Families Experiencing Drug Abuse
- Fast Forward
- First Place Children and Parents Centre
- First Tuesday Club
- Five Bridges Centre
- Five Steps Community Centre
- Flex-Ability

- Fortress Charitable Trust
- Foundation for Human Development/ Free Press Europe
- Friends of East Dulwich Station
- Friends of Fast Forward
- Funding Advice Consultancy & Training Service
- Garden House Project
- Gateway Project
- Gateway Training Centre
- GEMCE
- Globe Education Centre
- Gloucester Grove Community Association
- Goose Green Centre
- Goose Green Lunch Club
- Grange Rd Carers Support Group
- Greenhouse Trust
- Gye Nyame for Performing Arts
- Habitat for Humanity Southwark
- Herne Hill Society
- Holmhurst Day Centre (Social Services)
- HOURBank
- Ideas 2 Vision
- ILETO
- In Tolo Theatre
- Independent Adoption Service
- Independent Advocacy Service
- Inner City Link
- Inspire
- Integratus
- International Family Welfare Agency
- International Shakespeare Globe Centre Ltd
- Isigi Dance Theatre Company
- JAA
- Jennifer Cairney Fundraiser
- John Paul Association

- Joshua Foundation Superkid
- Jubilee Renewal Projects
- Jump
- Juniper House Co-op
- Kairos Community Trust
- Kaizen Initiative
- Keyworth
- Kick Start
- Kite
- Lady of Southwark
- Lambeth Crime Prevention Trust
- Lambeth MIND
- Laura Orsini (New Group)
- Levvel Ltd
- Lewisham & Southwark Jobshare Project
- Liberty Club
- Life Builders
- Lighthouse Informal Learning & Support Project
- Lighthouse Developments Ltd.
- Linden Grove Community Centre
- Links Community Hall
- Living in Harmony
- Local Accountancy Project (LAP)
- London Roses Community Services
- London South Bank University (LSBU)
- London Thames Gateway Forum
- London Voluntary Service Council
- Lorels Broadcasting Service
- Lorrimore Drop - In
- M. Hipro Words
- Magdalen Tenants Hall
- Manna Group
- Manna Society and Day Centre
- Marsha Phoenix Memorial Trust

- Mecower
- Media Action
- Meeting Point
- Members of Elephant Links
- Milewalk Project
- Millennium Reachout
- Mine Watch
- Morena
- Moses Basket Charity Care Organisation
- Multiskills Training & Recruitment
- MultisoSoc
- Myasthenia Gravis Association
- NAS International Charity
- New Generation Drug Agency
- New Peckham Varieties @ Magic Eye Theatre
- New Unity Centre Association (NUCA)
- Next Step Project
- North Lambeth Day Centre (BEDS)
- North Peckham Project
- North Southwark Community Care Support Project
- North Southwark Community Development Group
- North Southwark EAZ
- North-West Quadrant Community Development Network
- Nouvel Act
- Nunhead Action Group
- Nunhead Community Forum
- Nunhead's Voice
- Oasis Mentoring
- Oasis Trust
- OFFERS
- Old Kent Road Community Training Centre
- Omolara Sanyaolu Open Arms Foundation
- Only Connect
- Opendoor

- Opendoor Community Support Team
- OTDOGS
- Outset
- Outset Jobsearch Project
- Oval House Workshop
- Oxford and Bermondsey Club Forum
- Pachamama
- Panda London
- Papa Mandela London Project
- Parent Talk
- Parents Association
- Patchwork HA
- Pathways Trust
- Peckham Area
- Peckham Befrienders
- Peckham CAB
- Peckham Day Centre
- Peckham Open Learning Centre
- Peckham Pop-In
- Peckham Society
- People Care Association
- People to People
- Peoples Association in Southwark
- Phoenix House
- Pierres Vivantes Charity
- Pitt Street Association
- Plunge Club
- Pneumonia Community Link
- Pool of London Partnership
- Positive Education Learning Centre
- Premier Self Defence
- Prisoners Families & Friends Service
- Psychosynthesis and Education Trust
- Publication

- Pumphouse Educational Museum
- Queens Road Parents & Carers Support Group
- Queensborough Community Centre
- Radiant Idea
- RAP Academy
- Realise IT Network
- Redriff Community Association
- Right Lines
- Rimin Welfare Charity Association
- Rise and Shine
- Rockingham Community Association
- Rockingham Community Centre
- Rockingham Management Committee
- Rockingham Women's Project
- Rolston Roy Art Foundation
- Rotela Tech Ltd
- RPS Rainer Housing
- RSPCA
- Ruban Educational Trust
- S.E. Lions Football Club
- Saffron Blue Promotions
- Sarcoidosis & Interstitial Lung Association
- SASS Theatre Company
- SAVO
- SCA Renew
- Scoglio Arts @ Community Centre
- SCOPE
- SCREEN
- SE5 Alive
- SELAH Social Action Network
- Selcops
- SETAA, Aylesbury Learning Centre
- Seven Islands Leisure Centre
- Seven Islands Swimming Club

- SGI-UK
- Shaka
- Shakespeare's Globe
- Shep-Su Ancestral Design
- Sicklenemia
- Silwood Family Centre
- Sirewa Project
- SITRA
- SKILL
- South Bank Employers' Group
- South Bermondsey Partnership
- Southside Rehabilitation Association
- Southwark Adult Education
- Southwark Alarm Scheme
- Southwark Alliance Partnership Team
- Southwark Arts Forum
- Southwark CABX (Citizens Advice Bureaux) Service
- Southwark Carers
- Southwark Cares Incorporated
- Southwark Caring Housing Trust
- Southwark Community Care Forum
- Southwark Community Development Agency
- Southwark Community Drugs Project
- Southwark Community Team
- Southwark Community Youth Centre & Arts Club
- Southwark Congolese Centre
- Southwark Consortium
- Southwark Co-op Party
- Southwark Co-operative Development Agency
- Southwark Council Benefits Campaign
- Southwark Dial-a-Ride
- Southwark Domestic Violence Forum
- Southwark Education & Training Advice for Adults (SETAA)
- Southwark Education and Cultural Development

- Southwark Education Business Alliance
- Southwark Habitat for Humanity
- Southwark Heritage Association
- Southwark Law Centre
- Southwark Libraries
- Southwark LSP/Alliance
- Southwark Mediation Centre
- Southwark Mind
- Southwark Model Railway Club
- Southwark Mysteries Drama Project
- Southwark Park Day Centre
- Southwark Park Group
- Southwark Playhouse
- Southwark Police & Community Consultative Group
- Southwark Social Services
- Southwark Trade Union Council
- Southwark Trade Union Support Unit
- Southwark Unity
- Southwark User Group
- Southwark Victim Support
- Southwark Women's Support Group
- SPAM
- Speaking Up
- Sports Action Zone
- Sports Out Music In
- Spreading Vine
- Springboard Southwark Trust
- Springboard UK
- Springfield Lodge
- St Clements Monday Club
- St Georges Circus Group
- St Jude's Community Centre
- St Matthew's Community Centre
- St. Martins Property Investment Ltd.

- Starlight Music Project
- STC Working Party
- Stepping Stones
- Surrey Docks Carers Group
- Sustainable Energy Group
- Swanmead
- Tabard Community Committee
- Tai Chi UK
- TGWU Retired
- Thames Reach
- The Black-Eyed Peas Project
- The British Motorcyclists Federation
- The Livesey Museum
- The Prince's Trust
- The Shaftesbury Society
- The Southwark Mysteries
- Three R's Social Club
- Thresholds
- Tideway Sailability
- Tokei Martial Arts Centre
- Tomorrow's Peoples Trust
- Tower Bridge Magistrates Court
- Trees for cities
- Trios Childcare Services
- Turning Point
- Unite
- United Colour & Naylor House Crew
- Urban Research Lab
- URBED
- Vauxhall St Peters Heritage Centre
- Victim Support Southwark
- Voice of Art
- Voluntary Sector Support Services

- Volunteer Centre Southwark
- Volunteers in Action
- Volunteers in Action Southwark
- Wakefield Trust
- Walworth Society
- Walworth Triangle Forum
- Waterloo Breakaway
- Waterloo Community Counselling Project
- Waterloo Community Regeneration Trust
- Waterloo Sports and Football Club
- Waterloo Time Bank
- Way Forward
- WCDG
- Welcare Mothers Group
- West Bermondsey '98
- West Bermondsey Community Forum
- Wickway Community Association
- Wild Angels
- Willowbrook Centre
- Windsor Walk Housing
- Woman of Peace Counselling Group
- Women Development Programme
- Women in Harmony
- Women's Ivory Tower Association
- Women's Self-Development Project
- Women's Worker
- Woodcraft Folk
- Workers Educational Ass.
- Working with Men
- XL Project
- Young Carers Project
- Young Women's Group AAINA

Neighbourhood Forums

- Bankside Residents Forum
- Bermondsey Neighbourhood Forum

Major landowners and development partners in the borough

Businesses

- 7 Star Dry Cleaners
- A & J Cars
- A J Pain
- A R London Builders
- ABA (International) Ltd
- Abbey Rose Co Ltd
- Abbey Self Storage
- Abbeyfield Rotherhithe Society Ltd
- ABS Consulting
- Academy Costumes Ltd
- Accountancy Business Centre
- Ace
- Ace Food
- Addendum Ltd
- Albany Garage
- Alex Kennedy
- Alfa Office Supplies
- Alpha Employment Services
- Alpha Estates
- Alpha Logistics & Securities Ltd
- AM Arts
- AMF Bowling Lewisham
- Anchor at Bankside
- Andrews & Robertson
- Angie's Hair Centre
- Anthony Gold, Lerman & Muirhead
- Archer Cleaners
- Architype Ltd
- Archival Record Management plc
- Argent Environmental Services
- Argos Distributors Ltd
- Arts Express
- ARUP - Engineering Consultants
- ATAC Computing
- Auditel
- Austins
- Australia and New Zealand Banking Group Ltd
- Azhar Architecture
- Bankside Business Partnership
- Bankside Theatre
- Bankside Traders Association
- Barclays Bank PLC
- Barratt East London
- Barrie Howard Shoes
- Barton Willmore
- Baxhor Travel Ltd
- BBI
- BBW Solicitors
- Beaumont Beds Ltd
- Bedford Hill Gallery & Workshops Ltd

- Bells Builders Merchants (Dulwich) Ltd
- Bells Play Group
- Bellway Homes
- Bermondsey Goode Foods
- Bert's Fish Bar
- Better Bankside
- Big Box Productions Ltd
- Big Metal
- Bims African Foods
- Black Business Initiative
- Blackfriars Wine Bar/Warehouse
- Blakes Menswear
- Bloy's Business Caterers
- Boots the Chemist
- Boyson Car Service
- Bramah Museum
- Brian O'Connor & Co
- Britain at War Experience
- Brixton Online Ltd
- Brockwell Art Services
- Brook Advisory Centre
- Brook Street Bureau
- Brunel Engine House Exhibition
- BTA
- BTCV Enterprises Ltd
- Bubbles
- Burnet, Ware & Graves
- Bursand Enterprises
- Business Extra
- Bywater Properties
- C Demiris Laboratory Services Ltd
- C Hartnell
- C S M L (Computer Systems & Network Solutions)
- Caitlin Wilkinson MLIA (Dip)

- Calafield Ltd
- Camberwell Arts
- Camberwell Traders Association
- Cap UK, Confederation of African People
- Capital Careers
- Capital Carers
- Cascade Too Florist
- CB Richard Ellis Ltd
- CD Plumbers
- CGMS Consulting
- Charterhouse in Southwark
- Childsplay
- Choice Support
- Chris Thomas Ltd
- Cicely Northcote Trust
- Citiside Plc
- City Central Parking
- City Cruises PLC
- CityLink
- Claybrook Group Ltd
- Clean Up Services
- Cleaning Services (South London) Ltd
- Clearaprint
- Club Copying Co Ltd
- Cluttons
- Colliers CRE
- Colorama Processing Laboratories Limited
- Colworth House Ltd
- Community Radio Broadcasting
- Consultants at Work
- Consumers Food and Wine
- Continental
- Continental Café
- Copy Copy

- Copyprints Ltd
- Cosmic Training & Information Services
- CTS Ltd (Communication & Technical Services Ltd)
- Cuke Bar
- Cyclists Touring Club
- Cynth-Sinclair Music Venue
- Cyril Silver & Partners LLP Surveyors
- D E Cleaning Service
- David Trevor- Jones Associates
- Davis Harvey & Murrell Ltd
- Davy's of London (WM) Ltd
- Delta Security UK Limited
- Development Planning Partnership
- Dickens Developments
- District Maintenance Ltd
- Doble, Monk, Butler
- Dolland and Aitchison
- Dolphin Bay Fish Restaurant
- Donaldsons
- Donaldson's Planning
- Douglas Jackson Group
- DPDS Consulting Group
- Dr J Hodges
- Dransfield Owens De Silva
- Driscoll House Hotel
- Drivers Jonas
- Drivers Jonas
- Dulwich Books
- Dulwich Chiropody Surgery
- Dulwich Hamlet Football Club
- Dulwich Sports Club
- Dulwich Village Traders Association
- Duncan Vaughan Arbuckle
- Duraty Radio Ltd

- Dynes Self-Drive Cars
- Eagle Speed Car Services
- East Street Traders
- Easyprint 2000 Ltd
- ECRRG
- Edita Estates
- Edwardes of Camberwell Ltd
- Elephant Car Service
- Eminence Promotions
- Emma & Co Chartered Accountants
- EMP plc
- Employment Service
- English Partnerships (London and Thames Gateway)
- Equinox Consulting
- Etc Venues Limited
- Euroclean Services
- Euro-Dollar Rent-a-Car
- Express Newspapers/United Media Group Services Ltd
- Ezekiel Nigh Club
- F & F General Merchants
- F A Albin & Sons Ltd
- F W Woolworth plc
- Feltbrook Ltd
- Field & Sons
- Fillocraft Ltd
- Finishing Touches
- Firstplan
- Flint Hire & Supply Limited
- Florence Off-Licence & Grocery
- Focus Plant Ltd
- Foster-Berry Associates
- Franklin & Andrews
- Friends Corner
- Fruiters & Florist

- G Baldwin & Co
- G M Imber Ltd
- G Worrall & Son Ltd
- GAAD Support Services
- General Commercial Enterprises
- George Yates Estate Office Ltd
- GHL Commercials
- Gisella Boutique & Design Workshop
- Glaziers Hall Ltd
- Glenn Howells Architects
- Godwin Nede & Co
- Golden Fish Bar
- Gowers Elmes Publishing
- Grace & Mercy Fashion
- Graphic House
- Gregory Signs
- Gretton Ward Electrical Ltd
- Guy's & St Thomas' NHS Foundation Trust
- Haime & Butler
- Hair and Beauty
- Hair Extension Specialist
- Hairports International
- Hall & Dougan Management
- Harvey's Catering & Equipment Hire Ltd
- Hayward Brothers (Wines) Ltd
- HCS Building Contractors
- Heartbeat International
- Hepburns
- Herne Hill Traders Association
- Hollywood Nails
- Home Builders Federation
- Hopfields Auto Repairs
- Hopkins, Williams, Shaw
- HSBC PLC (Southwark Area)

- Hygrade Enterprises
- Hygrade Foods Ltd
- Iceland Frozen Foods Plc
- Icen Projects Ltd
- Imperial War Museum
- Implement Construction Ltd
- Indigo Planning
- IPC Magazines Ltd
- Isaac & Co
- Isambard Environmental
- J K Computers Ltd
- J R Davies Associates
- J Sainsbury plc
- Jade Catering Services
- Jani-King (GB) Ltd
- Jay Opticians
- Jet Reproprint
- JETS
- JK Computers
- Jones Yarrell & Co Ltd
- Juliets
- Kalmars
- Kalpna Newsagent
- Kamera Obscura
- Kellaway's Funeral Service
- Ken Creasey Ltd
- Key Property Investments Ltd
- King Sturge
- Knight Office Supplies Ltd
- Kumasi Market
- L Tagg Sewing Machines
- Lainco, Lainco
- Lambert Smith Hampton
- Lambrucus Ltd

- Land Securities
- Lane Heywood Davies
- Lanes Butchers Ltd
- Leslie J Sequeira & Co
- Lex Volvo Southwark
- Life Designs
- Light Projects Ltd
- Lloyds Bank plc
- Local Recruitment Brokerage Ltd
- Londis & Jamaica Road Post Office
- London & City Central
- London Bridge Dental Practice
- London Bridge Hospital
- London Builders Merchants
- London Dungeon
- London Self-Storage Centre
- London Tile Warehouse
- London West Training Services
- London's Larder Partnership
- London South Bank University (LSBU)
- Look Good Design
- Lord Nelson
- Louise Moffatt Communications
- Lovefinders
- Lucy's Hairdressing Salon
- LWTS Ltd
- M & D Joinery Ltd
- M Armour (Contracts) Ltd
- M H Associates
- M H Technical Services
- M V Biro / Bookbiz
- Mackintosh Duncan
- Magreb Arab Press
- Malcolm Judd & Partners

- MARI
- Marks and Spencer Plc
- Marrs & Cross and Wilfred Fairbairns Ltd
- Matthew Hall Ltd
- Mayflower 1620 Ltd
- McCarthy & Stone
- MCQ Entertainments Ltd
- Metrovideo Ltd
- Michael Dillon Architect & Urban Designer
- Minerva PLC
- Ministry of Sound
- Miss Brenda Hughes DMS FHCIMA FBIM Cert. Ed.
- MK1 Ladies Fashion
- Mobile Phone World Ltd
- Mono Consultants Limited
- Montagu Evans
- Motability Operations
- movingspace.com
- Mulcraft Graphics Ltd
- Myrrh Education and Training
- Nabarro Nathanson
- Nandos
- Nathaniel Lichfield & Partners Ltd
- National Provincial Glass Co Ltd
- National Westminster Bank plc
- Neil Choudhury Architects
- Network Rail
- Nevins Meat Market
- New Dome Hotel
- New Future Now
- New Pollard UK
- New Start Up
- Ngomatiya Gospel Record Production
- Nicholas D Stone

- Nichols Employment Agency
- Norman W Hardy Ltd
- Nutec Productions
- & S Builders
- OCR (Quality Meats) Ltd
- Office Angels
- Oliver Ashley Shoes
- Olley's Traditional Fish & Chips
- On Your Bike Ltd
- Over-Sixties Employment Bureau
- P J Accommodation
- Panache Exclusive Footwear
- Patel, K & S (Amin News)
- Paul Dickinson & Associates
- Peabody Pension Trust Ltd
- Peabody Trust
- Peacock & Smith
- PEARL
- Peppermint
- Peterman & Co
- Phil Polglaze
- Philcox Gray & Co
- Pillars of Excellence
- Pizza Hut
- Planning & Environmental Services Ltd
- Planning Potential
- Pocock Brothers Ltd
- Port of London Authority
- Potter & Holmes Architects
- Precision Creative Services
- Premier Cinema
- PricewaterhouseCoopers
- Primavera
- Prodigy Ads

- Prontaprint
- Purser Volkswagen
- Q2 Design
- Quarterman Windscreens Ltd
- Quicksilver
- R B Parekh & Co
- R J Parekh & Co
- R Woodfall, Opticians
- Rajah Tandori and Curry
- Ranmac Employment Agency
- Ranmac Security Ltd
- Rapleys LLP
- Red Kite Learning
- Redder Splash
- Reed Employment
- Richard Harrison Architecture, Trafalgar Studios
- Richard Hartley Partnership
- Rive Estate Agents
- Rizzy Brown
- RK Burt & Co Ltd
- Robert O Clotey & Co
- Rodgers & Johns
- Rodney Radio
- Rodney Road Traders Association
- Roger Tym & Partners
- Roosters Chicken and Ribs
- Rose Bros
- Roxlee the City Cobbler
- Roy & Partners
- Roy Brooks Ltd
- Royal Mail Group
- RPS Planning Transport and Environment
- Rusling, Billing, Jones
- S & S Dry Cleaners

- S C Hall & Son
- S T & T Publishing Ltd
- Sainsbury's plc
- Salon 3A Unisex Hairdressing
- Samuel Brown
- Savages Newsagents
- Savills Commercial Limited
- Savills Planning
- SCEMSC
- Scenic Art
- SEA / RENUUE
- Sea Containers Services Ltd
- SecondSite Property Holdings
- Service Point
- Sesame Institute UK
- SETAA
- Shalom Catering Services
- Shopping Centres Ltd (Surrey Quays)
- Simpson Millar (incorporating Goslings)
- Sinclair Robertson & Co Ltd
- Sitec
- Skalps
- Smile Employment Agency
- Softmetal Web Designer
- South Bank Employers Group
- South Bank Technopark
- South Central Business Advisory Centre
- South East Cars
- South Eastern Trains
- South London Press Ltd
- Southern Railway
- Southwark & Kings Employees Credit Union Ltd.
- Southwark Association of Street Traders
- Southwark Chamber of Commerce

- Southwark Credit Union
- Southwark News
- Spaces Personal Storage
- Spacia Ltd
- St. Michael Associates
- Stage Services (London) Ltd
- Start Consulting
- Stephen Michael Associates
- Steve Cleary Associates
- Stitches Marquee Hire
- Stream Records
- Stroke Care
- Studio 45
- Studio 6
- Sumner Type
- Superdrug Stores Plc
- Supertec Design Ltd
- TA Property Consultants
- Tangram Architects & Designers
- Tate Modern
- Taxaccount Ltd
- Team London Bridge
- Terence O'Rourke
- Tesco Stores Ltd
- Tetlow King Planning
- The Bakers Oven
- The Chapter Group PLC
- The Clink & Bankside Co Ltd
- The Clink Prison
- The Design Museum
- The Dulwich Estates
- The Edge Couriers
- The Financial Times
- The Hive

- The Mudlark
- The New Dome Hotel
- The Old Operating Theatre
- The Peckham Experiment
- The Stage Door
- The Surgery
- Thermofrost Cryo plc
- Thomas & Co Solicitors
- Thrifty Car Rental/Best Self Drive Ltd
- Timchart Ltd
- Tito's
- TM Marchant Ltd
- Tola Homes
- Tom Blau Gallery
- Toucan Employment
- Tower Bridge Travel Inn Capital
- Trade Winds Colour Printers Ltd
- Trigram Partnership
- Turning Point - Milestone
- Two Towers Housing Co-Op
- United Cinemas International (UCI)
- United Friendly Insurance PLC
- Unity Estates

Environmental

- Bankside Open Spaces Trust
- Dawson's Hill Trust
- Dog Kennel Hill Adventure
- Dulwich Allotment Association
- Dulwich Society Wildlife Committee
- Friends of Belair Park
- Friends of Burgess Park
- Friends of Geraldine Mary Harmsworth Park
- Friends of Guy Street Park

- Venters Reynolds
- Victory Stores
- Vijaya Palal
- Vinopolis
- W Uden & Sons Ltd
- Wallace Windscreens Ltd
- Walsh (Glazing Contractors) Ltd
- Walter Menteth Architects
- Wardle McLean Strategic Research Consultancy Ltd
- Watson Associates
- West & Partners
- Wetton Cleaning Services Ltd
- WGI Interiors Ltd
- White Dove Press
- Whitehall Clothiers (Camb) Ltd
- Wilkins Kennedy
- William Bailey, Solicitors
- Wing Tai Super Market
- Workspace Group
- Workspace Ltd (C/o RPS PLC)
- Xysystems Ltd
- Yates Estate
- Yinka Bodyline Ltd

- Friends of Honor Oak Recreation Ground
- Friends of Nunhead Cemetery
- Friends of Nursery Row Park
- Friends of Peckham Rye
- Friends of Potters Field Park
- Friends of Southwark Park
- Groundwork Southwark
- Lamlash Allotment Association
- Lettsom Garden Association

- London Wildlife Trust
- National Playing Fields Association
- Nature Park
- North Southwark Environmental Network
- One Tree Hill Allotment Society
- Rotherhithe & Bermondsey Allotment Society

Black and Minority Ethnic groups

- Afiya Trust
- African Research & Information Bureau (ARIB)
- African Child Association
- African Children and Families Support
- African Community Development Foundation
- African Community Link Project
- African Elders Concern
- African Foundation For Development
- African Graduate Centre
- African Heritage Association
- African Inform
- African Root Men's Project (ARMPRO)
- African Regeneration Association
- African Research
- African's People's Association
- African Women's Support Group
- Afro-Asian Advisory Service
- Afro-Caribbean Autistic Foundations
- Ahwazi Community Association
- AKWAABA Women's Group
- Alliance for African Assistance
- Amannagwu Community Association UK
- Anerley French & Swahili Club
- Anti-Racist Alliance
- Anti-Racist Integration Project
- Arab Cultural Community

- Southwark Biodiversity Partnership
- Southwark Friends of the Earth
- Surrey Docks City Farm
- Victory Community Park Committee
- Walworth Garden Farm

- Arab Cultural Community
- Asian Society
- Asra Housing Association
- Association of Minority
- Association of Sri Lankans in UK
- Association of Turkish Women
- Aylesbury Turkish Women's Group
- Aylesbury Turkish Women's Project
- Bangladeshi Women's Group
- Bengali Community Association
- Bengali Community Development Project
- Bengali Women's Group
- Bhagini Samaj Women's Group
- Birlik Cemiyet Centre
- Black Awareness Group
- Black Cultural Education
- Black Elderly Group Southwark
- Black Elders Mental Health Project
- Black Organisation for Learning Difficulties
- Black Parents Network
- Black Training Enterprise Group
- Cara Irish Housing Association
- Caribbean Ecology Forum
- Caribbean Women's Network
- Carr-Gomm Society Limited
- Centre for Inter-African Relations

- Centre for Multicultural Development and Integration
- Charter for Non-Racist Benefits
- Chinese/Vietnamese Group
- Confederation of Indian Organisations (U.K.)
- Daryeel Somali Health Project
- Educational Alliance Africa
- Eritrean Community Centre
- Eritrean Education and Publication Trust
- Ethiopian Refugee Education & Careers Centre
- Ethno News
- French Speaking African General Council
- Ghana Refugee Welfare Group
- GHARWEG Advice, Training & Careers Centre
- Great Lakes African Women's Network
- Greek Community of South London
- Gulu Laity Archdiocesan Association
- Here & There - Somali Training Development Project
- Igbo Tutorial School
- Integration Project for the Francophone African Community
- International Ass of African Women
- International Association for Sierra Leoneans Abroad
- Irish Families Project
- Irish in Britain Representation Group
- Istrinsabbha-Sikh Women's Group
- Ivorian Social Aid Society
- Mauritius Association
- Mauritius Association of Women in Southwark
- Mercyline Africa Trust (UK)
- Mitali Asian Women's Project
- Multi- Lingual Community Rights Shop
- RCA/ Southwark Irish Pensioners Project
- Rockingham Somali Support
- Rondalya Phillipino-UK
- Sidama Community in Europe

- Sierra Leone Community Forum
- Sierra Leone Muslim Women Cultural Organisation
- Society of Caribbean Culture
- Somali Community
- Somali Community Association in Southwark
- Somali Counselling Project
- Somali Group
- Somali Health and Education Project
- Somali Mother Tongue & Supplementary Class
- Somali Project
- Somali Women & Children's Project
- South East Asian Elderly
- South London Arab Community Group
- Southwark African Support Services
- Southwark Asian Association
- Southwark Bhagini Samaj
- Southwark Chinese Women's Group
- Southwark Cypriot & Turkish Cultural Society
- Southwark Cypriot Day Centre & Elders Group
- Southwark Cypriot Turkish Association
- Southwark Ethnic Alliance
- Southwark Ethnicare Project
- Southwark Irish Festival
- Southwark Irish Forum
- Southwark Multicultural Link in Education
- Southwark Race and Equalities Forum
- Southwark Somali Advisory Forum c/o CIDU
- Southwark Somali Refugee Council
- Southwark Somali Union
- Southwark Travellers Action Group
- Southwark Turkish & Cypriot Group
- Southwark Turkish Association and Community Centre
- Southwark Turkish Education Group
- Southwark Turkish Perkunlunler Cultural Ass.

- Southwark United Irish Community Group
- Southwark Vietnamese Chinese Community
- Southwark Vietnamese Refugee Association
- Strategic Ethnic Alliance
- Sudanese Welfare Association
- Suubi-Lule African Youth Association
- The Burrow & Carragher Irish Dance Group
- Uganda Refugee Art & Education Development Workshop
- UK Ivorian Space

- Union of Ivorian Women
- Urhobo Ladies Association Ltd
- Vietnamese Women's Group
- Vishvas
- Walworth Bangladeshi Community Association
- West African Community Action on Health & Welfare
- West Indian Standing Conference
- Women of Nigeria International
- Yemeni Community Association

Religious

- Apostolic Faith Mission
- Bermondsey Methodist Central Hall
- Bethel Apostolic Ministerial Union
- Bethnal Apostolic Ministerial Union
- Brandon Baptist Church
- British Red Cross
- Celestial Church of Christ
- Christ Church (Barry Road)
- Christ Church Southwark
- Christ Intercessor's Network
- Christian Caring Ministries Trust
- Christian Life Church
- Christway Community Centre
- Church of St John the Evangelist
- Churches Community Care Project
- Crossway United Reformed Church
- Daughters of Divine Love Training Centre
- Dulwich Islamic Centre
- Elephant & Castle Mosque
- English Martyrs Church
- Finnish Church in London
- Fountain of Life Ministries
- Gospel Faith Mission

- Grove Chapel
- Herne Hill Methodist Church
- Herne Hill United Reformed Church
- Holy Ghost Temple
- Janyang Buddhist Centre
- Mary's Association
- Metropolitan Tabernacle
- Muslim Association of Nigeria
- New Peckham Mosque & Muslim Cultural Centre
- Norwegian Church
- Our Lady of La Salette & St Joseph
- Pakistan Muslim Welfare
- Peckham St John with St Andrew
- Pembroke College Mission
- Salvation Army
- Sasana Ramsi Vihara
- Seal of Rastafari
- Single Parents Holistic Ministry
- Sisters Community Delivery Health
- Sisters of the Sacred Heart
- South East Catholic Organisation
- South East London Baptist Homes
- South East Muslim Association

- South London Industrial Mission
- South London Tabernacle Baptist Church
- South London Temple
- Southwark Cathedral
- Southwark Churches Care
- Southwark Diocesan Housing Association
- Southwark Hindu Centre
- Southwark Islam Cultural Trust
- Southwark Multi-Faith Forum c/o CIDU
- Southwark Muslim Council & Dulwich Islamic Centre
- Southwark Muslim Forum
- Southwark Muslim Women's Association
- Southwark Muslim Youth Project
- Southwark Salvation Army
- St Anne's Church, Bermondsey
- St Anthony's Hall
- St Christopher's Church (Pembroke College Mission)
- St Georges Roman Catholic Cathedral
- St Giles Church
- St Giles Trust

Residents groups

- Abbeyfield T&RA
- Acorn T&RA
- Adams Gardens T&RA
- Alberta T&RA
- Alvey T&RA
- Applegarth House T&RA
- Applegarth TMO
- Astbury Road T&RA
- Atwell T&RA
- Aylesbury T&RA
- Baltic Quay Residents and Leaseholders
- Barry Area T&RA

- St Hugh's Church
- St John's Church, Peckham
- St Mary Magdalene Church - Bermondsey
- St Mary's Greek Orthodox Church
- St Matthews at the Elephant
- St Peters Church
- St. Johns Church, Goose Green
- St. Jude's Community Centre
- St. Matthew's Community Centre
- St. Michael's Vicarage
- Sumner Road Chapel
- Swedish Seaman's Church
- Taifa Community Care Project
- The Church Commissioners
- The Church of the Lord (Aladura)
- The Rectory
- Tibetan Buddhist Centre
- Trinity In Camberwell
- Vineyard Community Church
- Walworth Methodist Church

- Bellenden Residents Group
- Bermondsey Street T&RA
- Bermondsey Street TA.
- Bonamy & Bramcote Tenants Association
- Borough and Scovell T&RA
- Brandon T&RA
- Brayards Rd Estate TRA
- Brenchley Gardens T&RA
- Bricklayers Arms T&RA
- Brimtonroy T&RA
- Brook Drive T&RA
- Browning T&RA

- Brunswick Park T&RA
- Buchan T&RA
- Camberwell Grove T&RA
- Canada Estate T&RA
- Caroline Gardens T&RA
- Castlemead T&RA
- Cathedral Area RA
- Champion Hill T&RA
- Comus House T&RA
- Conant T&RA
- Congreve and Barlow T&RA
- Consort T&RA
- Cooper Close Co-op T&RA
- Cossall T&RA
- Crawford Road T&RA
- Crosby Lockyer & Hamilton T&RA
- Croxted Road E.D.E.T.R.A
- Delawyke Residents Association
- Delawyke T&RA
- D'Eynsford Estate T&RA
- Dickens T&RA
- Dodson & Amigo T&RA
- Downtown T&RA
- Draper Tenants Association
- East Dulwich Estate T&RA
- East Dulwich Grove Estate T&RA
- Elephant Lane Residents Association
- Elizabeth T&RA
- Elmington T&RA
- Esmeralda T&RA
- Four Squares T&RA
- Gateway T&RA
- Gaywood Estate TA
- Gaywood T&RA

- George Tingle T&RA
- Gilesmead T&RA
- Glebe North and South T&RA
- Gloucester Grove T&RA
- Goschen T&RA
- Grosvenor T&RA
- Grove Lane Residents Association
- Haddonhall Residents TMO
- Haddonhall Tenants Co-op
- Halimore TA
- Harmsworth Mews Residents Association
- Hawkstone T&RA
- Hayles T&RA
- Heygate T&RA
- House Buildings T&RA
- Juniper House T&RA
- Keetons T&RA
- Kennington Park House T&RA
- Kinglake T&RA
- Kipling T&RA
- L T&RA
- Lant T&RA
- Lawson Residents Association
- Lawson T&RA
- Leathermarket JMB
- Ledbury T&RA
- Lettsom T&RA
- Library Street Neighbourhood Forum
- Longfield T&RA
- Lordship Lane & Melford Court T&RA
- Magdalene Tenants & Residents Association
- Magdalen T&RA
- Manchester House T&RA
- Manor T&RA

- Mardyke House T&RA
- Mayflower T&RA
- Meadow Row T&RA
- Metro Central Heights RA
- Millpond T&RA
- Neckinger Estate T&RA
- Nelson Square Gardens T&RA
- Nelson Square Community Association
- New Camden T&RA
- Newington T&RA
- Northfield House T&RA
- Nunhead Residents Association
- Oliver Goldsmith T&RA
- Osprey T&RA
- Parkside T&RA
- Pasley Estate T&RA
- Pedworth T&RA
- Pelier T&RA
- Penrose T&RA
- Plough and Chiltern T&RA
- Puffin T&RA
- Pullens T&RA
- Pullens Tenants Association
- Redriff Tenants Association (Planning)
- Rennie T&RA
- Rochester Estate T&RA
- Rockingham Management Committee
- Rockingham TRA
- Rodney Road T&RA
- Rouel Road Estate T&RA
- Rye Hill T&RA
- Salisbury Estate T&RA

- Sceaux Gardens T&RA
- Setchell Estate T&RA
- SHACCA T&RA
- Silwood T&RA
- Southampton Way T&RA
- Southwark Group of Tenants Association
- Southwark Park Estate T&RA
- St Crispins T&RA
- St James T&RA
- Styles House T&RA
- Sumner Residents T&RA
- Surrey Gardens T&RA
- Swan Road T&RA
- Sydenham Hill T&RA
- Tabard Gardens Management Co-op
- Tappesfield T&RA
- Tarney Road Residents Association
- Tenant Council Forum
- Thorburn Square T&RA
- Thurlow T&RA
- Tooley Street T&RA
- Trinity Newington Residents Association
- Two Towers T&RA
- Unwin & Friary T&RA
- Webber and Quentin T&RA
- Wendover T&RA
- West Square Residents' Association
- Wilsons Road T&RA
- Winchester Estate TA
- Wyndam & Comber T&RA

Housing

- Affinity Sutton
- Central & Cecil Housing Trust
- Dulwich Right to Buy
- Excel Housing Association
- Family Housing Association Development
- Family Mosaic
- Habinteg
- Hexagon - Southwark Women's Hostel
- Hexagon Housing
- Hexagon RSL
- Home-Start
- Housing for Women
- Hyde RSL
- Lambeth & Southwark Housing Society
- London & Quadrant Housing Trust

- Love Walk Hostel
- Metropolitan Housing Trust
- Octavia Hill Housing Trust
- Peabody Estate (Bricklayers)
- Pecan Limited
- Rainer South London Housing Project
- Sojourner Housing Association
- South East London Housing Partnership
- Southwark Housing Association Group (SOUHAG)
- Southern Housing Group
- Southwark & London Diocesan H A
- Southwark Park Housing
- Stopover Emergency & Medium Stay Hostels
- Wandle RSL

Education/young persons

- 8th East Dulwich Brownies
- Active Kids Network
- After School Clubs
- All Nations Community Nursery
- Alliance for African Youth
- Amott Road Playgroup
- Anti-Bullying Campaign
- Aylesbury Early Years Centre
- Aylesbury Plus SRB Detached Project: Youth Club
- Aylesbury Youth Centre
- Aylesbury Youth Club
- Bede Youth Adventure
- Bermondsey Adventure Playground
- Bermondsey Community Nursery
- Bermondsey Scout Group
- Bethwin Road Adventure Playground

- Blackfriars Housing for Young
- Blackfriars Settlement Youth Club
- British Youth Opera
- Camberwell After-School Project
- Camberwell Choir School
- Camberwell Scout Group
- Cambridge House Young People's Project
- Camelot After School Club
- Caribb Supplementary School and Youth Club
- Caribbean Youth & Community Association
- CASP Playground
- Charles Dickens After School Clubs
- Chellow Dene Day Nursery
- Child and Sound
- Children's Day Nursery
- Community Education Football Initiative

- Community Youth Provision Ass.
- Copleston Children's Centre
- Dyason Pre-School
- Early Years Centre
- Early-Birds Pre-School Playgroup
- East Dulwich Adventure Playground Association
- East Dulwich Community Nursery
- Ebony Saturday School
- Emmanuel Youth & Community Centre
- First Steps Montessori Playgroup
- Founder Union of Youth
- Future Generation Youth Club
- Garden Nursery
- Geoffrey Chaucer Youth Club
- Goose Green Homework Club
- Grove Vale Youth Club
- Gumboots Community Nursery
- Guys Evelina Hospital School
- Half Moon Montessori Playgroup
- Happy Faces Playgroup Under 5's
- Hatasu Students Learning Centre
- Heartbeat After School Project
- Heber After School Project
- Hollington Youth Club
- Joseph Lancaster After School Club
- Justdo Youth Network
- Ketra Young Peoples Project
- Kids Are Us Play centre
- Kids Company
- Kinderella Playgroup
- Kingsdale Youth Centre
- Kingswood Elfins
- Lawnside Playgroup
- Linden Playgroup

- Louise Clay Homework Club
- Millwall Community Sports Scheme
- Mint Street Adventure Playground
- Mission Youth Centre
- Mother Goose Nursery
- NCH Action for Children Eye to Eye Meditation
- Nunhead Community Education Service
- Nunhead Green Early Years
- Odessa Street Youth Club
- Peckham Drop in Crèche
- Peckham Park After School Club
- Peckham Rye After School Care
- Peckham Settlement Nursery
- Peckham Town Football Club
- Pembroke House Youth Club
- Pickwick Community Centre & Youth Club
- Playshack Playgroup
- Rainbow Playgroup
- Reconcillors Children's Club
- Riverside After School Club
- Rockingham Asian Youth
- Rockingham Community Day Nursery
- Rockingham Estate Play
- Rockingham Playgroup
- Rotherhithe Community Sports Project
- Sacred Heart Pre-School Day Care
- Salmon Youth Centre
- Save the Children Fund
- Scallywags Day Nursery
- Scarecrows Day Nursery
- Sesame Supplementary School
- Sheldon Health Promotion Toddlers Group
- Sixth Bermondsey Scout Group
- Somali Youth Action Forum

- South London Children's Scrap Scheme
- South London Scouts Centre
- Southwark Catholic Youth Service
- Southwark Childminding Association
- Southwark Children's Foundation
- Southwark Community Planning & Education Centre
- Southwark Opportunity Playgroup
- Southwark Schools Support Project
- Southwark Somali Homework Club
- Springboard for Children
- St Faiths Community & Youth Association
- St Giles Youth Centre
- St John's Waterloo YC
- St Marys Pre-School
- St Peters Monkey Park
- St. George's Youth Project
- St. Peter's Youth & Community Centre
- Surrey Docks Play Ass.
- Tabard After School Project
- Tadworth Playgroup
- Tenda Road Early Years Centre
- The Ink Tank Arts and Crafts After School Kids Club
- Trinity Child Care
- Tykes Corner
- Union of Youth
- Upstream Children's Theatre
- Westminster House Youth Club
- YCGN UK (Youth Concern Global Network)
- YHA Rotherhithe
- Youth Concern UK
- Anando Pat Community School
- Archbishop Michael Ramsey Sixth Form Centre
- Beormund School
- Boutcher CoE School

- British School of Osteopathy
- Brunswick Park Primary
- Cathedral School
- Cobourg Primary School
- Crampton Primary
- Crampton School (Parents)
- Dachwyng Supplementary School
- Dulwich College
- Dulwich Hamlet Junior School
- Dulwich Village CE Infants School
- Dulwich Wood School
- Emotan Supplementary School
- English Martyrs RC School
- Eveline Lowe School
- Friars School
- Gabriel Garcia Marquez School
- Geoffrey Chaucer School
- Gharweg Saturday School
- Gloucester Primary
- Goodrich Primary
- Grange Primary
- Institute of Psychiatry
- James Allen's Girls School
- Kingsdale School
- Kintmore Way Nursery School
- Lighthouse Supplementary School
- Little Saints Nursery School Ltd
- London College of Printing
- London School of Law
- London South Bank University
- Morley School
- Mustard Seed Pre-School
- Nell Gwynn School
- Notre Dame RC

- Pui-Kan Community Chinese School
- Robert Browning Primary School
- Sacred Heart School
- South Bank University
- Southwark College (Southampton Way)
- Southwark College (Surrey Docks)
- Southwark College (Waterloo)
- Southwark College Camberwell Centre
- St Anthony's RC
- St Francesa Cabrini RC
- St Francis RC
- St George's Cathedral
- St George's CE
- St John's CE School
- St Josephs Infants School
- St Josephs RC School

- St Jude's CE School
- St Olave's & St Saviour's Grammar School Foundation
- St Paul's Primary School
- St Peter's Walworth CE School
- St Saviour's & St Olave's CE
- St. George the Martyr School
- Surrey Square Infant and Junior School
- The Archbishop Michael Ramsey Technology College
- The Charter School
- Townsend Primary School
- Victory Primary School
- Walworth Lower School
- Walworth Upper School
- Waverley Upper School
- Whitefield Pre-school
- Whitstable Early Years Centre

Health

- Alzheimer's Disease Society
- Bermondsey & Rotherhithe Mental Health Support Group
- Community Health South London
- Daryeel Health Project
- Dyslexia Association of London
- Guys and St. Thomas' Hospital Trust
- Health Action Zone
- Health First
- Hospital and Prison Action Network
- London Dyslexia Association
- London Ecumenical Aids Trust
- LSL Health Alliance
- Maudsley Befrienders & Volunteers
- Maudsley Social Work Team
- Maudsley Volunteers
- Mental Health Project

- Oasis Health Centre
- Phoenix Women's Health
- Southwark Health Alliance
- Southwark HIV & Aids Users Group
- Southwark Phoenix Women's Health Organisation
- St Christopher's Hospice
- Terence Higgins Trust
- Aylesbury Health Centre
- Aylesbury Medical Centre
- Bermondsey & Lansdowne Medical Mission
- Blackfriars Medical Centre
- Borough Medical Centre
- Camberwell Green Surgery
- CHSL NHS Trust
- Elm Lodge Surgery
- Falmouth Road Group Practice

- Guy's and St Thomas' NHS Foundation Trust
- Maudsley Hospital
- Old Kent Road
- Parkside Medical Centre
- Princess Street Health Centre
- SHA Strategic Health Authority Southside

- The Diffley Practice
- The Grange Road Practice
- Townley Clinic
- Walworth Clinic
- Walworth Road Health Centre

Transport

- Green Lanes & REPA
- Lambeth and Southwark Community Transport (LASCoT)
- Living Streets
- London Cycling Campaign
- London Transport Users Committee
- Southwark Community Transport

- Southwark Cyclists
- Southwark Living Streets
- Southwark Pedestrian Rights Group
- Southwark Transport Group
- SUSTRANS

Pensioners/older people

- Age Concern Carers Support Group
- Age Concern Southwark Community Support
- Age Concern Southwark Primary Care Project
- Age Concern Southwark: Head Office
- Association of Greater London Older Women (AGLOW)
- Aylesbury Pensioners Group
- Bermondsey Care for the Elderly
- Bermondsey Pensioners Action Group
- East Dulwich Pensioners Action Group
- East Dulwich Pensioners Group
- Fifty+ Activity Club
- Golden Oldies Club
- Golden Oldies Community Care Project
- Golden Oldies Luncheon Club
- Local Authority Elderly Home

- Old Age Directorate
- Over 50's Club
- Pensioners Club
- Pensioners' Forum
- Pensioners Pop-In (Borough Community Centre)
- Rockingham Over 50's
- Rotherhithe Pensioners Action Group
- South Asian Elderly Organisation
- Southwark Black Elderly Group
- Southwark Irish Pensioners
- Southwark Muslim Pensioners Group
- Southwark Pensioners Action Group
- Southwark Pensioners Centre
- Southwark Pensioners Forum
- Southwark Turkish Elderly

Disability

- Action for Blind People
- Action for Blind People (Training Centre)
- Action for Dysphasic Adults
- Age Concern Southwark Black Elders Mentally Frail
- Bede Learning Disabilities Project
- Cambridge House Literacy Project
- Handicapped Playground Ass
- IBA for Children & Adults with Mental & Physical Disabilities
- Keswidee Arts for Disabled People

- Latin American Disabled People's Project
- Organisation of Blind African Caribbeans
- Sainsbury's Centre for Mental Health
- Sherrie Eugene Community Deaf Association
- Southwark Disabilities Forum c/o CIDU
- Southwark Disablement Association
- Southwark Multiple Sclerosis Society
- Southwark Phoenix and Leisure Club for People with Disabilities

Refugee Groups/Recent Immigrants

- Refugee Housing Association
- Refugee Youth
- South London Refugee Youth
- Southwark Day Centre for Asylum Seekers
- Southwark Refugee Artists Network
- Southwark Refugee Communities Forum
- Southwark Refugee Education Project
- Southwark Refugee Project
- The Refugee Council

Lesbian, gay, bisexual and transgender

- Southwark LGBT Network

Other Consultees

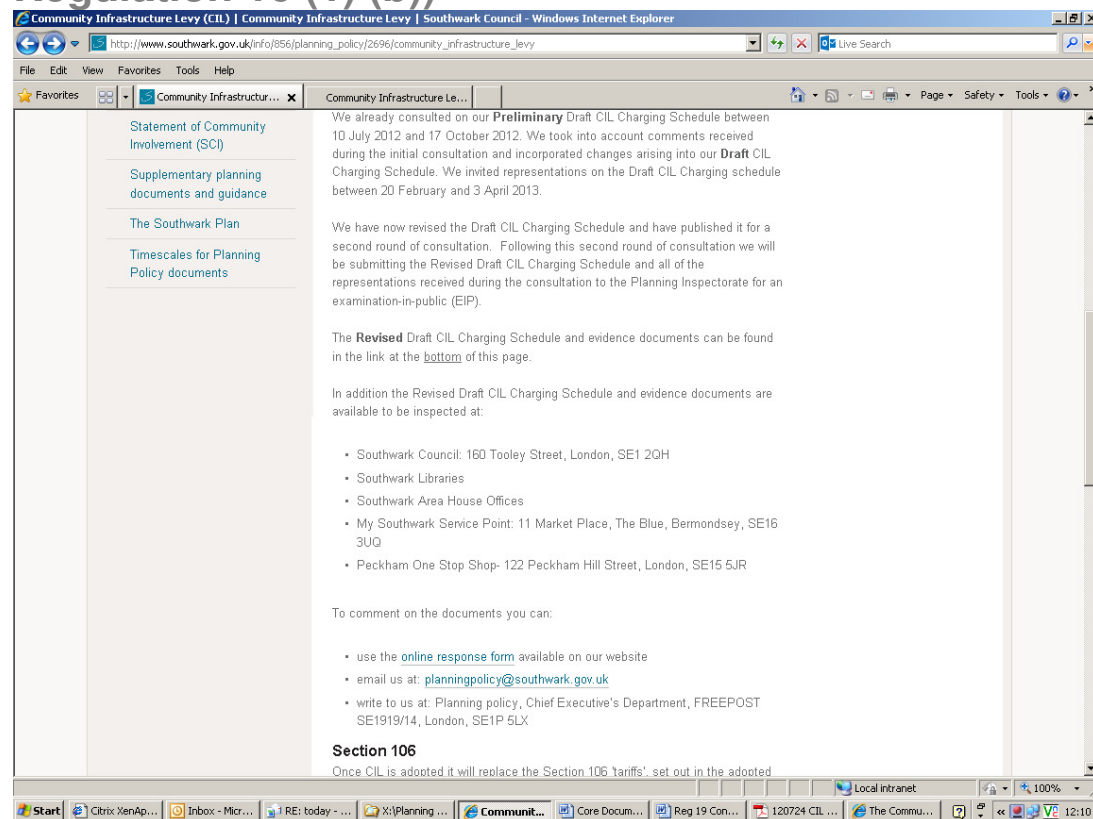
- Age Concern
- British Waterways, Canal owners and navigation authorities (Port of London)
- Centre for Ecology and Hydrology
- Southwark Chamber of Commerce
- Church Commissioners
- Commission for Architecture and the Built Environment

- Commission for New Towns and English Partnerships
- Crown Estate Office
- Civil Aviation Authority
- English Partnerships
- Commission for Racial Equality
- Department of the Environment, Food and Rural Affairs
- Southwark Primary Care Trust

- Regional Public Health Group - London
- Diocesan Board of Finance
- Disability Rights Commission
- Disabled Persons Transport Advisory Committee
- H.M Prison Service
- Highways Agency
- Home Office
- Electricity, Gas, Telecommunications Operators
- National Grid
- Council for the Protection of Rural England
- London Wildlife Trust
- Royal Society for the Protection of Birds
- Equal Opportunities Commission
- Fire and Rescue Services
- Friends of the Earth Southwark
- Forestry Commission
- Freight Transport Association
- Gypsy Council
- Health and Safety Executive
- Help the Aged
- Housing Corporation
- Learning and Skills Council
- Southwark Equalities Council
- Regional Housing Boards
- Railfreight Group
- Road Haulage Association
- House Builders Federation
- Traveller Law Reform Coalition
- London Transport Buses
- London Underground
- Marine Management Organisation
- National Disability Council Secretariat
- National Grid Company Plc.
- National Playing Fields Association

- Network Rail
- Office of Rail Regulation
- Police/Crime Prevention
- Port of London Authority
- Post Office Property Holdings
- Southern Railway
- Sport England - London Region
- Thameslink Trains
- Transport for London
- Women's National Commission
- Southwark Volunteer Centre

APPENDIX D: Website publication of Revised Draft CIL Charging Schedule and evidence documents (CIL Regulation 16 (1) (b))



Draft CIL Charging Schedule | Community Infrastructure Levy | Southwark Council - Windows Internet Explorer

http://www.southwark.gov.uk/info/856/planning_policy/2696/community_infrastructure_levy/2

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Community Infrastructure Levy

Draft CIL Charging Schedule

Consultation on the Revised Draft CIL Charging Schedule

We have considered all of the representations received at the last consultation stage and have also undertaken further work on our evidence base. We are now proposing some changes to the Draft CIL Charging Schedule.

A Revised Draft CIL Charging Schedule was approved by Cabinet on 10 December 2013 for public consultation. In accordance with CIL Regulation 16, we are now inviting further representations. The consultation documents can be viewed in the link below.

[Revised Draft CIL Charging Schedule and supporting documents](#)

We have also prepared an evidence background paper which can be viewed through this [link](#)

There are a number of documents which support the Revised Draft CIL Charging Schedule including a Draft Regulation 123 List, an Infrastructure Plan, an Equality Analysis, a Consultation Plan, a Consultation Report and economic viability studies.

From 14 January 2014 you will be able to view the consultation documents at all libraries, area housing offices, one stop shops and my service points around the borough. The supporting economic viability studies are available to view either at the council's offices or through the link above.

Formal public consultation on the documents will commence on Tuesday 14 January 2014 for a period of 6 weeks. Comments must be received by 5pm Tuesday 25 February 2014. To comment on the documents you can:

- use the on-line form
- email us at: planningpolicy@southwark.gov.uk

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Area action plans
Article 4 Directions
Authority monitoring report
Community Infrastructure Levy
Core strategy
Evidence base
Local Development Scheme
Neighbourhood planning
Old Kent Road
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Statement of Community Involvement (SCI)
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Draft CIL Charging Schedule | Community Infrastructure Levy | Southwark Council - Windows Internet Explorer

http://www.southwark.gov.uk/info/856/planning_policy/2696/community_infrastructure_levy/2

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Community Infrastructure Levy

The Southwark Plan

Timescales for Planning Policy documents

- use the on-line form
- email us at: planningpolicy@southwark.gov.uk
- write to us at: Planning policy, Chief Executive's Department, FREEPOST SE1919/14, London, SE1P 5LX

In your representation to us please also let us know if you would like to be notified at a specified address of any of the following:

- That the Revised Draft CIL Charging Schedule has been submitted to the CIL Examiner in accordance with section 212 of the Planning Act 2008;
- The publication of the recommendations of the CIL Examiner and the reasons for those recommendations; and
- The approval of the CIL charging schedule by the council.

Following this round of consultation we will be submitting the Revised Draft CIL Charging Schedule and all of the representations received during the consultation to the Planning Inspectorate for an examination-in-public (EIP).

At the EIP you have a right to be heard by the CIL Examiner. In your representation you must notify us if you wish to speak at the EIP hearings.

View the [Preliminary Draft CIL Charging Schedule](#).

View the [Draft CIL Charging Schedule and supporting documents](#)

[Draft CIL Charging Schedule](#)

More about Community Infrastructure Levy

- [Community Infrastructure Levy \(CIL\)](#)
- [Draft CIL Charging Schedule](#)
- [CIL Evidence Base Documents](#)

https://www.southwark.gov.uk/downloads/download/3323/draft_cil_charging_schedule

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CIL Evidence Base Documents | Community Infrastructure Levy | Southwark Council - Windows Internet Explorer

http://www.southwark.gov.uk/info/056/planning_policy/2696/community_infrastructure_levy/3

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Article 4 Directions

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Community Infrastructure Levy

Core strategy

Evidence base

Local Development Scheme

Neighbourhood planning

Old Kent Road

Open space strategy

Outside areas of local plans

Home > Planning and building control > Planning policy > Community Infrastructure Levy

Community Infrastructure Levy

CIL Evidence Base Documents

In accordance with the Community Infrastructure Levy Regulations (2010) (as amended), the following documents make up the evidence base to support the proposed Southwark CIL rates set out in the revised Draft CIL Charging Schedule.

- Core Strategy (2011)
- Infrastructure Plan (2013)
- CIL Viability Study (December 2013)

More about Community Infrastructure Levy

- Community Infrastructure Levy (CIL)
- Draft CIL Charging Schedule
- CIL Evidence Base Documents

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Revised Draft CIL Charging Schedule | Southwark Council - Windows Internet Explorer

https://www.southwark.gov.uk/downloads/download/3680/revised_draft_cil_charging_schedule

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Home > Downloads > Planning and building control > Revised Draft CIL Charging Schedule

Revised Draft CIL Charging Schedule

Evidence documents

Available files

- Revised Draft CIL Charging Schedule (4.62 MB PDF)
- Regulation 123 List (3 MB PDF)
- Equalities Analysis (3.06 MB PDF)
- Revised Draft CIL Charging Schedule Consultation Plan (3.13 MB PDF)
- Consultation Report - Draft CIL Charging Schedule (5.32 MB PDF)
- Infrastructure Plan December 2013 (3.89 MB PDF)
- Revised Draft CIL Charging Schedule evidence background paper 2013 (3.86 MB PDF)
- CIL Viability Study December 2013 (1.92 MB PDF)
- CIL Viability Study December 2013 Appendices (4.73 MB PDF)
- CIL Viability Study - Further sensitivity testing (152.55 KB PDF)
- House Price Heat Map (3.18 MB PDF)
- Canada Water AAP - Viability Analysis Harmsworth Quays and adjacent sites Feb 2013 (797.2 KB PDF)
- Canada Water AAP- Further Viability Analysis for Harmsworth Quays and adjacent sites Nov 2013 (243.82 KB PDF)

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Appendix E: Preliminary Draft CIL consultation letter (CIL Regulation 15 (2) (5))



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

24th July 2012

Dear Sir/ Madam

**COMMUNITY INFRASTRUCTURE LEVY, ENGLAND AND WALES:
THE COMMUNITY INFRASTRUCTURE LEVY REGULATIONS 2010 (AS AMENDED 2011)**

**CONSULTATION ON THE PRELIMINARY DRAFT COMMUNITY INFRASTRUCTURE LEVY (CIL)
CHARGING SCHEDULE**

I am writing to notify you that we are currently consulting on our Preliminary Draft CIL Charging Schedule.

What is the Community Infrastructure Levy (CIL) and the Charging Schedule?

The Community Infrastructure Levy (CIL) is a new levy that local authorities can choose to charge on new developments in their area. The money can be used to support development by funding strategic local infrastructure that the council, local community and neighbourhoods want. The benefits are increased certainty for the funding and delivery of infrastructure, increased certainty for developers and increased transparency for local people.

We have prepared a document called a charging schedule which sets out the amount of CIL to be paid (pounds per square metre of new floorspace) and an explanation of the method to be used to work out how much should be paid in each case. We will carry out two rounds of consultation on the proposed Charging Schedule. This is the first stage of consultation. Our proposed CIL levy is supported by evidence, including a study of the economic viability of new development and Southwark's infrastructure needs.

The CIL Charging Schedule will eventually replace the section 106 standard charges set out in the adopted Section 106 planning obligations supplementary planning document (SPD). Section 106 planning obligations will continue to be used for affordable housing and anything required just for the specific site (like a new access road). We will consult on a revised Section 106 planning obligations SPD later in the year.

Where can I view the Preliminary Draft CIL Charging Schedule?

The draft CIL Schedule is available to view on the council's website at:

http://www.southwark.gov.uk/info/856/planning_policy/2696/community_infrastructure_levy

There are a number of documents which support the Preliminary draft CIL Charging Schedule. These include a Consultation Plan, an Equalities Analysis, an Infrastructure Plan and a CIL Viability Study. You can also see these on our website.

How do I comment on the Preliminary Draft CIL Charging Schedule?

To provide comments please email planningpolicy@southwark.gov.uk.

Planning Policy – Chief Executive's Department, PO Box 64529, London SE1P 5LX
Switchboard - 020 7525 5000 **Website** - www.southwark.gov.uk
Chief Executive – Elena Kelly

Or you can mail your response to:
Planning Policy
Chief Executive's Department
FREEPOST SE1919/14
London SE17 2ES

The Preliminary Draft CIL Charging Schedule was published on **10 July 2012**. Formal consultation on the document will begin on **5 September 2012**. All comments must be received by **5pm Wednesday 17 October 2012**.

Where can I see a hard copy of the Preliminary Draft CIL Charging Schedule and its supporting documents?

You can see a hard copy and the supporting documents at the locations on the back of this letter.

What happens next?

If you have any queries about the Preliminary Draft CIL Charging Schedule or its supporting documents, please contact the Planning Policy team on 020 7525 5471 or by email at planningpolicy@southwark.gov.uk

When we receive your comments we will acknowledge your response by email (or letter if an email address is not provided) within 10 days.

Following this round of consultation we will consider all the responses we receive. We will provide a comment on all the responses we receive and we plan to publish our draft CIL (for the second round of consultation) in December 2012.

Yours faithfully



Juliet Seymour
Planning Policy Manager

Planning Policy – Chief Executive's Department, PO Box 64529, London SE1P 5LX
Switchboard - 020 7525 5000 **Website** - www.southwark.gov.uk
Chief Executive – Elena Kelly

LOCATIONS

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 and Tuesday 2pm – 7pm, Thursday 2pm to 7pm, Friday 10am-3pm, 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)
- Canada Water Library – 21 Surrey Quays Road, SE16 7AR
(Monday - Friday 9am to 8pm, Saturday 9am to 5pm, Sunday 12pm to 4pm)
- Dulwich Library - 368 Lordship Lane, SE22 8NB
(Monday, Wednesday, 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 Tuesday 2pm to 7pm, Thursday 10am to 3pm, Friday 2pm-7pm, Saturday 10am to 5pm)
- Grove Vale Library - 25-27 Grove Vale, SE22 8EQ
(Monday and Tuesday 2pm to 7pm, Thursday 2pm to 7pm, Friday 10am-3pm, Saturday 10am to 5pm)
- John Harvard Library - 211 Borough High Street, SE1 1JA
(Monday, Tuesday, Wednesday and Thursday, Friday 9am to 7pm, Saturday 9am to 5pm)
- Kingswood Library - Seeley Drive, SE21 8QR
(Monday and Thursday 10am to 2pm, Tuesday and Friday 2pm to 4pm, Sat 1pm to 5pm)
- Newington Library - 155-157 Walworth Road, SE17 1RS
(Monday, Tuesday and Friday 9am to 8pm, Wednesday and Thursday 10am to 8pm, Saturday 9am to 5pm, Sunday 12pm to 4pm)
- Nunhead Library - Gordon Road, SE15 3RW
(Monday to Thursday 2pm to 7pm, Friday 10am to 3pm, 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)

Area Housing Offices

- Nunhead and Peckham Rye - 27 Bournemouth Road, Peckham, SE15 4UJ
- Camberwell - Harris Street, London, SE5 7RX
- Rotherhithe - 153-159 Abbeyfield Road, Rotherhithe, SE16 2LS
(All open 9am- 5pm Monday - Friday)

One Stop Shops

- Peckham - 122 Peckham Hill Street, London, SE15 5JR
(Monday – Friday 9am to 5pm, Saturday 9am to 1pm)
- Walworth - 151 Walworth Road, London, SE17 1RY
(Monday – Friday 9am to 5pm)

Planning Policy – Chief Executive's Department, PO Box 64529, London SE1P 5LX
Switchboard - 020 7525 5000 **Website** - www.southwark.gov.uk
Chief Executive – Elena Kelly

Draft CIL Charging Schedule consultation letter (CIL Regulation 16 (1)(c); (2))



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

19 February 2013

Dear «First_name» «Last_name»

I am writing to notify you that we are currently consulting on two planning documents.

1. DRAFT COMMUNITY INFRASTRUCTURE LEVY (CIL) CHARGING SCHEDULE

What is the Community Infrastructure Levy (CIL) and the Charging Schedule?

The Community Infrastructure Levy (CIL) is a new levy that local authorities can choose to charge on new developments in their area. The money can be used to support new development by funding strategic infrastructure that the council, local community and neighbourhoods want.

Southwark is intending to become a CIL charging authority under the Planning Act 2008 and Community Infrastructure Levy Regulations 2010 (as amended). In order to do so, Southwark must prepare and consult on a charging schedule which sets out the charging rate(s) (per square metre of new floorspace) to be levied on new development in the borough. These rates need to be supported by evidence including a study of the economic viability of new development and an Infrastructure Plan which sets out Southwark's infrastructure needs over the next 15 years.

We consulted on a 'Preliminary' draft CIL Charging Schedule from July to October 2012. We are now at the second stage of preparation. Following this second round of consultation we will be submitting the Draft CIL Charging Schedule and all of the representations received during consultation to the Government's Planning Inspectorate office. The Draft CIL Charging Schedule will then be subject to an Examination in Public held by an independent Examiner during the Summer 2013.

The CIL Charging Schedule will eventually replace the section 106 tariffs set out in the adopted Section 106 planning obligations supplementary planning document (SPD). Section 106 planning obligations will continue to be used for affordable housing and anything required just for the specific site (like a new access road). We will consult on a revised Section 106 planning obligations SPD later in the year.

How to make a representation on the Draft CIL Charging Schedule (CIL Regulation 16 (2))

The draft CIL Charging Schedule was published on **20 February 2013** and is available for consultation for a period of six weeks. All comments must be received by **5pm Wednesday 3 April 2013**.

The draft CIL Charging Schedule and its supporting documents are available to view on the council's website at: http://www.southwark.gov.uk/info/856/planning_policy/2696/community_infrastructure_levy
You can see a hard copy of all of the documents at the locations listed on the back of this letter.

Comments can be made in writing or via email and sent to the following addresses. At this stage you are also able to request if you would like the right to be heard by the CIL Examiner at the forthcoming Examination in Public hearing.

Email: planningpolicy@southwark.gov.uk
Post: FREEPOST SE1919/14
Barbara-Ann Overwater
Planning Policy

Planning Policy – Chief Executive's Department, PO Box 64529, London SE1P 5LX
Switchboard - 020 7525 5000 **Website** - www.southwark.gov.uk
Chief Executive – Elena Kelly

Chief Executive's Department
London SE1P 5EX

In your representation to us please also let us know if you would like to be notified at a specified address of any of the following:

- (i) that the draft CIL charging schedule has been submitted to the CIL Examiner in accordance with section 212 of PA 2008,
- (ii) the publication of the recommendations of the CIL Examiner and the reasons for those recommendations, and
- (iii) the approval of the CIL charging schedule by the council.

2. DRAFT DULWICH SUPPLEMENTARY PLANNING DOCUMENT (SPD)

The draft Dulwich SPD is a planning document that provides guidance setting out how we will ensure that new development respects the historic character and reflects local distinctiveness. The SPD provides guidance on a number of issues including; conserving heritage assets, appropriate types of new development, protecting and improving open spaces and protecting and improving shopping areas. The SPD will be used to decide if planning applications in Dulwich should be approved.

How to make a representation on the draft Dulwich SPD

The draft Dulwich SPD was published on **28 January 2013** and is available for consultation for a period of 12 weeks. All comments must be received by **5pm Monday 22 April 2013**.

The draft SPD and supporting documents are available to view and download from our website at http://www.southwark.gov.uk/info/200151/supplementary_planning_documents_and_guidance/1247/dulwich_spd

You can see a hard copy of the SPD at the locations listed on the back of this letter. Paper copies are available from the Planning Policy team by phoning 020 7525 5471 or emailing planningpolicy@southwark.gov.uk.

We will also be holding two consultation events on the Dulwich SPD at the following venues;

- **Saturday 2 March, 2pm-5pm** drop in session, (3.30pm-5pm workshop) at Dulwich Picture Gallery, Gallery Road, Dulwich, London SE21 7AD
- **Wednesday 10 April, 5pm-8pm** drop in session at Dulwich Leisure Centre, 2b Crystal Palace Road, London SE22 9HB

Comments can be made in writing or via email and sent to the following addresses.

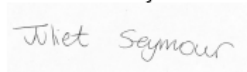
Post: FREEPOST SE1919/14

Kate Johnson
Planning Policy
Southwark Council
London SE1P 5EX

Email : planningpolicy@southwark.gov.uk

If you have any queries about these documents, please contact the Planning Policy team on 020 7525 5471 or by email at planningpolicy@southwark.gov.uk

Yours faithfully



Juliet Seymour
Planning Policy Manager

Planning Policy – Chief Executive's Department, PO Box 64529, London SE1P 5LX
Switchboard - 020 7525 5000 **Website** - www.southwark.gov.uk
Chief Executive – Elena Kelly

LOCATIONS

Southwark Council, 160 Tooley Street, London, SE1 2QH

Libraries (Opening times listed individually below)

- **Blue Anchor Library:** Market Place, Southwark Park Road, SE16 3UQ
(Monday; Tuesday & Thursday 09:00 – 19:00, Friday 10:00 – 18:00, Saturday 09:00 – 17:00)
- **Brandon Library:** Maddock Way, Cooks Road, SE17 3NH
(Monday, Tuesday & Thursday 14:00 – 17:00, Friday 10:00 – 15:00, Saturday 10:00 – 17:00)
- **Camberwell Library:** 17-21 Camberwell Church Street, SE5 8TR
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- **Newington Library:** 155-157 Walworth Road SE17 1RS
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- **Nunhead Library:** Gordon Road, SE15 3RW
(Monday, Tuesday & Thursday 14:00 – 19:00, Friday 10:00 – 18:00, Saturday 10:00 – 17:00)
- **Peckham Library:** 122 Peckham Hill Street, SE15 5JR
(Monday, Tuesday, Thursday & Friday 09:00 – 20:00, Wednesday 10:00 – 20:00, Saturday 10:00 – 17:00, Sunday 12:00 – 16:00)

Area Housing Offices (Open Monday – Friday, 09:00 – 17:00)

- Nunhead & Peckham Rye – 27 Bournemouth Road, SE15 5TY
- Camberwell – Harris Street, SE5 7RX
- Rotherhithe – 153-159 Abbeyfield Road, SE16 2LS

One Stop Shops (Open Monday – Friday 09:00 – 17:00)

- Peckham one stop shop – 122 Peckham Hill Street, SE15 5JR
- Walworth one stop shop – 151 Walworth Road, SE17 1RY

Planning Policy – Chief Executive's Department, PO Box 64529, London SE1P 5LX

Switchboard - 020 7525 5000 **Website** - www.southwark.gov.uk

Chief Executive – Elena Kelly

Revised Draft CIL Charging Schedule consultation letter (CIL Regulation 16 (1)(c); (2))



19 December 2013

Dear «First_name» «Last_name»

I am writing to notify you that we are currently consulting on the following planning documents.

1. REVISED DRAFT COMMUNITY INFRASTRUCTURE LEVY (CIL) CHARGING SCHEDULE

The Community Infrastructure Levy (CIL) is a new levy that local authorities can choose to charge on new developments in their area. The money can be used to support new development by funding strategic infrastructure that the council, local community and neighbourhoods want.

Southwark is intending to become a CIL charging authority under the Planning Act 2008 and Community Infrastructure Levy Regulations 2010 (as amended). In order to do so, Southwark must prepare and consult on a charging schedule which sets out the charging rate(s) (per square metre of new floorspace) to be levied on new development in the borough. These rates need to be supported by evidence including a study of the economic viability of new development and an Infrastructure Plan which sets out Southwark's infrastructure needs over the next 15 years.

We have consulted previously on the 'Preliminary' draft CIL Charging Schedule from July to October 2012 and a Draft CIL Charging Schedule from February to April 2013. We have now revised the Draft CIL Charging Schedule and have published it for a second round of consultation. Following this second round of consultation we will be submitting the Revised Draft CIL Charging Schedule and all of the representations received during the consultation to the Planning Inspectorate for an examination-in-public (EIP).

There are a number of documents which support the Revised Draft CIL Charging Schedule including a Draft Regulation 123 List, an Infrastructure Plan, an Equality Analysis, a Consultation Plan, a Consultation Report and economic viability studies.

In your representation to us please also let us know if you would like to be notified at a specified address of any of the following:

- (i) That the Revised Draft CIL Charging Schedule has been submitted to the CIL Examiner in accordance with section 212 of the Planning Act 2008;
- (ii) The publication of the recommendations of the CIL Examiner and the reasons for those recommendations; and
- (iii) The approval of the CIL charging schedule by the council.

Planning Policy – Chief Executive's Department, PO Box 64529, London SE1P 5LX
Switchboard - 020 7525 5000 **Website** - www.southwark.gov.uk
Chief Executive – Eleanor Kelly

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At the EIP you have a right to be heard by the CIL Examiner. In your representation you must notify us if you wish to speak at the EIP hearings.

2. DRAFT SECTION 106 PLANNING OBLIGATIONS/COMMUNITY INFRASTRUCTURE LEVY SUPPLEMENTARY PLANNING DOCUMENT

The council is consulting on a draft SPD concurrently with the Revised Draft CIL Charging Schedule. The draft SPD will supersede the existing Section 106 Planning Obligations SPD (2007) which will be out-of-date when the council adopts its Community Infrastructure Levy in 2014. The draft SPD provides detailed guidance on the use of planning obligations alongside Southwark's CIL. The draft SPD provides applicants with guidance on the most commonly sought site specific Section 106 planning obligations and also provides a clear methodology for calculating these obligations.

There are a number of documents which support Draft Section 106 Planning Obligations/Community Infrastructure Levy SPD including an Equality Analysis, a Consultation Plan and a Strategic Environmental Assessment Screening Report.

3. REVISED CANADA WATER AREA ACTION PLAN (PUBLICATION/SUBMISSION VERSION)

The council is consulting on the Revised Canada Water area action plan (AAP) (publication/submission version). The AAP was agreed in March 2012 and sets out the vision and policy that guides the development of the area. In 2011 the Daily Mail announced it would be moving its printworks away from Harmsworth Quays. We are revising the AAP to put in place a policy framework to guide a redevelopment of Harmsworth Quays and take account of the implications of this for the wider area. The changes to the agreed AAP relate mainly to:

- The mix of land uses we would like to see on Harmsworth Quays and the adjacent sites, such as higher education, business, leisure etc.
- Transport, including pedestrian and cycle routes.
- The height of new buildings and potential for public realm improvements.
- Open spaces to be protected from development.
- Infrastructure, including schools and leisure facilities.

There are a number of documents which support the Revised Canada Water AAP including a Sustainability Appraisal Report, an Equality Analysis, a Consultation Plan, a Consultation Report, an Appropriate Assessment and feasibility and viability studies.

Following consultation, we will submit the Revised Canada Water AAP to the Secretary of State for Communities and Local Government for an examination-in-public (EIP).

In your representation to us please also let us know if you would like to be notified at a specified address of any of the following:

- (i) That the Revised Canada Water AAP has been submitted to the Secretary of State in accordance with section 20 of the Act;
- (ii) The publication of the recommendations of the person appointed to carry out an independent examination of the Revised Canada Water AAP under section 20 of the Act; and
- (iv) The adoption of the Revised Canada Water AAP by the council.

Where can I view the documents?

Planning Policy – Chief Executive's Department, PO Box 64529, London SE1P 5LX
Switchboard - 020 7525 5000 **Website** - www.southwark.gov.uk
Chief Executive – Eleanor Kelly

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The Revised Draft CIL Charging Schedule, the Draft Section 106 Planning Obligations/Community Infrastructure Levy SPD and the Revised Canada Water AAP and supporting documents are available to view on the council's website at:

Revised Draft CIL Charging Schedule:

http://www.southwark.gov.uk/info/856/planning_policy/2696/community_infrastructure_levy

Draft Section 106 Planning Obligations/Community Infrastructure Levy SPD:

http://www.southwark.gov.uk/info/200151/supplementary_planning_documents_and_guidance/3243/section_106_planning_obligationscil_spd

Revised Canada Water AAP: <http://www.southwark.gov.uk/canadawateraap>

From 14 January 2014 you will be able to view the Revised Draft CIL Charging Schedule, the Draft Section 106 Planning Obligations/Community Infrastructure Levy SPD and the Revised Canada Water AAP in the locations listed on the final page of this letter at the specified times. The supporting feasibility and economic viability studies are available to view at the council's offices and on the website.

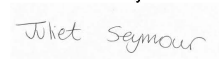
How do I comment on the documents?

To comment on the documents you can:

- use the online response forms available on our website
- email us at: planningpolicy@southwark.gov.uk
- write to us at: Planning policy, Chief Executive's Department, FREEPOST SE1919/14, London, SE1P 5LX

Formal public consultation on all the documents will commence on **Tuesday 14 January 2014**. Comments on all documents must be received by **5pm Tuesday 25 February 2014**.

Yours faithfully



Juliet Seymour
Planning Policy Manager

You can see a hard copy of all of the documents at the locations listed below.

LOCATIONS

Southwark Council: 160 Tooley Street, London, SE1 2QH

Libraries (Opening times listed individually below):

- **Blue Anchor Library:** Market Place, Southwark Park Road, SE16 3UQ
(Monday; Tuesday & Thursday 09:00 – 19:00, Friday 10:00 – 18:00, Saturday 09:00 – 17:00)
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(Monday, Wednesday and Friday, 9am to 5pm)

Camberwell - Harris Street, London, SE5 7RX

Rotherhithe - 153-159 Abbeyfield Road, Rotherhithe, SE16 2LS

Peckham One Stop Shop -122 Peckham Hill Street, London SE15 5JR

(All open 9am- 5pm Monday - Friday)

My Southwark Service Points and One Stop Shop:

Peckham One Stop Shop- 122 Peckham Hill Street, London, SE15 5JR

Bermondsey - My Southwark Service Point , 11 Market Place, The Blue, Bermondsey, SE16 3UQ

(All open 9am- 5pm Monday - Friday)

Planning Policy – Chief Executive's Department, PO Box 64529, London SE1P 5LX

Switchboard - 020 7525 5000 **Website** - www.southwark.gov.uk

Chief Executive – Eleanor Kelly

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Proposed Modifications consultation letter

11 December 2014

• Dear,

I am writing to notify you about the two documents set out below.

- 1. REVISED DRAFT COMMUNITY INFRASTRUCTURE LEVY CHARGING SCHEDULE**
- 2. NOTICE OF ADOPTION OF THE PECKHAM AND NUNHEAD AREA ACTION PLAN**

1. REVISED DRAFT COMMUNITY INFRASTRUCTURE LEVY CHARGING SCHEDULE

What is the Community Infrastructure Levy?

The Community Infrastructure Levy (CIL) is a new charge which allows us to raise funds from new developments in our area. The money can be used to support development by funding infrastructure that the council, local community and neighbourhoods want. To adopt CIL we have to first consult on, and then submit for an independent examination, a CIL Charging Schedule which sets out the charging rates to be applied to new development. These rates need to be supported by evidence including a study of the economic viability of new development and an Infrastructure Plan which sets out Southwark's infrastructure needs over the next 15 years.

Southwark CIL Charging Schedule

The Council has consulted on a preliminary draft, draft and revised draft CIL Charging Schedule. The Revised Draft Charging Schedule (RDCS) was submitted to the Planning Inspectorate in April 2014. An independent examiner was appointed and the hearings took place on 29 and 30 July 2014. On 26 August 2014 the CIL examiner issued an interim findings report in which he has identified the need for additional evidence to justify the RDCS proposed CIL rates. Additional formal consultation needs to be carried on any additional evidence prepared and any proposed modifications to the RDCS.

Modifications to the Revised Draft Charging Schedule and additional evidence base

The Council is proposing to amend some of the rates set out in the Revised Draft CIL Charging Schedule and has prepared a Statement of Modifications for consultation, alongside additional evidence (see link below). The modifications relate to:

- The definition of retail development and associated CIL charging rate
- The rate for "All other uses"
- The definition of nomination student housing
- The boundary of CIL zones 1 and 2

These modifications have been proposed to reflect the examiner's interim findings letter dated 26 August 2014 and updated evidence. This evidence comprises:

- Submission cover letter, December 2014
- CIL Viability Study December 2014
- LBS Survey of viability appraisals submitted with planning applications, December 2014
- Report on the consultation workshop held on 8 October 2014

Any representations on the further evidence or the Statement of Modifications must be submitted between **11 December 2014** and by **5pm on 13 January 2015**.

All representations in relation to these modifications will be forwarded to the Examiner. Representations in relation to these modifications must be made in writing by post or email to:

Email: planningpolicy@southwark.gov.uk.

Post: FREEPOST SE1919/14
Planning Policy
Chief Executive's Department
London SE1P 5EX.

All of the documents are available to view on the council's website: www.southwark.gov.uk/southwarkcil
and at the locations and times listed below.

**London Borough of Southwark Community Infrastructure Levy
Revised Draft Charging Schedule
Statement of Modifications (December 2014)**

1. Introduction

- 1.1 The Council is proposing to amend some of the rates set out in the Revised Draft Charging Schedule (RDCCS) and has prepared a Statement of Modifications.
- 1.2 Under the provisions of the CIL Regulations 2010 (as amended), the Council is able to propose modifications to the CIL Draft Charging Schedule following publication and consultation. Where changes are proposed the Council is required to produce a Statement of Modifications, inform consultation bodies invited to make representations on the Draft Charging Schedule, and provide an opportunity to request a right to be heard by the Examiner in relation to the proposed changes.

2. Modifications to the Revised Draft Charging Schedule

- 2.1 This Statement of Modifications sets out the modifications which have been proposed to London Borough of Southwark's Revised Draft Charging Schedule. As set out below, the modifications proposed are limited to amendments to:
- The definition of retail development and associated CIL charging rate
 - The rate for "All other uses"
 - The definition of nomination student housing
 - The boundary of CIL zones 1 and 2
- 2.2 These modifications have been proposed to reflect the representations received at the RDCCS stage and in the light of the examiner's interim findings letter dated 26 August 2014 (CDEIP13).
- 2.3 Appendices 2-4 of this document set out additional evidence base work which the Council has undertaken since the CIL hearings took place on 29-30 July 2014. These appendices comprise:
- Appendix 2: CIL Viability Study December 2014
 - Appendix 3: LBS Survey of viability appraisals submitted with planning applications, December 2014
 - Appendix 4: Report on the consultation workshop held on 8 October 2014
- 2.4 These appendices are available on the council's website:
http://www.southwark.gov.uk/info/856/planning_policy/2696/community_infrastructure_levy and at the locations listed above.

3. Requests to be Heard

- 3.1 Any person may request to be heard by the Draft Charging Schedule's Examiner in relation to the modifications set out in this document. The Council has already received requests with regard to the Draft Charging Schedule and the Revised Draft Charging Schedule. There is no need to repeat those requests to be heard at this stage. It is only if any person wishes to exercise their right to be heard in relation to the modifications set out in this document that they need to inform the Council.
- 3.2 Any request to be heard by the Examiner in relation to these modifications must be:
- Submitted to London Borough of Southwark in writing between 11 December 2014 and 13 January 2015.

- Include details of the modifications (by reference to this Statement of Modifications) on which the person wishes to be heard.

- 3.3 Persons requesting to be heard should indicate whether they support or oppose the modifications and explain why.
- 3.4 In accordance with the Regulations, a copy of each request to be heard in relation to these modifications will be forwarded to the Examiner.
- 3.5 Requests to be heard may be withdrawn at any time by giving notice in writing to London Borough of Southwark.
- 3.6 A request to be heard by the Examiner in relation to these modifications must be made in writing by post or email to:

Email: planningpolicy@southwark.gov.uk

Post: Planning Policy, Chief Executive's Department, FREEPOST SE1919/14, London, SE1P 5LX

4. Proposed Modifications

- 4.1 The proposed modifications relate to the proposed CIL rates and charging zones set out in the Revised Draft Charging Schedule. Proposed modifications to the Revised Draft Charging Schedule are shown in Table 1 below. Proposed modifications to the charging zones are shown in Figure 1 below.

Table 1: Proposed modifications to the Revised Draft Charging Schedule

Development type	Zone *	CIL Rate per sq.m. £
Office	Zone 1	£70
	Zones 2-3	£0
Hotel	Zone 1	£250
	Zones 2-3	£125
Residential	Zones 1	£400
	Zone 2	£200
	Zone 3	£50
Student housing – Direct let **	Zones 1-3	£100
Student housing – Nomination ***	Zones 1-3	£0
Destination superstores / supermarkets / shopping centres / malls ****	Zones 1-3	£250
All other retail (A1 – A5 & Sui Generis uses akin to retail) *****	Zones 1-3	£125
Town centre car parking *****	Zones 1-3	£0
Industrial and warehousing	Zones 1-3	£0
Public libraries	Zones 1-3	£0
Health	Zones 1-3	£0
Education	Zones 1-3	£0
All other uses	Zones 1-3	£30 <u>£0</u>

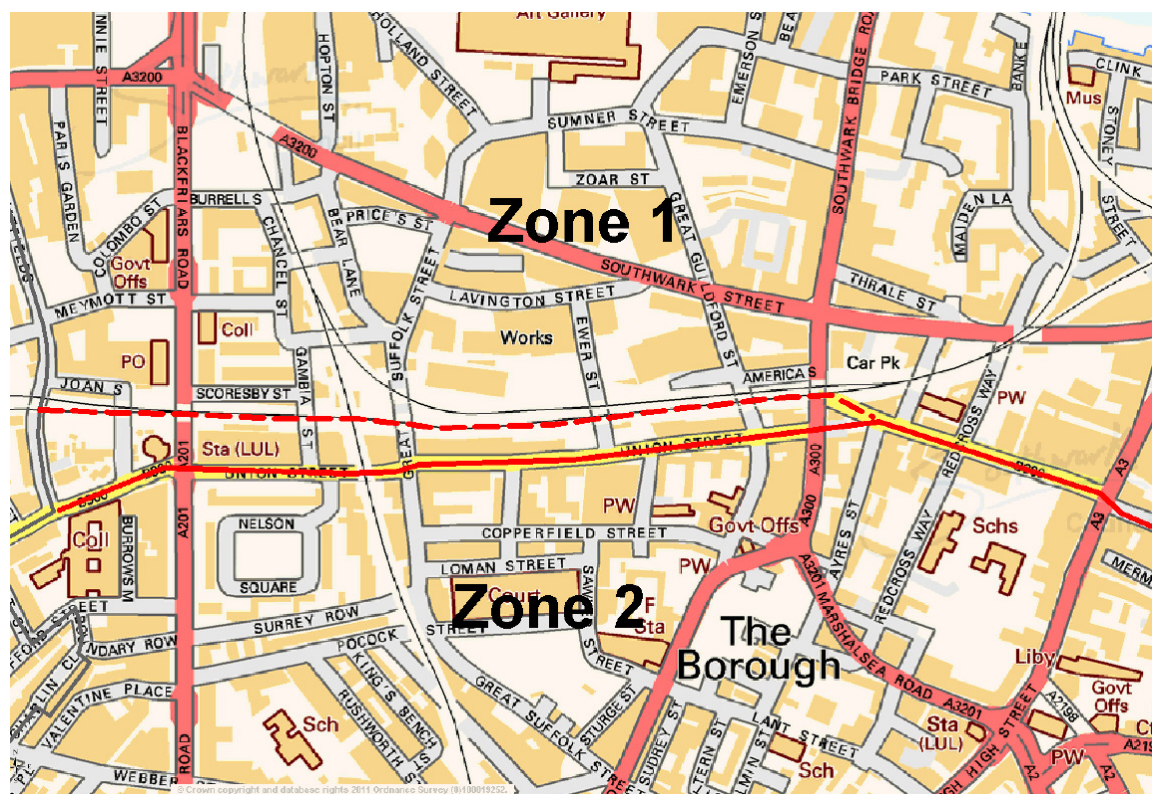
*These zones are shown in the CIL Zones Map 2013 below.

** Direct let student housing schemes – market rent levels

*** Nomination student housing schemes – rental levels set below an average of £168 per week and secured through a section 106 planning obligation

***** Town centre car parking which is made available to all visitors to the town centre

Figure 1: Proposed modifications to the charging zone boundaries



NB: A colour version of the map is available on the website www.southwark.gov.uk/southwarkcil

Key

Boundary between CIL zones 1 and 2 proposed in RDCS, December 2013

Modification to boundary between CIL zones 1 and 2 proposed in Statement of Modifications, December 2014

Appendix 1: CIL Viability Study December 2014 (CDEIP22)

See separate document:

http://www.southwark.gov.uk/info/856/planning_policy/2696/community_infrastructure_levy

Appendix 2: LBS Survey of viability appraisals submitted with planning applications, November 2014 (CDEIP21)

See separate document:

http://www.southwark.gov.uk/info/856/planning_policy/2696/community_infrastructure_levy

Appendix 3: Report on the consultation workshop held on 8 October 2014 (CDEIP20)

See separate document:

http://www.southwark.gov.uk/info/856/planning_policy/2696/community_infrastructure_levy

2. NOTICE OF ADOPTION OF THE PECKHAM AND NUNHEAD AREA ACTION PLAN

LONDON BOROUGH OF SOUTHWARK

PLANNING AND COMPULSORY PURCHASE ACT 2004

The Town and Country Planning (Local Planning) (England) Regulations 2012

In accordance with Regulation 26 and Regulation 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012, notice is hereby given that THE LONDON BOROUGH OF SOUTHWARK ("the Council") formally adopted the 'Peckham and Nunhead Area Action Plan (PNAAP)' on **26 November 2014** and produced an Adoption Statement to this effect.

The Peckham and Nunhead area action plan (AAP) provides a planning framework that will help bring long lasting improvements to Peckham and Nunhead over the next 15 years. It sets out local planning policies for Peckham and Nunhead to ensure that the right development supports a healthy, safe and prosperous community. The Peckham and Nunhead area action plan forms part of the Southwark's 'Development Plan' with the Core Strategy and saved Southwark Plan policies, and will be used to determine planning applications within the Peckham and Nunhead area

Copies of the Adoption Statement, the Peckham and Nunhead Area Action Plan, the Sustainability Appraisal, the Sustainability Appraisal Adoption statement, the Equalities Analysis, the Appropriate Assessment, the updated Adopted Policies Map and the Consultation Report are available for inspection free of charge on the council's website: www.southwark.gov.uk/futurepeckham and at the locations and times listed below.

Any person aggrieved by the Peckham and Nunhead Area Action Plan may make an application to the High Court under Section 113 of the Planning and Compulsory Purchase Act 2004 on the grounds that either: -

- (i) the Peckham and Nunhead Area Action Plan is not within the powers conferred by Part 2 of the Planning and Compulsory Purchase Act 2004, and/or
- (ii) that a procedural requirement of the Act or its associated Regulations has not been complied with.

Any such application must be made promptly and in any event no later than six (6) weeks after the date on which the Peckham and Nunhead Area Action Plan was adopted (i.e. no later than 7 January 2015).

Where else can I view the Modifications to the Revised Draft Charging Schedule and the Peckham and Nunhead Area Action Plan documents?

Copies of these documents are available to view at the locations listed below.

LOCATIONS

Southwark Council, 160 Tooley Street, London, SE1 2QH

Libraries (Opening times listed individually below)

- **Blue Anchor Library:** Market Place, Southwark Park Road, SE16 3UQ
(Monday; Tuesday & Thursday 09:00 – 19:00, Friday 10:00 – 18:00, Saturday 09:00 – 17:00)
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(Monday, Tuesday, Thursday & Friday 09:00 – 20:00, Wednesday 10:00 – 20:00, Saturday 10:00 – 17:00, Sunday 12:00 – 16:00)

Area Housing Offices

Kingswood - Seeely Drive, Dulwich SE21 8QR
(Monday, Wednesday and Friday, 9am to 5pm)

Camberwell - Harris Street, London, SE5 7RX

Rotherhithe - 153-159 Abbeyfield Road, Rotherhithe, SE16 2LS

Peckham One Stop Shop -122 Peckham Hill Street, London SE15 5JR
(All open 9am- 5pm Monday - Friday)

My Southwark Service Points and One Stop Shop

Peckham One Stop Shop- 122 Peckham Hill Street, London, SE15 5JR

Bermondsey - My Southwark Service Point, 11 Market Place, The Blue, Bermondsey, SE16 3UQ
(All open 9am- 5pm Monday - Friday)

Appendix F: Press Notice - Preliminary Draft CIL Charging Schedule (CIL Regulation 15 (5)) Thursday 6 September 2012

Southwark News, Thursday, September 6, 2012

www.southwarknews.co.uk

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NOTICE OF FORMAL CONSULTATION

COMMUNITY INFRASTRUCTURE LEVY, ENGLAND AND WALES: THE COMMUNITY INFRASTRUCTURE LEVY REGULATIONS 2010 (AS AMENDED 2011) PRELIMINARY DRAFT COMMUNITY INFRASTRUCTURE LEVY (CIL) CHARGING SCHEDULE

What is the Community Infrastructure Levy (CIL) and the Charging Schedule?

The Community Infrastructure Levy (CIL) is a new levy that local authorities can choose to charge on new developments in their area. The money can be used to support development by funding strategic local infrastructure that the council, local community and neighbourhoods want.

We have prepared a document called a charging schedule which sets out the amount of CIL to be paid (pounds per square metre of new floorspace) and an explanation of the method to be used to work out how much should be paid in each case. We will carry out two rounds of consultation on the proposed Charging Schedule. This is the first stage of consultation. Our proposed CIL levy is supported by evidence, including a study of the economic viability of new development and Southwark's infrastructure needs.

The CIL Charging Schedule will eventually replace the section 106 standard charges set out in the adopted Section 106 planning obligations supplementary planning document (SPD). Section 106 planning obligations will continue to be used for affordable housing and anything required just for the specific site (like a new access road).

Where can I view the Preliminary Draft CIL Charging Schedule?

The schedule and the supporting documents can be viewed on the council's website at: http://www.southwark.gov.uk/info/856/planning_policy/2696/community_infrastructure_levy

How do I comment on the Preliminary Draft CIL Charging Schedule?

To provide comments please email planningpolicy@southwark.gov.uk.

Or you can mail your response to:
Planning Policy
Chief Executive's Department
FREEPOST SE1918/14
London SE17 2ES

The Preliminary Draft CIL Charging Schedule was published on **10 July 2012**. Formal consultation on the document will begin on **5 September 2012**. All comments must be received by **5pm Wednesday 17 October 2012**.

Where can I see a hard copy of the Preliminary Draft CIL Charging Schedule and its supporting documents?

You can see a hard copy and the supporting documents at the locations listed below. If you have any queries please contact the Planning Policy team on 020 7525 5471 or by email at planningpolicy@southwark.gov.uk

LOCATIONS

Libraries (Opening times listed individually below)

- Blue Anchor Library:** Market Place, Southwark Park Road, SE16 3UQ
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- East Street Library:** 168-170 Old Kent Road, SE1 5TY
(Monday & Thursday 10:00 – 19:00, Tuesday 10:00 – 18:00, Saturday 10:00 – 17:00)
- Grove Vale Library:** 25-27 Grove Vale, SE22 8EQ
(Monday, Tuesday & Thursday 14:00 – 17:00, Friday 10:00 – 15:00, Saturday 10:00 – 17:00)
- John Harvard Library:** 211 Borough High Street, SE1 1JA
(Monday – Friday 09:00 – 19:00, Saturday 09:00 – 17:00)
- Kingswood Library:** Seeley Drive, SE21 8QR
(Monday – Friday 10:00 – 14:00, Tuesday & Friday 14:00 – 18:00, Saturday 13:00 – 17:00)
- Newington Library:** 155-157 Walworth Road SE17 1RS
(Monday, Tuesday & Friday 09:00 – 20:00, Wednesday & Thursday 10:00 – 20:00, Saturday 09:00 – 17:00, Sunday 12:00 – 14:00)
- Nunhead Library:** Gordon Road, SE15 3RW
(Monday, Tuesday & Thursday 14:00 – 19:00, Friday 10:00 – 18:00, Saturday 10:00 – 17:00)
- Peckham Library:** 122 Peckham Hill Street, SE15 5JR
(Monday, Tuesday, Thursday & Friday 09:00 – 20:00, Wednesday 10:00 – 20:00, Saturday 10:00 – 17:00, Sunday 12:00 – 16:00)

Area Housing Offices (Open Monday – Friday 09:00 – 17:00)

- Nunhead & Peckham Rye – 27 Bournemouth Road, SE15 5TY
- Canterwell – Harris Street, SE5 7RX
- Rotherhithe – 153-159 Abbeyfield Road, SE16 2LS

One Stop Shops (Open Monday – Friday 09:00 – 17:00)

- Peckham one stop shop – 122 Peckham Hill Street, SE15 5JR
- Walworth one stop shop – 151 Walworth Road, SE17 1RY

SPECIAL TREATMENTS PREMISES

NOTICE IS GIVEN THAT **Marke Smalman** has applied to the London Borough of Southwark for a SPECIAL TREATMENTS LICENCE for the premises known as: **THE BLUE MANGO SALON LTD SEVEN ISLANDS LEISURE CENTRE 100 LOWER ROAD LONDON SE16 2TU**

Anyone wishing to oppose the application must give notice in writing to the Licensing Unit, Chaplin Centre, Thurlow Street, London SE17 2DG or e-mail to licensing@southwark.gov.uk within 28 days of the date of application specifying the grounds of opposition. Persons objecting to the grant of a licence must be prepared to attend in person at a public hearing before a committee of the Council.

31/8/2012

LONDON BOROUGH OF SOUTHWARK

BURGESS PARK OFF-STREET CAR PARK - ADDITIONAL PARKING BAYS

The London Borough of Southwark (Free off-street parking places) (Burgess Park) (No. 2) Order 2012

1. NOTICE IS HEREBY GIVEN that the council of the London Borough of Southwark ("the council") propose to make the above-mentioned order under sections 32, 33, 35 and 124 of and Part IV of Schedule 9 to the Road Traffic Regulation Act 1984, as amended.
2. The general effect of the order would be to provide 7 additional parking bays in which vehicles may be left free of charge (for a maximum stay of 4 hours) in the Burgess Park off-street car park.
3. For more information about this proposal, please contact Mr. Tim Walker of the council's Public realm projects (parking design) team: telephone 020 7525 2021 or e-mail parkingdesign@southwark.gov.uk
4. Copies of the proposed order and other documents giving more detailed particulars of the proposal may be viewed either: online at - <http://www.southwark.gov.uk/streets> or upon request at Public realm projects (parking design), Environment & leisure, 3rd floor hub 1, 160 Tooley Street, London SE1 2QH, telephone 020 7525 2005 or e-mail traffic.orders@southwark.gov.uk to arrange an appointment.
5. Persons wishing to object to the proposal, or make any other representations in respect of it, should send a statement in writing to that effect, and in the case of an objection, stating the grounds thereof to, either: the Traffic orders officer, Public realm projects, Southwark council, Environment & leisure, P.O. Box 64529, London SE1P 5LX, or via e-mail to traffic.orders@southwark.gov.uk quoting reference PR/ID/TMO1213-017 by 27 September 2012.
6. In the preparation of an objection and the statement of grounds of objection it should be borne in mind that the substance of any objection or representation may be communicated to other people who may be affected. Information provided in response to this consultation, including personal information, may be subject to publication or disclosure in accordance with current access to information legislation.

Dated 06 September 2012

NICKY COSTIN

Road network and parking business unit manager, Public realm

LONDON BOROUGH OF SOUTHWARK

TEMPORARY TRAFFIC MANAGEMENT ORDER

ROAD TRAFFIC REGULATION 1984 SECTION 14 (1)(7) AS AMENDED BY THE TRAFFIC (TEMPORARY RESTRICTIONS) ACT 1991

TEMPORARY PROHIBITION OF VEHICLES IN PART OF EAST STREET SE17

1. THE COUNCIL OF THE LONDON BOROUGH OF SOUTHWARK HEREBY GIVE NOTICE THAT TO ENABLE GAS MAIN REPLACEMENT WORKS AND ASSOCIATED CONNECTIONS BY SOUTHERN GAS NETWORKS OR THEIR APPOINTED CONTRACTOR AND IN THE INTEREST OF PUBLIC SAFETY MADE AN ORDER THE EFFECT OF WHICH WILL BE TO MAKE THE FOLLOWING RESTRICTIONS AS SET OUT IN THE SCHEDULE BELOW.
2. THE ORDER WILL COME INTO FORCE ON THE 10TH SEPTEMBER 2012 AND WILL REMAIN IN FORCE UNTIL THE 21ST DECEMBER 2012 OR AS AGREED WITH THE METROPOLITAN POLICE AND LONDON BOROUGH OF SOUTHWARK TO ENABLE COMPLETION OF THE WORKS.
3. THE ALTERNATIVE ROUTE:
(A) EAST STREET APPROACHING IN A SOUTHERLY DIRECTION WILL BE FLINT STREET – DEANS BUILDINGS – ORB STREET AND EAST STREET.
(B) EAST STREET APPROACHING IN A NORTHERLY DIRECTION WILL BE FLINT STREET – DEANS BUILDINGS ORB STREET – EAST STREET.
(C) DAWES STREET: EAST STREET – FLINT STREET – DEANS BUILDINGS – DAWES STREET
(D) ORB STREET: DEANS BUILDINGS – DAWES STREET – ORB STREET AS INDICATED BY THE SIGNS DISPLAYED.
4. DURING THE WORKS PARKING WILL BE SUSPENDED AND NO PERSON SHALL CAUSE ANY VEHICLE TO PARK WAIT OR LOAD OR UNLOAD IN THE ROADS INDICATED BELOW.
5. NOTHING IN ARTICLE ONE SHALL APPLY SO AS TO PREVENT ACCESS TO PREMISES ADJACENT TO THE WORKS, PROVIDED SUCH ACCESS IS REASONABLY PRACTICAL.
6. NOTHING IN THIS NOTICE SHALL APPLY FOR POLICE, FIRE BRIGADE OR AMBULANCE PURPOSES.
7. NOTHING IN THIS NOTICE SHALL APPLY TO ANYTHING DONE WITH THE PERMISSION OR AT THE DIRECTION OF A POLICE CONSTABLE, TRAFFIC WARDEN IN UNIFORM OR AT THE DIRECTION OF A DESIGNATED OFFICER OF THE LONDON BOROUGH OF SOUTHWARK.
8. THE RESTRICTIONS WILL BE IN FORCE IN ACCORDANCE WITH THE TRAFFIC SIGNS DISPLAYED.
9. FOR INFORMATION REGARDING THESE WORKS CONTACT MR C EVERITT OF SOUTHERN GAS NETWORKS ON 0208 858 6910.

DATED THIS 6TH SEPTEMBER 2012

NICKY COSTIN
ROAD NETWORK & PARKING
BUSINESS MANAGER

Southwark Council
Environment & Leisure
Parking & Road Network Management P O Box 64529 London SE1 5LX DB no 1955

REF	LOCATION	PLANNED DATES OF ORDER
PHASE 1	EAST STREET TO BE MADE ONE WAY IN AN EASTERLY DIRECTION FROM ITS JUNCTION WITH DAWES STREET TO ITS JUNCTION WITH FLINT STREET.	10TH SEPTEMBER – 14TH NOVEMBER 2012
	DAWES STREET CLOSED AT ITS JUNCTION WITH EAST STREET	12TH NOVEMBER – 29TH NOVEMBER 2012
PHASE 2	EAST STREET TO BE MADE ONE WAY IN AN EASTERLY DIRECTION FROM ITS JUNCTION WITH BRANDON STREET TO ITS JUNCTION WITH DAWES STREET.	26TH NOVEMBER – 21ST DECEMBER 2012
	ORB STREET CLOSED AT ITS JUNCTION WITH EAST STREET	1ST DECEMBER – 15TH DECEMBER 2012

Press Notice- Draft CIL Charging Schedule (CIL Regulation 16 (1) (d))

Thursday 21 February 2013

38 PUBLIC NOTICES

www.southwarknews.co.uk

Southwark News, Thursday, February 21, 2013



NOTICE OF FORMAL CONSULTATION

COMMUNITY INFRASTRUCTURE LEVY, ENGLAND AND WALES: THE COMMUNITY INFRASTRUCTURE LEVY REGULATIONS 2010 (AS AMENDED 2011 AND 2012)

DRAFT COMMUNITY INFRASTRUCTURE LEVY (CIL) CHARGING SCHEDULE

The Community Infrastructure Levy (CIL) is a new levy that local authorities can choose to charge on new developments in their area. The money can be used to support new development by funding strategic infrastructure that the council, local community and neighbourhoods want.

Southwark is intending to become a CIL charging authority under the Planning Act 2008 and Community Infrastructure Levy Regulations 2010 (as amended). In order to do so, Southwark must produce and consult on a charging schedule which sets out the charging rates (per square metre of new floorspace) to be levied on new development in the borough. These rates need to be supported by evidence including a study of the economic viability of new development and an Infrastructure Plan which sets out Southwark's infrastructure needs over the next 15 years.

We consulted on a 'Preliminary' draft CIL Charging Schedule from July to October 2012. We are now at the second stage of preparation. Following this second round of consultation we will be submitting the Draft CIL Charging Schedule and all of the representations received during the consultation to the Government's Planning Inspectorate office. The Draft CIL Charging Schedule will then be subject to an Examination in Public held by an independent Examiner during the Summer 2013.

How to make a representation on the Draft CIL Charging Schedule (CIL Regulation 16 (2))

The draft CIL Charging Schedule was published on 20 February 2013 and is available for consultation for a period of six weeks. All comments must be received by **5pm Tuesday 3 April 2013**.

The draft CIL Charging Schedule and its supporting documents are available to view on the council's website at: http://www.southwark.gov.uk/info/856/planning_policy/2696/community_infrastructure_levy

You can see a hard copy of all of the documents at the locations listed below.

Comments can be made in writing or via email and sent to the following addresses. At this stage you are also able to request if you would like the right to be heard by the CIL Examiner at the forthcoming Examination in Public hearing.

Email: planningpolicy@southwark.gov.uk

Post: FREEPOST SE19 1F4, Barbara-Ann Overwater, Planning Policy, Chief Executive's Department, London SE1P 5EX

In your representation to us please also let us know if you would like to be notified at a specified address of any of the following:

- (i) that the draft CIL charging schedule has been submitted to the CIL Examiner in accordance with section 212 of PA 2008,
- (ii) the publication of the recommendations of the CIL Examiner and the reasons for those recommendations, and
- (iii) the approval of the CIL charging schedule by the council.

DRAFT DULWICH SUPPLEMENTARY PLANNING DOCUMENT (SPD)

The draft Dulwich SPD is a planning document that provides guidance setting out how we will ensure that new development respects the historic character and reflects local distinctiveness. The SPD provides guidance on a number of issues including: conserving heritage assets, appropriate types of new development, protecting and improving open spaces and protecting and improving shopping areas. The SPD will be used to decide if planning applications in Dulwich should be approved.

How to make a representation on the draft Dulwich SPD

The draft Dulwich SPD was published on 28 January 2013 and is available for consultation for a period of 12 weeks. All comments must be received by **5pm Monday 22 April 2013**.

The draft SPD and supporting documents are available to view and download from our website at http://www.southwark.gov.uk/info/200151/supplementary_planning_documents_and_guidance/1247/dulwich_spd

You can see a hard copy of the SPD at the locations listed on the back of this letter. Paper copies are available from the Planning Policy team by phoning 02075255471 or by email.

We will also be holding two consultation events on the Dulwich SPD at the following venues:

- **Saturday 2 March, 2pm-5pm** drop in session, (3.30pm-5pm workshop) at Dulwich Picture Gallery, Gallery Road, Dulwich, London SE21 7AD
- **Wednesday 10 April, 5pm-8pm** drop in session at Dulwich Leisure Centre, 2b Crystal Palace Road, London SE22 9HB

Comments can be made in writing or via email and sent to the following addresses.

Post: FREEPOST SE19 1F4, Kate Johnson, Planning Policy, Southwark Council, London SE1P 5EX
Email: planningpolicy@southwark.gov.uk

LOCATIONS

Southwark Council, 160 Tooley Street, London, SE1 2QH

Libraries (Opening times listed individually below)

- **Blue Anchor Library:** Market Place, Southwark Park Road, SE16 3UQ
(Monday, Tuesday & Thursday 09:00 – 19:00, Friday 10:00 – 18:00, Saturday 09:00 – 17:00)
- **Brandon Library:** Maddock Way, Cocks Road, SE17 3NH
(Monday, Tuesday & Thursday 14:00 – 17:00, Friday 10:00 – 15:00, Saturday 10:00 – 17:00)
- **Camberwell Library:** 17-21 Camberwell Church Street, SE5 8TR
(Monday, Tuesday & Thursday 9:00 – 20:00, Friday 10:00 – 18:00, Saturday 09:00 – 17:00)
- **Canada Water Library:** 21 Surrey Quays Road, SE16 7AR
(Monday – Friday 09:00 – 20:00, Saturday 09:00 – 17:00, Sunday 12:00 – 16:00)
- **Dulwich Library:** 368 Lordship Lane, SE22 8NB
(Monday, Wednesday, Thursday & Friday 09:00 – 20:00, Tuesday 10:00 – 20:00, Saturday 09:00 – 17:00, Sunday 12:00 – 16:00)
- **East Street Library:** 168-170 Old Kent Road, SE1 5TY
(Monday & Thursday 10:00 – 19:00, Tuesday 10:00 – 18:00, Saturday 10:00 – 17:00)
- **Grove Vale Library:** 25-27 Grove Vale, SE22 8EQ
(Monday, Tuesday & Thursday 14:00 – 17:00, Friday 10:00 – 15:00, Saturday 10:00 – 17:00)
- **John Harvard Library:** 211 Borough High Street, SE1 1JA
(Monday – Friday 09:00 – 19:00, Saturday 09:00 – 17:00)
- **Kingswood Library:** Sealey Drive, SE21 8QR
(Monday – Friday 10:00 – 14:00, Tuesday & Friday 14:00 – 18:00, Saturday 13:00 – 17:00)
- **Newington Library:** 155-157 Walworth Road SE17 1RS
(Monday, Tuesday & Friday 09:00 – 20:00, Wednesday & Thursday 10:00 – 20:00, Saturday 09:00 – 17:00, Sunday 12:00 – 14:00)
- **Nunhead Library:** Gordon Road, SE15 3RW
(Monday, Tuesday & Thursday 14:00 – 19:00, Friday 10:00 – 18:00, Saturday 10:00 – 17:00)
- **Peckham Library:** 122 Peckham Hill Street, SE15 5JR
(Monday, Tuesday, Thursday & Friday 09:00 – 20:00, Wednesday 10:00 – 20:00, Saturday 10:00 – 17:00, Sunday 12:00 – 16:00)

Area Housing Offices (Open Monday – Friday, 09:00 – 17:00)

- Nunhead & Peckham Rye – 27 Bournemouth Road, SE15 5TY
- Camberwell – Harris Street, SE5 7RX
- Rotherhithe – 153-159 Abbeyfield Road, SE16 2LS

One Stop Shops (Open Monday – Friday 09:00 – 17:00)

- Peckham one stop shop – 122 Peckham Hill Street, SE15 5JR
- Walworth one stop shop – 151 Walworth Road, SE17 1RY

Press Notice- Revised Draft CIL Charging Schedule (CIL Regulation 16 (1) (d))

Thursday 9 January 2014

38 PUBLIC NOTICES

www.southwarknews.co.uk

Southwark News, Thursday January 9, 2014



NOTICE OF FORMAL CONSULTATION ON DRAFT PLANNING DOCUMENTS

1. REVISED DRAFT COMMUNITY INFRASTRUCTURE LEVY (CIL) CHARGING SCHEDULE

The Community Infrastructure Levy (CIL) is a new levy that local authorities can choose to charge on new developments in their area. The money can be used to support new development by funding strategic infrastructure that the council, local community and neighbourhoods want.

Southwark is intending to become a CIL charging authority under the Planning Act 2008 and Community Infrastructure Levy Regulations 2010 (as amended). In order to do so, Southwark must prepare and consult on a charging schedule which sets out the charging rate(s) (per square metre of new floorspace) to be levied on new development in the borough. These rates need to be supported by evidence including a study of the economic viability of new development and an Infrastructure Plan which sets out Southwark's infrastructure needs over the next 15 years.

We have consulted previously on the 'Preliminary' draft CIL Charging Schedule from July to October 2012 and a Draft CIL Charging Schedule from February to April 2013. We have now revised the Draft CIL Charging Schedule and have published it for a second round of consultation. Following this second round of consultation we will be submitting the Revised Draft CIL Charging Schedule and all of the representations received during the consultation to the Planning Inspectorate for an examination-in-public (EIP).

There are a number of documents which support the Revised Draft CIL Charging Schedule including a Draft Regulation 123 List, an Infrastructure Plan, an Equality Analysis, a Consultation Plan, a Consultation Report and economic viability studies.

In your representation to us please also let us know if you would like to be notified at a specified address of any of the following:

- (i) That the Revised Draft CIL Charging Schedule has been submitted to the CIL Examiner in accordance with section 212 of the Planning Act 2008;
- (ii) The publication of the recommendations of the CIL Examiner and the reasons for those recommendations; and
- (iii) The approval of the CIL charging schedule by the council.

At the EIP you have a right to be heard by the CIL Examiner. In your representation you must notify us if you wish to speak at the EIP hearings.

2. DRAFT SECTION 106 PLANNING OBLIGATIONS/COMMUNITY INFRASTRUCTURE LEVY SUPPLEMENTARY PLANNING DOCUMENT

The council is consulting on a draft SPD concurrently with the Revised Draft CIL Charging Schedule. The draft SPD will supersede the existing Section 106 Planning Obligations SPD (2007) which will be out-of-date when the council adopts its Community Infrastructure Levy in 2014. The draft SPD provides detailed guidance on the use of planning obligations alongside Southwark's CIL. The draft SPD provides applicants with guidance on the most commonly sought site specific Section 106 planning obligations and also provides a clear methodology for calculating these obligations.

There are a number of documents which support Draft Section 106 Planning Obligations/ Community Infrastructure Levy SPD including an Equality Analysis, a Consultation Plan and a Strategic Environmental Assessment Screening Report.

3. REVISED CANADA WATER AREA ACTION PLAN (PUBLICATION/SUBMISSION VERSION)

The council is consulting on the Revised Canada Water area action plan (AAP) (publication/submission version). The AAP was agreed in March 2012 and sets out the vision and policy that guides the development of the area. In 2011 the Daily Mail announced it would be moving its printworks away from Harnsworth Quays. We are revising the AAP to put in place a policy framework to guide a redevelopment of Harnsworth Quays and take account of the implications of this for the wider area. The changes to the agreed AAP relate mainly to:

- The mix of land uses we would like to see on Harnsworth Quays and the adjacent sites, such as higher education, business, leisure etc.
- Transport, including pedestrian and cycle routes.
- The height of new buildings and potential for public realm improvements.
- Open spaces to be protected from development.
- Infrastructure, including schools and leisure facilities.

There are a number of documents which support the Revised Canada Water AAP including a Sustainability Appraisal Report, an Equality Analysis, a Consultation Plan, a Consultation Report, an Appropriate Assessment and feasibility and viability studies.

Following consultation, we will submit the Revised Canada Water AAP to the Secretary of State for Communities and Local Government for an examination-in-public (EIP).

In your representation to us please also let us know if you would like to be notified at a specified address of any of the following:

- (i) That the Revised Canada Water AAP has been submitted to the Secretary of State in accordance with section 20 of the Act;
- (ii) The publication of the recommendations of the person appointed to carry out an independent examination of the Revised Canada Water AAP under section 20 of the Act; and
- (iv) The adoption of the Revised Canada Water AAP by the council.

Where can I view the documents?

The Revised Draft CIL Charging Schedule, the Draft Section 106 Planning Obligations/Community Infrastructure Levy SPD and the Revised Canada Water AAP and supporting documents are available to view on the council's website at:

Revised Draft CIL Charging Schedule: http://www.southwark.gov.uk/info/856/planning_policy/2696/community_infrastructure_levy

Draft Section 106 Planning Obligations/Community Infrastructure Levy SPD: http://www.southwark.gov.uk/info/200151/supplementary_planning_documents_and_guidance/3243/section_106_planning_obligationscil_spd

Revised Canada Water AAP: <http://www.southwark.gov.uk/canadawaterap>

From 14 January 2014 you will be able to view the Revised Draft CIL Charging Schedule, the Draft Section 106 Planning Obligations/Community Infrastructure Levy SPD and the Revised Canada Water AAP in the locations listed below at the specified times. The supporting feasibility and economic viability studies are available to view at the council's offices (160 Tooley Street) and on the website.

How do I comment on the documents?

To comment on the documents you can:

- use the online response forms available on our website (see the weblinks above)
- email us at: planningpolicy@southwark.gov.uk
- write to us at: Planning policy, Chief Executive's Department, FREEPOST SE1919/14, London, SE1P 5LX

Formal public consultation on all the documents will commence on **Tuesday 14 January 2014**. Comments on all documents must be received by **5pm Tuesday 25 February 2014**.

LOCATIONS

Southwark Council, 160 Tooley Street, London, SE1 2QH

Libraries (Opening times listed individually below)

- **Blue Anchor Library:** Market Place, Southwark Park Road, SE16 3UQ
(Monday, Tuesday & Thursday 09:00 – 19:00, Friday 10:00 – 18:00, Saturday 09:00 – 17:00)
- **Brandon Library:** Maddock Way, Cooks Road, SE17 3NH
(Monday, Tuesday & Thursday 14:00 – 17:00, Friday 10:00 – 15:00, Saturday 10:00 – 17:00)
- **Camberwell Library:** 17-21 Camberwell Church Street, SE5 8TR
(Monday, Tuesday & Thursday 9:00 – 20:00, Friday 10:00 – 18:00, Saturday 09:00 – 17:00)
- **Canada Water Library:** 21 Surrey Quays Road, SE16 7AR
(Monday – Friday 09:00 – 20:00, Saturday 09:00 – 17:00, Sunday 12:00 – 16:00)
- **Dulwich Library:** 368 Lordship Lane, SE22 8NB
(Monday, Wednesday, Thursday & Friday 09:00 – 20:00, Tuesday 10:00 – 20:00, Saturday 09:00 – 17:00, Sunday 12:00 – 16:00)
- **East Street Library:** 168-170 Old Kent Road, SE1 5TY
(Monday & Thursday 10:00 – 19:00, Tuesday 10:00 – 18:00, Saturday 10:00 – 17:00)
- **Grove Vale Library:** 25-27 Grove Vale, SE22 8EQ
(Monday, Tuesday & Thursday 14:00 – 17:00, Friday 10:00 – 15:00, Saturday 10:00 – 17:00)
- **John Harvard Library:** 211 Borough High Street, SE1 1JA
(Monday – Friday 09:00 – 19:00, Saturday 09:00 – 17:00)

Continued on next page

Press Notice- Proposed modifications Thursday 11 December 2014

Southwark News, Thursday December 11, 2014

www.southwarknews.co.uk **PUBLIC NOTICES 37**

Transport for London Public Notice

Road Traffic Regulation Act 1984

THE A2 GLA ROAD (OLD KENT ROAD, LONDON BOROUGH OF SOUTHWARK) (TEMPORARY BANNED TURN) ORDER 2015

1. Transport for London, in conjunction with the London Borough of Southwark hereby gives notice that it intends to make the above named Traffic Order under section 14(1) of the Road Traffic Regulation Act 1984 for the purpose specified in paragraph 2. The effect of the Order is summarised in paragraph 3.

2. The purpose of the Order is to enable traffic signal works to take place on A2 Old Kent Road.

3. The effect of the Order will be to prohibit any vehicle from turning right onto Dunton Road from A2 Old Kent Road.

The Order will be effective at certain times between the 19th January 2015 and 21st January 2015, each night from 8:00 PM until 5:00 AM or when those works have been completed, whichever is the sooner. The prohibition will apply only during such times and to such extent as shall from time to time be indicated by traffic signs.

4. The prohibitions will not apply in respect of:

- (1) Any vehicle being used for the purposes of those works or for fire brigade, ambulance or police purposes;
- (2) Anything done with the permission or at the direction of a police constable in uniform or a person authorised by Transport for London.

5. At such times as the prohibition is in force an alternative route will be indicated by traffic signs via Old Kent Road westbound, reverse course at Bricklayers Arms roundabout and Old Kent Road eastbound to normal route of traffic.

Dated this 11th day of December 2014

Mufu Durowoju
Transition Manager, Network Impact Management,
Road Space Management - Operations, Transport for London
Palestra, 197 Blackfriars Road, London, SE1 8NJ

MAYOR OF LONDON



TRANSPORT
FOR LONDON

Transport for London Public Notice

Road Traffic Regulation Act 1984

THE A200 GLA ROAD (TOOLEY STREET, LONDON BOROUGH OF SOUTHWARK) (TEMPORARY PROHIBITION OF STOPPING) ORDER 2015

1. Transport for London hereby gives notice that it intends to make the above named Traffic Order under section 14(1) of the Road Traffic Regulation Act 1984 for the purpose specified in paragraph 2. The effect of the Order is summarised in paragraph 3.

2. The purpose of the Order is to enable London Bridge upgrade works to take place on or near A200 Tooley Street.

3. The effect of the Order will be to prohibit any vehicle:

- (1) except taxis, from stopping in the loading and unloading bays situated at the southern kerb-line of A200 Tooley Street opposite Hayes Lane, Cottons Lane and Bridge Yard;
- (2) except local buses, from stopping in the loading and disabled person's vehicles bay situated at the southern kerb-line of A200 Tooley Street opposite Battle Bridge Lane.

The Order will be effective at certain times from 1:00 AM on the 10th January 2015 until 5:00 AM on 12th January 2015 and from 1:00 AM on 24th January 2015 until 5:00 AM on 26th January 2015 or when the works have been completed whichever is the sooner. The prohibition will apply only during such times and to such extent as shall from time to time be indicated by traffic signs.

4. The prohibitions will not apply in respect of:

- (1) any vehicle being used for the purposes of those works or for fire brigade, ambulance or police purposes;
- (2) anything done with the permission or at the direction of a police constable in uniform or a person authorised by Transport for London.

Dated this 11th day of December 2014

Mufu Durowoju
Transition Manager, Network Impact Management,
Road Space Management - Operations, Transport for London
Palestra, 197 Blackfriars Road, London, SE1 8NJ

MAYOR OF LONDON



TRANSPORT
FOR LONDON

REVISED DRAFT COMMUNITY INFRASTRUCTURE LEVY CHARGING SCHEDULE STATEMENT OF MODIFICATIONS

What is the Community Infrastructure Levy?

The Community Infrastructure Levy (CIL) is a new charge which allows us to raise funds from new developments in our area. The money can be used to support development by funding infrastructure that the council, local community and neighbourhoods want. To adopt CIL we have to first consult on, and then submit for an independent examination, a CIL Charging Schedule which sets out the charging rates to be applied to new development. These rates need to be supported by evidence including a study of the economic viability of new development and an Infrastructure Plan which sets out Southwark's infrastructure needs over the next 15 years.

Southwark CIL Charging Schedule

The Council has consulted on a preliminary draft, draft and revised draft CIL Charging Schedule. The Revised Draft Charging Schedule (RDCCS) was submitted to the Planning Inspectorate in April 2014. An independent examiner was appointed and the hearings took place on 29 and 30 July 2014. On 26 August 2014 the CIL examiner issued an interim findings report in which he has identified the need for additional evidence to justify the RDCCS proposed CIL rates. Additional formal consultation needs to be carried on any additional evidence prepared and any proposed modifications to the RDCCS.

Modifications to the Revised Draft Charging Schedule and additional evidence base

The Council is proposing to amend some of the rates set out in the RDCCS and has prepared a Statement of Modifications for consultation. Any person may request to be heard by the CIL examiner in relation to the modifications and requests must be:

- Submitted to London Borough of Southwark in writing between 11 December 2014 and 13 January 2015.
- Include details of the modifications (by reference to the Statement of Modifications) on which the person wishes to be heard.

Persons requesting to be heard should indicate whether they support or oppose the modifications and explain why.

In accordance with the CIL Regulations, a copy of each request to be heard in relation to these modifications will be forwarded to the Examiner. Requests to be heard may be withdrawn at any time before the opening of the Examination by giving notice in writing to London Borough of Southwark. A request to be heard by the Examiner in relation to these modifications must be made in writing by post or email to:

Email: planningpolicy@southwark.gov.uk
Post: FREEPOST SE1919/14
Planning Policy
Chief Executive's Department
London SE1P 5EX

There are a number of documents which support the modifications to the Revised Draft Charging Schedule including: Statement of Modifications to the Revised Draft CIL Charging Schedule December 2014; CIL Viability Study December 2014; LBS Survey of viability appraisals submitted with planning applications November 2014; Report on the consultation workshop held on 8 October 2014; an updated Equality Analysis.

All of these documents are available to view on the council's website: www.southwark.gov.uk/southwarkcil

LONDON BOROUGH OF SOUTHWARK

PLANNING AND COMPULSORY PURCHASE ACT 2004 The Town and Country Planning (Local Planning) (England) Regulations 2012

NOTICE OF ADOPTION OF THE PECKHAM AND NUNHEAD AREA ACTION PLAN

In accordance with Regulation 26 and Regulation 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012, notice is hereby given that THE LONDON BOROUGH OF SOUTHWARK ("the Council") formally adopted the 'Peckham and Nunhead Area Action Plan (PNAAP)' on 26 November 2014 and produced an Adoption Statement to this effect.

The Peckham and Nunhead area action plan (AAP) provides a planning framework that will help bring long lasting improvements to Peckham and Nunhead over the next 15 years. It sets out local planning policies for Peckham and Nunhead to ensure that the right development supports a

healthy, safe and prosperous community. The Peckham and Nunhead area action plan forms part of the Southwark's 'Development Plan' with the Core Strategy and saved Southwark Plan policies, and will be used to determine planning applications within the Peckham and Nunhead area

Copies of the Adoption Statement, the Peckham and Nunhead Area Action Plan, the Sustainability Appraisal, the Equalities Analysis, the Appropriate Assessment, the updated Adopted Policies Map and the Consultation Report are available for inspection free of charge on the council's website: www.southwark.gov.uk/futurepeckham and at the locations and times listed below.

Any person aggrieved by the Peckham and Nunhead Area Action Plan may make an application to the High Court under Section 113 of the Planning and Compulsory Purchase Act 2004 on the grounds that either:

- (i) the Peckham and Nunhead Area Action Plan is not within the powers conferred by Part 2 of the Planning and Compulsory Purchase Act 2004, and/or
- (ii) that a procedural requirement of the Act or its associated Regulations has not been complied with.

Any such application must be made promptly and in any event no later than six (6) weeks after the date on which the Peckham and Nunhead Area Action Plan was adopted (i.e. no later than 7 January 2015).

Where else can I view the documents?

Copies of these documents are also available to view at the locations listed below.

LOCATIONS

Southwark Council, 160 Tooley Street, London, SE1 2QH

Libraries (Opening times listed individually below)

- **Blue Anchor Library:** Market Place, Southwark Park Road, SE16 3UD
(Monday, Tuesday & Thursday 09:00 – 19:00, Friday 10:00 – 18:00, Saturday 09:00 – 17:00)
- **Brandon Library:** Maddock Way, Cooks Road, SE17 3NH
(Monday, Tuesday & Thursday 14:00 – 17:00, Friday 10:00 – 15:00, Saturday 10:00 – 17:00)
- **Camberwell Library:** 17-21 Camberwell Church Street, SE5 8TR
(Monday, Tuesday & Thursday 09:00 – 20:00, Friday 10:00 – 18:00, Saturday 09:00 – 17:00)
- **Canada Water Library:** 21 Surrey Quays Road, SE16 7AR
(Monday – Friday 09:00 – 20:00, Saturday 09:00 – 17:00, Sunday 12:00 – 16:00)
- **Dulwich Library:** 368 Lordship Lane, SE22 8NB
(Monday, Wednesday, Thursday & Friday 09:00 – 20:00, Tuesday 10:00 – 20:00, Saturday 09:00 – 17:00, Sunday 12:00 – 16:00)
- **East Street Library:** 168-170 Old Kent Road, SE1 5TY
(Monday & Thursday 10:00 – 19:00, Tuesday 10:00 – 18:00, Saturday 10:00 – 17:00)
- **Grove Vale Library:** 25-27 Grove Vale, SE22 8EQ
(Monday, Tuesday & Thursday 14:00 – 17:00, Friday 10:00 – 15:00, Saturday 10:00 – 17:00)
- **John Harvard Library:** 211 Borough High Street, SE1 1JA
(Monday – Friday 09:00 – 19:00, Saturday 09:00 – 17:00)
- **Kingswood Library:** Seeley Drive, SE12 8QR
(Monday – Friday 10:00 – 14:00, Tuesday & Friday 14:00 – 18:00, Saturday 13:00 – 17:00)
- **Nunhead Library:** Gordon Road, SE15 3RW
(Monday, Tuesday & Thursday 14:00 – 19:00, Friday 10:00 – 18:00, Saturday 10:00 – 17:00)
- **Peckham Library:** 122 Peckham Hill Street, SE15 5JR
(Monday, Tuesday, Thursday & Friday 09:00 – 20:00, Wednesday 10:00 – 20:00, Saturday 10:00 – 17:00, Sunday 12:00 – 16:00)

Area Housing Offices

- Kingswood** - Seeley Drive, Dulwich SE12 8QR
(Monday, Wednesday and Friday, 9am to 5pm)
- Camberwell** - Harris Street, London, SE5 7RX
- Rotherhithe** - 153-159 Abbeylead Road, Rotherhithe, SE16 2LS
- Peckham One Stop Shop** - 122 Peckham Hill Street, London SE15 5JR (All open 9am-5pm Monday - Friday)

My Southwark Service Points and One Stop Shop

- Peckham One Stop Shop** - 122 Peckham Hill Street, London, SE15 5JR
- Bermondsey** - My Southwark Service Point, 11 Market Place, The Blue, Bermondsey, SE16 3UQ
(All open 9am-5pm Monday - Friday)

To place a public notice,
please call 020 7232 1639
or email: notices@southwarknews.co.uk

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Southwark News

Appendix G: Consultation representations and officer responses on the Preliminary Draft CIL Charging Schedule

Appendix H: Consultation representations and officer responses on the Draft CIL Charging Schedule

Appendix I: Consultation representations and officer responses on the Revised Draft CIL Charging Schedule