

Item No.	Classification: Open	Date: 9 February 2010	Meeting Name: Executive
Report title:		Draft Bankside, Borough, and London Bridge Opportunity Area Supplementary Planning Document	
Ward(s) or groups affected:		Cathedral, Chaucer, Riverside, Grange	
From:		Strategic Director of Regeneration and Neighbourhoods	

RECOMMENDATIONS

That the Executive

1. Consider the draft Bankside, Borough and London Bridge Supplementary Planning Document (BBLB SPD) (Appendix A); and the following documents:
 - Consultation Plan and Consultation Report (Appendix B)
 - Sustainability Appraisal (Appendix C)
 - Equalities Impact Assessment (EqIA) (Appendix D)
2. Consider the comments of the Planning Committee on the Consultation Report (Appendix B) and the suggested changes set out in table 1.
3. Approves for consultation the draft BBLB SPD.

BACKGROUND INFORMATION

4. The SPD has been prepared as part of the local development framework. The SPD will be a material planning consideration in deciding whether developments in the Bankside, Borough and London Bridge Opportunity Area should be given planning permission by the council or on appeal. Appendix A of the SPD sets out in detail the planning policies relating to the Bankside, Borough and London Bridge area. This covers Cathedrals, Chaucer, Riverside and Grange wards.
5. The SPD will not create new policies but will provide further information and guidance on interpretation and implementation of policies in the London Plan, emerging London Plan, emerging Core Strategy and the Southwark Plan. It must be consistent with those documents. The vision and targets are set out in the Core Strategy and the targets are also consistent with the emerging replacement the London Plan. This SPD will replace the draft SPGs for Bankside and London Bridge prepared in 2002 and the London Bridge Framework prepared in 2002.
6. The London Plan identifies Bankside, Borough and London Bridge as an opportunity area. These are parts of London that have considerable scope for employment and housing growth to help make the capital a successful city. The Mayor can adopt opportunity area planning frameworks to provide further detail on how development should occur in the opportunity areas. These will be used when deciding strategic planning applications referred to the Mayor. We have been working closely with the Greater London Authority to prepare the SPD as a joint planning document with the Opportunity Area Planning Framework.
7. The SPD will be adopted after the core strategy is adopted. It will be part of the council's local development framework (LDF). The SPD is accompanied by a consultation plan and report (appendix B) a sustainability appraisal, (appendix C), and an EqIA (appendix D). The SPD is a material consideration in determining planning

applications. However this guidance will only apply in full when the core strategy replaces the Southwark Plan. Prior to that time the draft SPD will have some weight in planning decisions, the level of weight will depend on the issue. There may be an additional consultation after the core strategy is adopted depending on the outcome of the Planning Inspector's report.

8. This SPD should also be used along with other planning documents that provide guidance on other aspects of development, including:

Local Guidance

- Sustainable Design and Construction Supplementary Planning Document: this document sets out the environmental standards and design principles for the new development in the area;
- Sustainability Assessment Supplementary Planning Document: this document explains the information that will be required to demonstrate the environmental impact of a development and how this will be balanced with other sustainability objectives;
- Design and Access Statements Supplementary Planning Document: this document explains how to prepare design and access statements, which need to be submitted with most planning applications;
- Residential Design Standards Supplementary Planning Document: this document explains minimum design standards for residential development to ensure it is of a high quality and meets housing need in the borough;
- S106 Planning Obligations Supplementary Planning Document: this document sets out the common planning obligations the council will seek to help make developments more sustainable;
- Transport SPD: sets out requirements for transport plans and assessments.

National Guidance

- By Design (2000) aims to promote higher standards of urban design in planning.
- Better Places to Live by Design: A Companion Guide to PPG3 (2001) complements By Design and promotes principles of good housing design.
- Safer Places - the Planning System and Crime Prevention; and
- Planning and Access for Disabled People: A good practice guide.

CONSULTATION

9. Consultation on the draft SPD will be carried out in accordance with the council's statement of community involvement. A consultation plan is set out in appendix B. A period of informal consultation will take place which will be followed by 6 weeks of formal consultation from February 12 to March 26. In addition to a mail out to the consultees on our database, the documents will also be referred to community councils. A number of public exhibitions and meetings will be held during the formal consultation period. We attach a consultation report with consultation carried out to date. A Statement of Compliance will be reported to members when the document is adopted to demonstrate how consultation has been carried out in line with the consultation plan.
10. All representations received will be taken into account, and the council will respond to each individually. Following any appropriate amendments to the SPD, the document will be reported back to the relevant community councils and planning committee before being adopted by executive. Consultation responses to the draft Bankside and London Bridge SPGs (2002) are included in the consultation report. These have

informed preparation of the Bankside, Borough and London Bridge Supplementary Planning Document/Opportunity Area Framework (2010).

11. The Mayor will also consult on the Supplementary Planning Document/Opportunity Area Framework (2010).

COMMENTS OF THE PLANNING COMMITTEE

12. The SPD was reported to Planning Committee on January 19 2010. The committee's comments and suggested are set in table 1.

KEY ISSUES FOR CONSIDERATION

13. The SPD covers the following topics:
 - the height, scale and character of new development including tall buildings
 - retail
 - hotels
 - student accommodation
 - employment
 - housing
 - transport and permeability
 - protecting and improving open spaces
 - section 106
 - guidance for key development sites
14. The height, scale and character of new development including tall buildings. Tall buildings are those that are over 30 metres or significantly higher than their local surroundings. The London Plan, Southwark Plan and Core Strategy all allow for tall buildings in the London Bridge part of the Opportunity Area and at the northern end of Blackfriars Road. The SPD sets out the specific locations that tall buildings could be located based on a detailed tall buildings study. It sets out criteria that any tall buildings application must meet to ensure that we encourage and permit only exemplary buildings that make a significant contribution to the area.
15. There could be a tall building cluster around the Shard along St Thomas Street between Guy's Hospital Tower and the Bermondsey Street conservation area. The Shard would remain the prominent landmark. We have tested the impact of building heights on key views in the area including strategic views as part of the London View Management Framework, and views from within the Tower of London World Heritage Site.
16. At the northern end of Blackfriars Road the approach to tall buildings reflects the schemes that have already been permitted at Nos. 1 and Nos. 20 Blackfriars Road. This is a strategic location at a gateway to Southwark and the junction of major roads. There could also be a taller building above the Southwark tube station.
17. The London Bridge character contrasts greatly with Bankside and the Borough where most buildings are 2 to 6 storeys. The SPD does not encourage tall buildings in this area.
18. Based on the Southwark Retail Study, we are not expecting a high amount of growth in retail in the opportunity area, however it would benefit from some medium sized retail shops for local people to improve the current mix. Developers tend to want to build smaller retail because they would prefer to provide larger retail where they have significant parking. However the local supermarkets are over-trading and the local

residents would like this provision. Therefore we are exploring with landowners opportunities for supermarkets and broader mix of shops. We also protect local shops and encourage a wider range and mix of shops along Borough High Street. Where active frontages are proposed, the SPD seeks a minimum of 50% per block to be A1 use class, as within the protected shopping frontages A1 provision is currently below 50%.

19. A London study found that Southwark could provide 2,500 hotel bed spaces to benefit from the tourist trade. We have around this number in the pipeline and we are concerned that, with the recession, hotels are far more profitable for developers than offices and that there are not the criteria to consider the employment impact of loss of office space. They both generate local spend and will be encouraged, however we have introduced a criteria based approach to hotels to enable consideration of the impacts.
20. A student housing study found that Southwark has the second highest level of students in London and a considerable number of these students live in Cathedrals ward. We are concerned that, with the recession, student housing is more profitable than offices or housing. There are already a considerable number of permissions in the pipeline, with 979 bedrooms approved since 2005. Our strategic housing land availability assessment sets out the sites we consider will be brought forward to deliver our housing and affordable housing targets. The emerging core strategy requires student housing to provide affordable housing in the same way that we require provision from general housing. This will enable us to provide for students alongside conventional housing.
21. The Core Strategy and emerging London Plan set a target to provide at least 1,900 extra homes in the opportunity area by 2026. 35% of these will be affordable (a target of 665 dwellings) and there is a general requirement for 20% family housing with 10% in the areas for tall buildings. The density will be 650 to 1100 hr/ha with exceptions where there is exemplary design, high living standards and provision for transport infrastructure.
22. The core strategy policy will apply, protecting B class floor space allowing mixed use on most sites where an increase in floor space is proposed. We know some sites will be mostly commercial such as at London Bridge Station and Colechurch House.
23. We are improving permeability, legibility, cycling and walking routes. We are carrying out detailed modelling with Transport for London to test the impact of new development on the public transport work so that we can plan for changes and requirements for mitigation measures.
24. We are protecting and improving open spaces and requiring funding for these. We have allocated the Crossbones site as a new open space in the Core Strategy. The SPD provides further detailed guidance for development of the site to set out how an open space could be provided.
25. The SPD says that the area would benefit from a new community centre at Mint Street which could also provide office space for Bankside Open Spaces Trust. If located at Mint Street Park, this will need to be ancillary to the park and will need to comply with the Borough Open Land status.
26. We are reconsidering the tariffs based on local need. We consider that there should be more enterprise contributions such as affordable business space and more local employment initiatives and that health contributions could be used for projects that encourage good health and reduce demand on existing health infrastructure, such as leisure facilities. We consider that there should be more for open spaces as there is a

deficit in the area. We should introduce contributions for a youth facility as this is a priority for the area. We are also exploring the possibility of using affordable housing *in lieu* payments to fund 'hidden homes' programmes in the area.

27. We set out additional detail for the largest development sites that require guidance to enable us to demonstrate we can achieve our housing, employment and retail targets within a plan for the area.

Community Impact Statement

28. The key impacts are around consultation. These are addressed in the Equalities Impact Assessment set out in Appendix D.

Sustainability Considerations

29. We consulted on the sustainability appraisal scoping report for the SPD/OAPF from July 31 to September 4 2009. A sustainability appraisal has been carried out on the draft SPD, taking into account responses to the consultation and the sustainability appraisal of the Core Strategy. This is included at Appendix C.
30. An appraisal of the SPD/OAPF objectives against the Sustainability Objectives was carried out to check that the plan's objectives were compatible with the need to address sustainable development. The results showed great similarity to those of the Core Strategy, with the majority of the objectives showing a compatible result.
31. Proposals will be assessed at the application level both against the core strategy policies and the further specific guidance within the SPD/OAPF itself and other guidance, in particular the Sustainable Design and Construction and Sustainability Assessment SPDs. It is therefore thought that any potential negative impacts can be addressed through suitable mitigation measures.
32. A further sustainability appraisal of the guidance was therefore considered to be unnecessary in order to avoid duplication of the SA already undertaken for the Core Strategy, in accordance with the regulations.
33. An appropriate assessment has not been undertaken as screening of the Core Strategy publication/submission version found no likely significant discernable adverse impacts on European sites.

Resource/Financial Implications

34. There are no specific financial implications associated with this paper. The financial implications of any particular policy or strategy should be addressed as part of any specific proposal.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Strategic Director of Communities, Law and Governance

35. This report is being brought before Members' of the Executive under Part 3C of the Southwark Constitution 2008-9.
36. Following comments by Planning Committee, the role of the Executive in approving the consultation in relation to policy documents such as this SPD is a function reserved to the Executive under Para 21 of Part 3B of the Constitution.

37. The draft BBLB is now at consultation stage, accordingly, Members' of the Executive are requested to consider both the documents set out in section 1 of this report and the comments made by Planning Committee and to approve the consultation of the draft BBLB SPD in accordance with the recommendation of Planning Committee, subject to the changes detailed in Table 1.
38. SPDs are local development documents under the new legislative framework established under the 2004 Act and will form part of the planning framework for the borough. They may cover a range of issues, both thematic and site specific which expand upon policy or provide further detail to policies in development plan documents. They must not be used to allocate land. SPDs do not have development plan status and as such the presumption in favour of the development plan in section 38(6) of the 2004 Act does not apply to SPDs. This draft SPD complies with these principles.
39. SPDs have replaced supplementary planning guidance (SPGs) which were formerly adopted under PPG12 as informal non statutory guidance which set out more detailed guidance on the way development plan policies will be applied in particular circumstances. If consistent with the development plan and prepared in consultation with the public whose views are taken into account before the SPG was finalised, PPG12 advised that substantial weight could be placed on an SPG as a material consideration.

Procedural Requirements

40. Under the new system, a detailed procedure for the adoption of SPDs is set out in Part 5 of The Town and Country Planning (Local Development) (England) Regulations 2004. Until an SPD has been adopted to replace an existing SPG, the SPG and guidance in PPG12 continues to apply. PPS12, the successor to PPG12, does not state how much weight should be given to new SPDs but it is likely that given their preparation under the new procedures involves proper public consultation, once adopted substantial weight may be placed on SPDs as a material consideration, in the determination of planning applications where relevant.
41. SPDs will not be subject to independent examination, however the legislation requires that they should be subjected to rigorous procedures of community involvement. PPS12 set out the criteria an SPD must conform with:
 - i. It must be consistent with national and regional planning policies as well as the policies set out in the development plan documents contained in the local development framework;
 - ii. It must be clearly cross-referenced to the relevant development plan document policy which it supplements (or, before a relevant development plan document has been adopted, a saved policy);
 - iii. It must be reviewed on a regular basis alongside reviews of the development plan document policies to which it relates; and
 - iv. The process by which it has been prepared must be made clear and a statement of conformity with the statement of community involvement must be published with it.
42. All the matters covered in SPDs must relate to and set out the further detail of policies in a development plan document or a saved policy in a development plan. They must therefore conform to the relevant development plan document (or saved policies), and thereby be consistent with national planning policy and generally conform, in London, with the spatial development strategy.

43. This SPD has been prepared in accordance with the Southwark Plan 2007, which is the adopted development plan for Southwark and which has been prepared so that it is in general conformity with the London Plan – the Mayor’s spatial development strategy. At present, the Southwark Plan as the most recent adopted development plan document prevails in accordance with S38(5) of the Planning and Compulsory Purchase Act 2004.
44. Where the detail to be provided in a supplementary planning document is fundamental to the early delivery of policies in a development plan document, it may usefully be prepared in parallel with that document. However, if the development plan document is changed this may necessitate changes to the SPD. In such instances, the local planning authority will need to undertake community involvement on the changes they propose to make in accordance with the statement of community involvement or minimum requirements in the regulations.
45. Local planning authorities must comply with European Union Directive 2001/42/EC which requires formal strategic environmental assessment of certain plans and programmes which are likely to have significant effects on the environment. The directive applies to local development documents where formal preparation began after July 21 2004. It will also apply to all local development documents, as well as local plans/unitary development plans continuing under transitional arrangements whose preparation began before that date and, which are not adopted by July 21 2006. The directive has been incorporated into English law by virtue of the Strategic Environmental Assessment Regulations 2004. Local planning authorities must comply with these regulations as well as the regulations under Part 2 of the Act when preparing local development documents.
46. In addition, section 39 of the 2004 Act requires local development documents to be prepared with a view to contributing to the achievement of sustainable development. The 2004 Act requires regard to be had to national policies and guidance on sustainable development. The government’s four aims for sustainable development are set out in PPS1 Creating Sustainable Communities paragraph 1.13. These are:
 - Maintenance of high and stable levels of economic growth and employment.
 - Social progress which recognises the needs of everyone.
 - Effective protection of the environment.
 - The prudent use of natural resources.

Sustainability Appraisal

47. The Planning and Compulsory Purchase Act 2004 and Regulation 17 of the above regulations also requires sustainability appraisal (SA) of all emerging DPDs. The new Town and Country Planning (Local Development)(England) (Amendment) (Regulations) 2009 provide that a SA report is no longer required if the respective issues are addressed at a higher policy level. Nonetheless, consistently with the Council’s practice of preparing SA’s for all of its SPDs to date and the special and diverse character of Borough, Bankside and London Bridge, a SA has been prepared. The purpose of the SA is to promote sustainable development through better integration of sustainability considerations into the preparation and adoption of plans. In accordance with this provision, a SA was prepared to ensure the wider impacts of the SPD policies were addressed. The Sustainability Appraisal has informed the preparation of the draft BBLB SPD and it is recommended that Members’ approve the consultation of the document.
48. SPDs must also be subject to Strategic Environmental Assessment (SEA) pursuant to the Environmental Assessment of Plans and Programmes Regulations 2004. This SPD contains within it the elements required to form the required (SEA).

49. Local planning authorities, in preparing local development documents must fulfil the minimum requirements of sustainability appraisal. Whilst the requirement to carry out a sustainability appraisal (SA) and a strategic environmental assessment (SEA) are distinct, it is possible to satisfy both through a single appraisal process. The guidance referred to above has been produced by the government to ensure that sustainability appraisals meet the requirements of the SEA directive, and to assist authorities in carrying out such appraisals. The process of integrating the sustainability appraisal into the draft SPD, will be completed when the consultation period on that document closes on April 13.
50. Local planning authorities undertaking preparatory work in developing the evidence base must also produce a sustainability appraisal scoping report. This should set out the scope and level of detail of the proposed sustainability appraisal. Environmental consultation bodies are to be consulted for a minimum period of 5 weeks on the scoping report. This process was undertaken for both SPDs.
51. The draft SPD cannot be adopted without taking into account the SA and consultation responses on both documents.

Consultation – Procedural Requirements

52. Members' are advised that should the Executive grant approval for consultation on the draft BBLB SPD, a number of statutory requirements will need to be complied with by the Council before the SPD can progress to the next stage, ultimately for adoption. These requirements are set out in Part 5 of the Regulations (Regulations 16,17,18 and 19 Town and Country Planning (Local Development) (England) Regulations 2004 (as amended by the 2008 Regulations) and must be complied with as soon as reasonably practicable after the date of adoption.
53. The proposed consultation process for this SPD is set out in the Consultation Plan which accompanies it and confirms with the policies contained in Southwark's Statement of Community Involvement (including a 6 week period of informal consultation, followed by six weeks of informal consultation).

Human Rights Implications

54. The Human Rights Act 1998 imposes a duty on the council as a public authority to apply the European Convention on Human Rights and the council must not act in a way which is incompatible with these rights. The most important rights for planning purposes are article 8 the right to respect for home and article 1 of the First Protocol, the right to peaceful enjoyment of property. Article 6 is also engaged in relation to the principles of natural justice. In general, these principles are inherent in domestic law. As this SPD has been prepared in accordance with the statutory process, it is likely that it is in conformity with the Human Rights Act 1998. Any human rights implications will be considered throughout the application of the policies in the SPD through the development control process.

Equalities Impact Assessments (EqIAs)

55. The Race Relations (Amendment) Act 2000 places a duty on local authorities to promote race equality in their policy-making, service delivery, regulation, enforcement and employment. This includes three overlapping areas of responsibility:
 - To eliminate discrimination
 - To promote equality of opportunity

- To promote good community relations
56. To meet these responsibilities, Southwark has published its Equality Scheme 2005-2008 approved by the Executive in October 2005. This sets out our overall policy for addressing equality, diversity and social cohesion in the borough. This policy recognises that people may face discrimination, or experience adverse impact on their lives as a result of age, disability, ethnicity, faith, gender or sexuality.
57. The preparation of equality impact assessments (EQIA) is part of Southwark's wider commitment to equalities, which is set out on the Corporate Equalities Action Plan 2003-2006. They are required in order to examine the aims, implementation and effects of policies, practices and services to check that no groups are receiving or are likely to receive differential treatment or outcomes that are discriminatory or unfair in nature.
58. The carrying out of an EQIA is intended to improve the work of Southwark by making sure it does not discriminate and that, where possible, it promotes equality. Preparation of an EQIA will ensure that individuals and teams think carefully about the likely impact of their work on the residents of Southwark and take action to improve the policies, practices or services being delivered. The EqIA in respect of the draft BBLB SPD considered the impact of the proposed policy on groups who may be at risk of discriminatory treatment and has regard to the need to promote equality among the borough's communities..

Table 1: Proposed changes to the draft BBLB SPD

Underlined text in the change column is proposed to be added to draft SPD.

~~Strikethrough~~-text is proposed to be deleted from the draft SPD.

Reference	Respondee	Change	Agreed
Page 41, 4.2.7 and page 77, 6.4.2	Planning Committee	Include Southwark Cathedral and environs as a priority for public realm improvements.	
Throughout	Officer	Need to change to refer to <u>Opportunity Area Planning Framework/Supplementary Planning Document</u> throughout where either are referenced.	
Throughout	Officer	Change the reference to the Shard to include <u>London Bridge Tower</u>	
P9, 1.3	Officer	<p>Add:</p> <p><u>This document provides detailed guidance on how current planning policies will be applied in the opportunity area.</u></p> <p><u>It is a supplementary planning document (SPD) and will be used to decide planning applications in Bankside, Borough and London Bridge.</u></p> <p><u>As an Opportunity Area Planning Framework, it will be used by the Mayor to make decisions on large scale applications referred to him.</u></p> <p>Delete:</p> <p>This supplementary planning document (SPD) provides detailed guidance on how our current</p>	

Reference	Respondee	Change	Agreed
		<p>planning policies will be applied in the opportunity area. We have been working closely with the Mayor of London with the intention of it being adopted as Opportunity Area Planning Framework.</p> <p>The SPD will be used to decide planning applications in Bankside, Borough and London Bridge.</p>	
Page 11, 2.2	Officer	<p>Amend: Improvements in transport such as the Jubilee Line and Thameslink programme are bringing major benefits to the area, including <u>include</u> a new entrance to Blackfriars Station from Bankside and remodeled London Bridge Station. This will help unlock the potential of the area.</p>	
Page 11, 2.3	Planning committee	<p>Amend: It is home to <u>Southwark council offices</u> and many of our some of our <u>other large employers</u>.</p>	
Page 17, 3.2 London Bridge	Officer	<p>Amend to reflect Core Strategy: Major redevelopment of the station to improve access, and capacity <u>and links between transport types</u> is key to the development of the surrounding development sites. <u>Improvements will prioritise links to buses and train stations within Southwark.</u></p>	
Page 23, 4.1.1, Under "Development should:"	Officer	<p>Amend second bullet point:</p> <ul style="list-style-type: none"> Where new retail units or active frontages are provided, at least 50% of <u>the length of each active/retail frontage in the scheme</u> should be class A1 uses. 	
Page 26, 4.1.6	Officer	<p>Delete: but this should not be the main component of development schemes.</p>	
Page 27, 4.1.7	Officer	<p>Delete: Where possible, all new major development should include some housing.</p>	
Page 29, 4.2.1 at the end	Planning committee	<p>Add:</p> <ul style="list-style-type: none"> <u>When new developments are being considered we will encourage them to be named after local historic influences.</u> 	
Page 30, Figure 17	Officer	<p>Make map clearer.</p>	
Page 31, 4.1.8	Officer	<p>Add at end of first paragraph: <u>and near Bankside Gallery.</u></p>	
Page 32, 4.2.2	Officer	<p>Amend:</p> <ul style="list-style-type: none"> Be designed to <u>ensure safe and secure environments that improve community safety and prevent crime and anti-social behaviour</u> by incorporating the principles of Secured by Design. 	
P33, 4.2.2	Officer	<p>Remove the reference to 150m for design analysis and replace with <u>tall buildings</u></p>	
P34, Fig 20	Planning committee	<p>Fix up the Thames Special Policy Area designation on the map.</p>	

Reference	Respondee	Change	Agreed
P35, 4.2.2, Strategy for London Bridge	Officer	Amend: Create a mix of uses that draw activity into the precinct. Improve public access to and the quality of green spaces in the precinct. <u>This includes transforming Boland House forecourt into a public square.</u>	
P37, 4.2.3 Strategy for Blackfriars Road North	Officer	Under Improve links and pedestrian environment add: <ul style="list-style-type: none"> • <u>Reconnect Upper Ground to Hopton Street/Holland Street allowing direct cycle link.</u> 	
Figure 23 and Figure 25	Officer	Amend to show possible link between Upper Ground to Hopton Street/Holland Street	
P36, 4.2.3 Strategy for Blackfriars Road North	Officer	Amend: <ul style="list-style-type: none"> • The focus of the emerging cluster should be around the key intersection of Blackfriars Road, <u>and Stamford Street and Southwark Street.</u> 	
Figure 22 and 26	Officer	Amend to show southern part of Ludwig House/Express Newspaper site in tall buildings zone. Show as opportunity site.	
Page 42, 4.2.8 Improve Links and Pedestrian Environment	Officer	Add bullet: <ul style="list-style-type: none"> • <u>Improvements to the pedestrian environment around the junction of Borough High Street, Long Lane and Marshalsea Road are a priority</u> 	
Page 46, 4.2.12 Detailed requirements for tall buildings	Officer	Add to end of criteria 6 Bring life and activity to an area and create vibrant and attractive streets and spaces: <u>The amount of public space provided at ground level will be expected to be proportionate to the height of a building. The taller a building the more of a contribution that will be expected by reducing building footprint.</u>	
P54, 5.1 London Bridge Station	Planning committee	Amend to say: <u>London Bridge station links to a number of stations within Southwark.</u> <u>There should be improved east to west linkages through a new entrance at the east of the station.</u> <u>Redevelopment and improvements to the station should prioritise links to buses and train station within Southwark.</u>	
P55, 5.2 Guy's hospital	Officer	Under Lane Use, amend: <ul style="list-style-type: none"> • <u>Achieving a world-class health, research and education facility for all of London. and Improving health services to create an important centre for the local community should be the primary focus of any redevelopment scheme.</u> 	
Page 61, Fig 32	Planning committee	Fix up the map so that it is clearer where the pedestrian linkages should be.	
Page 67, 5.10 20 Blackfriars Road	Officer	Under public realm amend first bullet point to say: <ul style="list-style-type: none"> • Development should provide pleasant and welcoming public space on the site which links 	

Reference	Respondee	Change	Agreed
		to Christ Church gardens. Building elements should not cause overshadowing or negative impacts on <u>the open space</u> .	
Page 77, Play and sports development	Officer	Amend: <ul style="list-style-type: none"> Community swimming pool at Elephant and Castle <u>to provide for the north of Southwark</u>. 	
Appendix 1, A1.4	Officer	Add: <p><u>The following supplementary planning guidance to the London Plan will also apply:</u></p> <ul style="list-style-type: none"> <u>London View Management Framework Supplementary Planning Guidance</u> <u>Planning for Equality and Diversity in London Supplementary Planning Guidance</u> <u>Accessible London: Achieving an Inclusive Environment Supplementary Planning Guidance</u> 	
Appendix 3	Officer	Update population and economic data and hotel/student accommodation completions.	
Appendix 3, A3.4 and Figure A3.2	Officer	Delete proposed after Kings Bench conservation area. Change figure to reflect adoption of Kings bench conservation area and extension of Bermondsey Street conservation area.	
Appendix 3, Figure A3.9	Officer	Show the Fire Brigade Museum on Southwark Bridge Road.	
Appendix 6	Officer	Amend first paragraph: <p><u>Policy 7.7 of the draft replacement London Plan identifies opportunity areas as possible locations for tall buildings. The Core Strategy key diagram and policy 12 identify more specific locations</u> The London Plan and Core Strategy have identified that the opportunity area is a suitable location for tall buildings and that new development could appear around the north end of Blackfriars Road and around London Bridge Station. <u>The SPD/OAPF provides more detailed guidance on appropriate locations and design considerations that will be used to decide applications for tall buildings.</u></p>	

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Southwark Plan (Unitary Development Plan 2007)	Planning Policy Team Tooley Street	Rumi Bose 020 7525 5471
Bankside SPG (2002)	Planning Policy Team	Rumi Bose

	Tooley Street	020 7525 5471
London Bridge SPG (2002)	Planning Policy Team Tooley Street	Rumi Bose 020 7525 5471
London Bridge Framework (2002)	Planning Policy Team Tooley Street	Rumi Bose 020 7525 5471

APPENDICES

No.	Title
Appendix A	Draft Bankside, Borough and London Bridge Supplementary Planning Document (paper copy with this report)
Appendix B	Consultation Plan and Consultation Report (<i>available on the web</i>)
Appendix C	Sustainability Appraisal and officer comments to scoping (<i>available on the web</i>)
Appendix D	Equalities Impact Assessment (<i>available on the web</i>)

AUDIT TRAIL

Lead Officer	Anne Lippitt, Strategic Director of Regeneration And Neighbourhoods	
Report Author	Julie Seymour, Head of Planning Policy	
Version	Final	
Dated	29 January 2010	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / EXECUTIVE MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Communities, Law & Governance	Yes	Yes
Departmental Finance Manager	Yes	Yes
Executive Member	Yes	No
Date final report sent to Constitutional Support Services	1 February 2010	