

**13 APPENDIX 9: REVISED PREFERRED OPTION
QUESTIONNAIRE**



Revised Preferred Options Aylesbury Area Action Plan

Consultation Questionnaire

How to Respond

You should use this questionnaire to write your comments on the Revised Preferred Options for the Aylesbury Area Action Plan (AAP).

Over the last year and a half we have been consulting you on the proposals for the future of Aylesbury area which will be set out in the Aylesbury AAP. The last consultation was on the preferred options report in April-May 2008 and before that on Issues and Options in October – November 2007. Following the feedback that you gave us on these reports, we have reviewed the proposals and would like to make the scheme more family-friendly. This will mean increasing the number of larger homes and houses, which will ensure that more residents have access to private gardens or courtyards, reducing the density of the development, lowering the heights of some of the buildings and cutting down the total number of homes. The changes in the proposals as a result of providing more family homes are set out in the 'Revised Preferred Options' report.

We are only consulting on those proposals that have changed as a result of providing more family homes. Other proposals which we consulted on last time such as improved connections, the provision of social and community facilities have not changed from the last consultation and therefore are not being re-consulted on. The revised preferred options have also been tested through a sustainability appraisal.

We would like to hear your views on the revised preferred options. If you disagree with the revised preferred options or if you would prefer us to continue with the preferences we set out in the Preferred Options Report, or indeed you prefer any of the other options we set out on housing in the Issues and Options Report, you should also tell us in this questionnaire and give your reasons.

We are consulting on the revised preferred options report from 21 November 2008 until 2 January 2009.

The revised preferred options report and the sustainability appraisal are available on our website: www.southwark.gov.uk/YourServices/planningandbuildingcontrol/planningpolicy/AylesburyAreaActionPlan.html. They are also available to view in local libraries; one stop shops; the Town Hall, Peckham Road, SE5; or at the Southwark Regeneration offices, Chiltern, Portland Street, SE17 2ES.

To fill in the questionnaire, you will need to have a printed or on-line copy of the report to hand. If you are filling in the questionnaire on a computer it is interactive and you can type your comments straight into it. If you are writing on a paper copy of the form and you need more space, you can continue on a separate sheet. If you do this, please make sure that the option you are writing about is clearly stated.

Please note that the existing Aylesbury estate area is referred to as the Masterplan area and the wider area is referred to as the AAP area. Any difficult terms are explained in the glossary at the back of the questionnaire.

Thank you very much for taking the time to fill in this questionnaire. Please ensure that you send or email the filled in questionnaire by 5pm on 2 January 2009 to the following address:

Address: Planning Policy and Research
London Borough of Southwark Regeneration
FREEPOST SE1919/14
London, SE17 2ES
Email: planningpolicy@southwark.gov.uk
Fax: 020 7525 5561

If you have any queries regarding the revised preferred options report, the sustainability appraisal, or this questionnaire please contact Tim Cutts at Southwark Regeneration Department Offices, Chiltern, Portland Street, SE17 2ES or telephone: 020 7525 5380.

Your name and address:	If you are submitting a representation on behalf of someone else please state your client's name and address:
Postcode: Telephone: E-mail (if applicable): Organisation you represent (if applicable):	Postcode: Telephone: E-mail (if applicable): Company Name (if applicable):



Better Homes: A High Quality Residential Neighbourhood

1. Tenure Mix

In our revised preferred option, in order to create a mixed community and ensure the redevelopment is financially viable, the Masterplan area will have about 37% social rented, 13% intermediate and 50% private homes. We will continue to be able to meet the rehousing needs of all existing tenants.

Do you agree with the revised preferred option?

Yes No

2. Size of Homes

Our revised preferred option will provide a range of home sizes including more family homes. The proportion of home sizes will be: 3% studios (only private homes), 28% one bed homes, 39% two bed homes and 30% three or more bed homes (greater proportion for social rented homes).

Do you agree with the preferred option?

Yes No

3. Type of Homes

Our revised preferred option is that there should be a good mix of different types of home in the Masterplan area, with more emphasis on providing family accommodation. This will increase the proportion of houses and maisonettes with direct access to the street at ground floor and secure private open space. We estimate that around 60% of homes will be flats, 17% will be maisonettes and 23% will be houses.

Do you agree with the revised preferred option?

Yes No

4. Distribution, Number and Density of Homes

Our revised preferred approach is to concentrate more homes in locations with good existing and future public transport, good local facilities, parks and where land values are higher. Densities will be lower in places which are close to the edge of the Masterplan area, including the Liverpool Grove conservation area, East Street and Bagshot Street. The redevelopment will provide approximately 4,200 new homes in the Masterplan area. The density will be about 500 habitable rooms per hectare across the Masterplan area.

Do you agree with the revised preferred option?

Yes No

5. Housing and Open Space

Our revised preferred option to provide more houses means that more households will have access to private open space. Around 950 houses would have direct access to a private garden or courtyard.

Do you agree with the revised preferred option?

Yes No

6. Building Heights

Our revised preferred approach is for a range of building heights across the Masterplan area, including some taller buildings at landmark locations. However, there will be a reduction in building heights in the middle of the masterplan area and most of the area will be 2-4 storeys.

Do you agree with the revised preferred option?

Yes No

You can use the space below to suggest changes to the preferred options or add support to your choice. Please make a clear reference to the option you are writing about.

Glossary

Affordable Housing

Housing that is accessible to households who can not afford to buy or rent the cheapest housing at a size that meets their needs anywhere within the borough at market housing prices.

There are two types of affordable housing:

- Social rented housing
- Intermediate housing

Code for Sustainable Homes

Code for Sustainable Homes is a new national standard to guide the design and construction of sustainable homes. The Code gives a sustainability rating to development which ranges from 1(*) to 6(*****). The higher the rating the more sustainable a home is. The assessment includes efficiency in energy, water, waste, materials, ecology and surface water run-off.

Density

Residential density is the amount of residential development within a given area, usually expressed in terms of habitable rooms per hectare or dwellings per hectare.

Intermediate housing

Housing at prices and rents above those of social rented housing but below market prices or rents. Shared ownership housing is the most common type of intermediate housing.

Mixed Community

A neighbourhood where there is a mix of tenures, incomes, ages and household types.

Private housing

Housing that is available to either buy or rent privately on the open market.

Social rented housing

Housing that is available to rent either from the council, a housing association (known as a Registered Social Landlord) or other affordable housing provider. Rents for social rented housing are set nationally.

Zero carbon growth

Development that results in no net growth of carbon dioxide emissions, despite an increase in the number of dwellings. Typically, these developments will provide buildings which are highly energy efficient. The overall amount of carbon dioxide emitted by these buildings will be the same as, or less than the amount of carbon dioxide which is emitted by existing buildings.



Consultation Monitoring Form

Ethnic Monitoring Guidance

Why do we need this information?

We need to check whether the way we carry out our business meets our statutory duties under the Race Relations (Amendment) Act 2000. The Act requires us to take steps to:

- Eliminate unlawful racial discrimination
- Promote equality of opportunity
- Promote good race relations

To ensure we are doing this we need to monitor our services to ensure we meet the needs of the community.

Do you have to fill in the form?

You do not have to fill in the form and whatever you choose to do it will not affect the service that you receive from the council. If you have already completed an ethnic monitoring form for the planning and transport division since January 2006 please ignore this.

Who will have access to this information?

Southwark Council is registered as a data controller under the Data Protection Act 1998. We have a legal requirement to keep your information safe and secure. We will not share your data with any external parties without your consent, unless we are required by law to do so.

Sometimes we collect this information for one council service and need to use it for another. We may also use it for protection and detection of fraud. If you do not wish certain information about you to be exchanged within the council you may request that this does not happen by writing to, Planning and Transport Coordinator Southwark Council, Chiltern, Portland Street, London SE17 2ES.

How to fill out the form?

Please study the list overleaf and tick one box only to indicate your ethnic background. Please return this section to us, along with the rest of the form to the address stated inside the front cover.

Southwark Council is committed to making sure that the consultations that we carry out are done so in a fair and non-discriminatory way. To monitor our consultation on the Aylesbury Area Action Plan Issues and Options report, we would be grateful if you could complete the following sections. This information will be treated as confidential and will be separated from the rest of your representation form.

Please Select one of the following:

Do you represent

- Resident
- Non Resident
- Other (please specify) _____

What is your gender?

- Male
- Female

What is your age group?

- Under 16
- 16-24
- 25-35
- 36-55
- 56 and over

Ethnicity

Overleaf you will find an ethnic monitoring form, which we would be grateful if you would complete.

Southwark Ethnic Monitoring Categories

(A) White	
British	
• British	
• English	
• Scottish	
• Welsh	
Irish	
Other White Background	
• Albanian	
• Bosnian	
• Croatian	
• Greek	
• Greek – Cypriot	
• Gypsy/ Roma	
• Gypsy/traveller British heritage	
(A) Traveller of Irish heritage	
(B) Italian	
(C) Kosovan	
(D) Northern Irish	
(E) Polish	
(F) Portuguese	
(G) Serbian	
(H) Turkish	
(I) Turkish – Cypriot	
(J) Other White (please write in)	
(B) Mixed	
• White and Black Caribbean	
• White and Black African	
• White and Asian	
Any other mixed background	
• White Irish and White British	
• Any other mixed background (please write in)	
(C) Asian or Asian British	
• Bangladeshi	
• Indian	
• Pakistani	
Any other Asian background	
• Sri Lankan	
• Other Asian background (please write in)	

(D) Black or Black British	
Caribbean	
African	
• Algerian	
• Congolese	
• Eritrean	
• Ethiopian	
• Ghanaian	
• Ivorian	
• Kenyan	
• Moroccan	
• Nigerian	
• Rwandan	
• Sierra Leonean	
• Somali	
• South African	
• Sudanese	
• Ugandan	
• Zambian	
• Zimbabwean	
• Any other Black background (please write in)	
(E) Chinese or Other Ethnic Group	
• Chinese	
Other South East Asian	
• Filipino	
• Japanese	
• Malaysian	
• Vietnamese	
• Other South East Asian (please write in)	
(F) Latin American	
• Brazilian	
• Chilean	
• Columbian	
• Ecuadorian	
• Peruvian	
• Other Latin American (please write in)	
Other ethnic group	
(A) Afghani	
(B) Iranian	
(C) Iraqi	
(D) Kurdish	
(E) Any other ethnic group (please write in)	



**14 APPENDIX 10: PUBLICATION DRAFT
REPRESENTATION FORM**

REF:

(For official use only)



Aylesbury area action plan (AAP) Publication draft representation form

Please return to Southwark Council by 5pm Friday April 17 2009

This form has two parts –

Part A – Personal details

Part B – Your representation(s). Please fill in a separate sheet for each representation you wish to make.

At the end of this form there are notes which will help you fill in this form. You should read these notes before completing the form.

Part A

1. Personal details*

*If an agent is appointed, please complete only the Title, Name and Organisation boxes below but complete the full contact details of the agent in 2.

2. Agent's details (if applicable)

Title	<input type="text"/>	<input type="text"/>
First Name	<input type="text"/>	<input type="text"/>
Last Name	<input type="text"/>	<input type="text"/>
Job Title (where relevant)	<input type="text"/>	<input type="text"/>
Organisation (where relevant)	<input type="text"/>	<input type="text"/>
Address Line 1	<input type="text"/>	<input type="text"/>
Line 2	<input type="text"/>	<input type="text"/>
Line 3	<input type="text"/>	<input type="text"/>
Line 4	<input type="text"/>	<input type="text"/>
Post code	<input type="text"/>	<input type="text"/>
Telephone	<input type="text"/>	<input type="text"/>
Email (where relevant)	<input type="text"/>	<input type="text"/>

Part B - Please use a separate sheet for each representation

3. To which part of the Aylesbury AAP does this representation relate?

Paragraph

Policy

Proposals Map (Figure 7)

4. Do you consider the Aylesbury AAP is:

(i) Legally compliant Yes No

(ii) Sound Yes No

If you have entered No to 4(ii), please continue to Q5. In all other circumstances, please go to Q6.

5. Do you consider the Aylesbury AAP is **unsound** because it is **not**:

Justified

Effective

Consistent with national policy

6. Please give details of why you consider the Aylesbury AAP is not legally compliant or is unsound. Please be as precise as possible. The notes at the end of this form explain what is meant by "legally compliant" and "unsound". If you wish to support the legal compliance or soundness of the Aylesbury AAP, please also use this box to set out your comments.

(Continue on a separate sheet if necessary)

7. Please set out what change(s) you consider necessary to make the Aylesbury AAP legally compliant or sound, having regard to the test you have identified at 5 above where this relates to soundness. You will need to say why this change will make the Aylesbury AAP legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

(Continue on a separate sheet if necessary)

Please note - your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage.

After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

8. If your representation is seeking a change, do you consider it necessary to participate at the oral part of the examination?

No, I do not wish to participate at the oral examination

Yes, I wish to participate at the oral examination

9. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

Please note - the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

Signature:

Date:

This representation form must be returned to Southwark Council by 5pm Friday April 17 2009

All comments can be emailed to planningpolicy@southwark.gov.uk or posted to:

**Freepost SE1919/14
Planning Policy
Chiltern House, Portland Street
London SE17 2ES**

Demographic Monitoring Form

Southwark Council is committed to making sure that the consultations we carry out are done so in a fair and non-discriminatory way. We would be grateful if you could complete the following table. This information will be treated as confidential.

Gender		Age group (Please tick one)		Do you have a disability?	
Male		Under 16		Yes	
Female		16-24		No	
		25-35			
		36 -55			
		56 and over			

Ethnicity (Ethnic group refers to people with the same cultural background and national identity. It does not always mean where you were born). Please tick one box.		
A) White		
	British	
	Irish	
	Other White Background (Please specify)	
B) Mixed		
	White and Black Caribbean	
	White and Black African	
	White and Asian	
	Any other mixed background (Please specify)	
C) Asian or Asian British		
	Bangladesh	
	Indian	
	Pakistani	
	Any other Asian background (Please specify)	
D) Black or Black British		
	Caribbean	
	African	
	Any other Black background (Please specify)	
E) Chinese or other ethnic group		
	Chinese	
	Other (Please specify)	

Southwark Council is registered as a data controller under the Data Protection Act 1998. We have a legal requirement to keep your information safe and secure. We will not share your data with any external parties without your consent, unless we are required by law to do so.

Notes to accompany the Aylesbury AAP (“the AAP”) Representation Form

1. Introduction

- 1.1 The AAP is published in order for representations to be made prior to submission. The representations will be considered alongside the published AAP when submitted, which will be examined by a Planning Inspector. The Planning and Compulsory Purchase Act 2004¹ (the 2004 Act) states that the purpose of the examination is to consider whether the AAP complies with the legal requirements and is ‘sound’.
- If you are seeking to make representations on the way in which Southwark has prepared the published AAP it is likely that your comments or objections will relate to a matter of legal compliance.
 - If it is the actual content on which you wish to comment or object it is likely it will relate to whether the AAP is justified, effective or consistent with national policy.

2. Legal Compliance

- 2.1 The Inspector will first check that the AAP meets the legal requirements under s20(5)(a) of the 2004 Act before moving on to test for soundness.

You should consider the following before making a representation on legal compliance:

- The AAP should be within Southwark’s current Local Development Scheme (LDS) and the key stages should have been followed. The LDS is a programme of work prepared by Southwark. It sets out all the documents in the council’s Local Development Framework (LDF) and the timetable for their preparation. If the AAP is not in the current LDS it should not have been published for representations. You can find Southwark’s LDS at: <http://www.southwark.gov.uk/YourServices/planningandbuildingcontrol/planningpolicy/localdevelopmentframework/localdevelopmentscheme.html>
- The process of community involvement for the AAP should be in general accordance with Southwark’s Statement of Community Involvement. The Statement of Community Involvement (SCI) is a document which sets out Southwark’s strategy for involving the community in the preparation and revision of all documents in Southwark’s Local Development Framework and the consideration of planning applications. You can find Southwark’s SCI at: <http://www.southwark.gov.uk/YourServices/planningandbuildingcontrol/planningpolicy/localdevelopmentframework/SCI.html>

¹ View at http://www.opsi.gov.uk/ACTS/acts2004/ukpga_20040005_en_1

- The AAP should comply with the Town and County Planning (Local Development) (England Regulations) 2004 as amended². When publishing the AAP, Southwark must publish the documents set out in the regulations, and make them available at their principal offices and their website. Southwark must also put an advertisement in the local press stating that the AAP is available for consultation, and notify the organisations set out in the regulations and Southwark's SCI and any persons who have requested to be notified.
- Southwark is required to provide a Sustainability Appraisal Report when they publish an AAP. This should identify the process by which the Sustainability Appraisal has been carried out, and the baseline information used to inform the process and the outcomes of that process. Sustainability Appraisal is a tool for appraising policies to ensure they reflect social, environmental, and economic factors.
- The AAP should have regard to national policy and conform generally to the London Plan. The London Plan sets out London's policies in relation to the development and use of land and forms part of the development plan for all local planning authorities in London, including Southwark. The London Plan is also known as the Spatial Development Strategy. You can view the London Plan at: <http://www.london.gov.uk/thelondonplan>
- The AAP must have regard to Southwark's Sustainable Community Strategy, Southwark 2016. Southwark 2016 has been prepared by the Local Strategic Partnership which is representative of a range of interests in Southwark. Southwark 2016 is subject to consultation but not to an independent examination. You can find Southwark 2016 here: <http://www.southwark.gov.uk/YourCouncil/SouthwarkAlliance/WhatSouthwark2016.html>

3. Soundness

3.1 To be sound an AAP should be:

- **Justified**
This means that the AAP should be founded on a robust and credible evidence base involving:
 - Evidence of participation of the local community and others having a stake in the area
 - Research/fact finding: the choices made in the plan are backed up by facts

The AAP should also provide the most appropriate strategy when considered against reasonable alternatives. These alternatives should be realistic and subject to sustainability appraisal. The AAP should show how the policies and proposals help to ensure that the social, environmental, economic and resource use objectives of sustainability will be achieved.

² View at <http://www.opsi.gov.uk/si/si2004/20042204.htm> (2004 regulations) and http://www.opsi.gov.uk/si/si2008/pdf/uksi_20081371_en.pdf (2008 amending regulations)

- **Effective**

This means the AAP should be deliverable, embracing:

- Sound infrastructure delivery planning
- Having no regulatory or national planning barriers to delivery
- Delivery partners who are signed up to it
- Coherence with the strategies of neighbouring authorities

The AAP should also be flexible and able to be monitored.

The AAP should indicate who is to be responsible for making sure that the policies and proposals happen and when they will happen.

The plan should be flexible to deal with changing circumstances, which may involve minor changes to respond to the outcome of the monitoring process or more significant changes to respond to problems such as lack of funding for major infrastructure proposals. Although it is important that policies are flexible, the AAP should make clear that major changes may require a formal review including public consultation.

Any measures which the AAP has included to make sure that targets are met should be clearly linked to an Annual Monitoring Report. This report must be produced each year by all local authorities and will show whether the AAP needs amendment. You can find Southwark's Annual Monitoring Report here: <http://www.southwark.gov.uk/YourServices/planningandbuildingcontrol/planningpolicy/localdevelopmentframework/annualmonitoringreport.html>

- **Consistent with national policy**

The AAP should be consistent with national policy. Where there is a departure, local planning authorities must provide clear and convincing reasoning to justify their approach. Conversely, you may feel that Southwark should include a policy or policies which would depart from national or regional policy to some degree in order to meet a clearly identified and fully justified local need, but they have not done so. In this instance it will be important for you to say in your representations what the local circumstances are that justify a different policy approach to that in national or regional policy and support your assertion with evidence.

3.2 If you think the content of the AAP is not sound because it does not include a policy where it should do, you should go through the following steps before making representations:

- Is the issue with which you are concerned already covered specifically by any national planning policy or in the London Plan? If so it does not need to be included.
- Is what you are concerned with covered by any other policies in the AAP on which you are seeking to make representations or in any other development plan document in Southwark's Local Development Framework. There is no need for repetition between documents in the LDF.
- If the policy is not covered elsewhere, in what way is the AAP unsound without the policy?
- If the AAP is unsound without the policy, what should the policy say?

4. General advice

- 4.1 If you wish to make a representation seeking a change to the AAP or part of the AAP you should make clear in what way the AAP or part of the AAP is not sound having regard to the legal compliance check and three tests set out above. You should try to support your representation by evidence showing why the AAP should be changed. It will be helpful if you also say precisely how you think the AAP should be changed. Representations should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity to make further submissions based on the original representation made at publication. After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.
- 4.2 Where there are groups who share a common view on how they wish to see an AAP changed, it would be very helpful for that group to send a single representation which represents the view, rather than for a large number of individuals to send in separate representations which repeat the same points. In such cases the group should indicate how many people it is representing and how the representation has been authorised.
- 4.3 Further detailed guidance on the preparation, publication and examination of AAPs is provided in Planning Policy Statement 12: Local Spatial Planning³ and in The Plan Making Manual⁴.

³ View at <http://www.communities.gov.uk/publications/planningandbuilding/pps12lsp>

⁴ View at <http://www.pas.gov.uk/pas/core/page.do?pageld=51391>

15 APPENDIX 11: PUBLIC NOTIFICATION OF CONSULTATION

15.1 LETTER TO RESIDENTS FOR THE ISSUES AND OPTIONS REPORT



Planning Policy

Direct Line: 020 7525 5471

Facsimile: 020 7525 5561

«Title» «First_name» «Last_name»

«Job_title»

«Organisation»

«House_number» «House_name»

«Street_number» «Street_name»

«Town»

«City_or_region»

«Postcode»

02 October 2007

Dear Sir or Madam

HAVE YOUR SAY ON THE AYLESBURY AREA ACTION PLAN

The Aylesbury estate and surrounding area will be transformed over the next 15-20 years. Most of the estate will be demolished making way for new homes, streets and open spaces. The regeneration of the area will also deliver new

educational and health facilities, shops, improvements to Burgess Park, and safer, more attractive pedestrian and cycle routes.

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

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

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

Building Futures Exhibition

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

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

Friday October 19, 3pm – 7:30 pm

Saturday October 20, 12 pm – 5pm

Other documents

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

What is the period for consultation?

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

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

The Issues and Options Report and the Interim Sustainability Appraisal are available to view and download from the council's website at: <http://www.southwark.gov.uk/YourServices/planningandbuildingcontrol/planningpolicy/Aylesburyareaactionplan.html>. The documents are also available for inspection at the Town Hall, Chiltern House, libraries, neighbourhood housing offices and one-stop shops. A list of these locations and their opening times is attached to this letter.

Copies of these documents can also be requested by writing to Planning Policy, Chiltern House, Portland Street, London SE17 2ES or by telephoning 020 7525 5380 or by emailing planningpolicy@southwark.gov.uk. For people who are not residents of Southwark or a community or voluntary group that operates in Southwark, paper copies of the Issues and Options Report and the Interim Sustainability Appraisal are available for £30 each.

How do I submit my comments?

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

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

What is the deadline for comments?

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

Further information

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

Yours faithfully

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



Julie Seymour
Planning Policy Manager
Planning Policy and Research

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

15.2 LETTER TO RESIDENTS FOR THE PREFERRED OPTIONS REPORT



Southwark
Council

14 April 2008

Dear Sir or Madam

PLANNING POLICY CONSULTATION REMINDER

We wrote to you in March to inform you about the planning policy guidance documents which we are currently consulting on. This letter is to remind you about the consultation and to give you more details about the Aylesbury Future Roadshow.

AYLESBURY AREA ACTION PLAN

The Aylesbury Area Action Plan is a document that will aim to bring about real change within the Aylesbury area over the coming years. It is focussed on the Aylesbury estate itself, and will examine the long-term needs of residents in the estate – the economy, employment, housing, shopping, transport, open spaces, and the overall look of the area. It considers what physical changes are needed in the area that will make a positive improvement to all of these factors. However the aim of the AAP is to improve the whole area to create a new sustainable community. Therefore areas surrounding the estate, such as Walworth Road, the East Street Market, Surrey Square and Burgess Park are inside the AAP boundary in the will be taken into consideration when developing the plan for the area.

There will also be three new schools constructed in the AAP area, including a new Michael Faraday Community School and the Walworth Academy. Although some areas will experience little if any direct change, we can improve the whole area if we make spaces more attractive, streets feel safer and people have easier access to a choice of shops, facilities, open space and transport.

We are currently consulting on the preferred options report for the Aylesbury AAP. The preferred options report sets out the most desirable options for development in the area including:

- The mix of social rented and private housing
- Building heights and residential densities
- Leisure facilities and improvements to Burgess Park
- Transport improvements
- Community facilities and space for businesses

Artist's impression of the new Aylesbury Resource Centre on Westmoreland Road

You can find about more about the AAP at the Aylesbury Future Roadshow. The roadshow starts on Friday 18 April and will visit various locations in the area. It will include a Young People's Day on Friday 18 April at the multi-use games area on Thurlow Street (the former Amersham youth centre) between 1pm and 5pm and a family fun day at Thurlow Lodge Community Hall on Saturday 19 April from 12pm-5pm.

Further details about the roadshow can be found on the Aylesbury regeneration website: <http://www.aylesburyregeneration.org.uk>. Alternatively, contact Georgina Hackett on 020 7525 4947.

DRAFT AFFORDABLE HOUSING SUPPLEMENTARY PLANNING DOCUMENT

The Affordable Housing SPD covers the whole borough. It does not create a new policy but provides detailed guidance to support the Southwark Plan policy on affordable housing and explains how it should be implemented. The guidance in the Affordable Housing SPD will be taken into account when the council makes decisions on planning applications.

DRAFT ELEPHANT AND CASTLE ENTERPRISE QUARTER SPD AND WALWORTH ROAD SPD

The Elephant and Castle Enterprise Quarter is a triangular shaped area between Newington Causeway, Borough Road, London Road and including St George's

Circus. The Walworth Road SPD covers an area of land on the west side of Walworth Road, opposite Newington Library and the old town hall. Both of the SPDs provide guidance on appropriate land uses (eg residential, education, retail, office etc), building heights, design and heritage, streetscene improvements and requirements for sustainable design and construction. Both SPDs will be taken into account when the council makes decisions on planning applications.

CONSULTATION DATES

We are consulting on the draft Affordable Housing SPD, the draft Elephant and Castle SPD and the draft Walworth Road SPD until **Friday 25 April 2008**. All comments on must be received by **5pm on Friday 25 April 2008**.

We are consulting The Aylesbury Preferred Options Report and sustainability appraisal which accompanies the report from **Thursday 17 April** until **Thursday 29 May 2008**. All comments must be received by **5pm on Thursday 29 May 2008**.

WHERE CAN I VIEW THE DOCUMENTS?

All the documents are available to view on the council's website:

<http://www.southwark.gov.uk/YourServices/planningandbuildingcontrol/planningpolicy/html>

Copies will also be available at the locations on the back of this letter.

HOW TO COMMENT ON THE DOCUMENTS

You can comment on the documents by filling in the representation forms. These can be downloaded from the council's website:

<http://www.southwark.gov.uk/YourServices/planningandbuildingcontrol/planningpolicy/html>

Representation forms will also be available at the exhibitions and at the locations on the back of this letter.

All comments can be emailed to planningpolicy@southwark.gov.uk or posted to:

Freepost SE1919/14
Planning Policy
Chiltern House, Portland Street
London SE17 2ES

If you are submitting representations and wish to be notified at a later date of either the formal submission of the area action plans to the Secretary of State for independent examination and/or of the adoption of the area action plan or SPDs, please specify this in your representation and provide us with your name and address so that we can write to inform you.

If you have any queries about the documents, the exhibitions or require further information on any of the documents referred to in this letter, please contact the Planning Policy team on 020 7525 5471 or by email at planningpolicy@southwark.gov.uk.

Yours faithfully

A handwritten signature in cursive script that reads "Juliet Seymour". The signature is written in dark ink on a light-colored background.

Juliet Seymour
Planning Policy Manager

15.3 LETTER TO RESIDENTS FOR THE REVISED PREFERRED OPTIONS REPORT

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

Planning Policy & Research
Direct Line 020 752 5471
Facsimile 020 7525 5561
Email planningpolicy@southwark.gov.uk

30th October 2008

Dear

Consultation on the Core Strategy: Issues and Options report

We are currently consulting on the Core Strategy: Issues and Options report. The Core Strategy is part of the Local Development Framework (LDF). The LDF will replace the current Southwark Plan as the main planning document for Southwark and will include the Core Strategy, Area Actions Plans and Supplementary Planning Documents.

The Core Strategy will set out the vision for all future development and set out where new housing and jobs will go. The Issues and Options paper is the first stage of consultation on the Core Strategy, this set out the issues that we think the Core Strategy needs to address, such as affordable housing and protection of employment land, and the different options for dealing with these issues. The Core Strategy covers the entire borough.

The Core Strategy Issues and Options paper is out for public consultation for six weeks from **Monday 3 November 2008 to Monday 15 December 2008**. The Issues and Options report and supporting documents are available to view and download from <http://www.southwark.gov.uk/corestrategy> The Issues and Options report is also available to view at the locations listed in this letter and on request from the Planning Policy team by phoning 020 7525 5471 or emailing corestrategy@southwark.gov.uk.

To comment on the Issues and Options report please fill in the online questionnaire available at: <https://ldfconsultation.southwark.gov.uk/inovem/consult.ti/system/login> If we have your email address a registration email will be sent to you to allow you to log-in. Alternatively follow the instructions on the website.

Alternatively you can print off the questionnaire from www.southwark.gov.uk/corestrategy complete and return it by post, email or fax to:
Freepost SE1919/14
Planning Policy
Chiltern House, Portland Street
London SE17 2ES
Email address: corestrategy@southwark.gov.uk
Fax number: 0207 525 5561

If you make a representation on the Issues and Options report we will contact you regarding this. We will also inform you when the Core Strategy is adopted. All comments must be received by **5pm on Monday 15 December 2008**.

We will also be holding a number of public exhibitions and drop-in question and answer session as part of the consultation. These will be at the following locations:

Public exhibitions

- Camberwell Shopping Centre, Butterfly Walk: Friday 21 November, 10am-4pm
- Walworth Road One Stop Shop, Thursday 20 November, 1pm- 5pm
- Peckham Rye train station, Thursday 6 November, 5pm- 7pm
- Aylesham Shopping Centre, Peckham, Saturday 8 November, 11am-6pm