

**12 APPENDIX 8: PREFERRED OPTIONS
QUESTIONNAIRE**



Preferred Options

Aylesbury Area Action Plan

Consultation Questionnaire

How to Respond

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

The preferred options report sets out our preferred options for development in the AAP area which includes the Aylesbury Estate and Burgess Park. It outlines a range of important changes that will create a new neighbourhood including the number of new homes to be built, the proportion of affordable homes, a new street layout for the area, building heights, environmental improvements and the social and community facilities that will be needed. In preparing the preferred options we have taken into account the feedback that you gave us on the issues and options report, which we consulted on during October and November 2007. The preferred options have also been tested through a sustainability appraisal.

We would like to hear your views on the preferred options. We are consulting on the preferred options report from 17 April until 29 May 2008.

The 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 29 May 2008 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 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.

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



Better Homes: A High Quality Residential Neighbourhood

1. Tenure Mix

Our preferred option is to develop a mixed community with social rented, intermediate and private housing. The programme will provide about 34% social rented, 11% intermediate and 55% private homes. All existing council tenants will be able to return to the Masterplan area.

Do you agree with the preferred option?

Yes No

2. Size of Homes

Our preferred option is to create a mixed community by providing a range of home sizes including many family homes. The proportion of home sizes will be: 3% studios (only private homes), 30% one bed homes, 42% two bed homes and 25% three or more bed homes (greater for social rented homes).

Do you agree with the preferred option?

Yes No

3. Type of Homes

Our preferred option is that there should be a good mix of different types of home in the Masterplan area, with an 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 the mix will be in the order of 70% flats, 15% maisonettes and 15% houses.

Do you agree with the preferred option?

Yes No

4. Distribution, Number and Density of Homes

Our 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. The redevelopment will provide approximately 5,000 new homes in the Masterplan area.

Do you agree with the preferred option?

Yes No

5. Standards for New Housing

The preferred option is to have high quality standards for all new homes which define minimum floorspace, designing homes to meet life-time needs of residents etc.

Do you agree with the preferred option?

Yes No

6. Demolition or Retention of Buildings

In order to meet all our objectives, including highly sustainable homes and a great network of streets and open spaces, our preferred approach is to demolish and rebuild all the homes on the estate, including homes in the low rise and red brick buildings.

Do you agree with the preferred option?

Yes No

7. Housing and Open Space

Our preferred approach is to provide a balance of private gardens, communal gardens and public open space within the Masterplan area.

Do you agree with the preferred option?

Yes No

8. Sustainable Design and Construction

Our preferred option is to ensure that the redevelopment should be as environmentally friendly as possible with -

- Zero carbon growth
- All new dwellings to achieve at least Code for Sustainable Homes Level 4 (****) rating, and
- Renewable sources of energy to be used to reduce the carbon dioxide (CO₂) emissions generated by new dwellings in the Masterplan area by 20%.

Do you agree with the preferred option?

Yes No

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)	



