

Agenda

1. Welcome and Introductions
2. Examination of Matter 5 – Jobs and Business

Focus for Discussion:

***Does the CS provide the most appropriate strategy towards jobs and business given the context of the Borough? Is the approach in general conformity with the London Plan and evidenced adequately? Will the approach be effective, particularly with regard to flexibility?***

- i. To what extent is the Core Strategy and SP10 in general conformity with both the London Plan and its draft replacement? What areas of discord remain?
- ii. To what extent is the content of PPS4 in particular satisfied by the Core Strategy?
- iii. Is the evidence base to SP 10 robust and credible? Is the policy the best option when considered against alternatives? Does the evidence support the CS split of employment and housing land in total?
- iv. Is the CS sufficiently flexible to cope with changing circumstances – to what extent does it recognise that higher value non-commercial uses (eg housing) could enable redevelopment for employment benefit eg mixed uses? Is the restriction of land uses to B2/B8 etc sound?
- v. Does the policy create a ‘blanket ban’ on using commercial sites for residential development? Is the indicated approach sound?
- vi. Should office space only be protected where there is a demonstrable need for its retention, perhaps subject to criteria? Should commercial space only be retained if not more appropriately reallocated to other uses, inc housing?
- vii. Should existing industrial space in centres only be protected where there is a demonstrable need for its retention and subject to criteria?
- viii. To what extent has the retention of job numbers been considered as a viable alternative to floor space targets? To what extent does the CS allow for a flexible interpretation/assessment of the overall benefits of a scheme?
- ix. Does the CS place adequate emphasis upon the role of the tourism and hotel sector to generate employment, esp local? Should CS set out criteria for hotel locations especially in Bankside, Borough and London Bridge? Should hotels be enabled in CAZ and Bankside/London Bridge Opp Areas – not just identified centres?
- x. Is the CS policy sufficiently flexible in its approach to releasing surplus B2/B8 land? Are the assumptions relating to the timescales for such release sound?
- xi. Is the review of the Preferred Industrial Land at the Tower Bridge Business Complex adequate? ***Should specific site allocations upon the proposals map alter as part of the CS process?*** Should 79-161 Ilderton Road be part of such a preferred industrial location when it lies adjacent to housing and could contribute to housing targets? Is the supporting evidence base, the Employment Land Review (ELR), credible and robust in its analysis (Table 5.7)?
- xii. Does the Core Strategy focus unduly upon ‘B use’ floor space – should policy recognise the value of net employment increases? Is the implied protection of all existing business space in Bankside, Borough and London Bridge at odds with the strategic aim of increasing jobs in Southwark? (see Rep 434).
- xiii. Is the cluster approach adopted by the ELR to reviewing employment sites sufficiently robust? Is it effective and appropriate? Does it allow sufficiently for local site variations?

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- xiv. Does the policy take adequate account of current vacancy rates in existing industrial and business floor space? Does this warrant retaining B8 floor space at Crimscott St?
- xv. Does the CS take sufficient account of cross border issues? Eg Lewisham and the Surrey Triangle?
- xvi. Should the objective for local employment generation have a target (eg 30%?)
- xvii. Does the policy/CS cater adequately for micro SMEs?
- xviii. Does the CS Policy seek to deliver a jobs and business strategy in accord with aims for a sustainable transport network?
- xix. Does the CS respond adequately to the cultural distinctiveness and creative industries which exist and provide employment opportunities throughout the Borough?
- xx. Should the definition of employment uses in the glossary include sui generis (Relationship to PPS4 et al)?
- xxi. Does the CS policy consider adequately and plan for social infrastructure in the reduction of industrial/warehouse space – ie police facilities?

3. Other Matters

4. Close