

Representation	Officer Response
<p data-bbox="188 316 607 344"><a href="#">Bankside and Borough Area Vision</a></p> <p data-bbox="188 357 685 421">Organisation: Bankside Residents Forum NSPPSV19.32</p> <p data-bbox="188 466 1115 635">The Area Vision under AV01.1 describes Borough High Street as a place local people enjoy local shops. Given the basic fact that four independent destination shops have been lost due to a forthcoming development scheme, and that the rest of the street is a plethora of fast food and express stores we feel this is a bold statement to make.</p> <p data-bbox="188 679 1061 817">Under AV01.2 Local people would take exception at the phrase “which in many places includes residential communities.” There is not one street within the Borough and Bankside area where the isn’t a residential community.</p> <p data-bbox="188 861 871 890">AV01.3 The statement made is ambiguous and pointless.</p>	<p data-bbox="1140 466 2063 603">Representation noted. The area vision is a broad statement of the current area and the vision to guide future development, including the reference to the residential communities. The site allocations provide more detail on how this should be achieved.</p>
<p data-bbox="188 898 685 962">Organisation: Bankside Residents Forum NSPPSV19.33</p> <p data-bbox="188 1007 1115 1326">Of the nine key development opportunity sites in Bankside and The Borough listed three have been approved, and a further one could be consider outside of Bankside and The Borough. Due to circumstances beyond our control as it was envisaged that the deadline for submission would obviously be the last day of the month the 28th February 2018, rather than the actual date of the 27th February. There are a number of responses that will not therefore be submitted until after the closing date. We hope that the local authority will however appreciate and support us by ensuring these additional comments are submitted as evidence for the examination and Inspector’s consideration.</p> <p data-bbox="188 1370 1106 1431">We would however like to ask the inspector to raise the matter with officers as to why the following</p>	<p data-bbox="1140 1007 2063 1176">Representation noted. The Sites Methodology Paper considers each of the sites listed and sets out why they were not included as site allocations. A number of these sites have constraints, are too small or are without the clear opportunity for major intensification where acceptable redevelopment could be achieved under NSP policies.</p>

key development opportunity sites in Bankside and The Borough were not listed:

The Sungard Building

24 Southwark Bridge Road

Minerva House

Rose Court

Riverside Court

Workspace Union Street

Inner London Crown Court

5-11 Lavington Street

Organisation: Better Bankside

NSPPSV22.1

Introduction

Better Bankside is the Business Improvement District (BID) for the Bankside neighbourhood. Prior to its submission to the Secretary of State, we are pleased to have this final opportunity to contribute to the strategic vision and local policy framework covering the next 15-year period up to 2033, as outlined within the emerging New Southwark Plan (NSP).

Since the previous 'Preferred Options' consultation stage, we welcome additions and amendments that include:

- Recognition of Bankside and the Borough as a "globally significant business district".
- Opportunity for active frontages now indicated onto the Site Allocations' indicative plans.
- A more robust framework when permitting loss of employment space in Central Activities Zone, town centres, opportunity areas and site allocations.
- Acknowledgement that Bankside and the Borough is an area of "great archaeological interest".

Representation noted.

- Appreciation that the local economy is “notable for its diversity”, detailing the range of businesses attracted into the area.

Better Bankside have facilitated extensive consultations with local businesses and residents within the Bankside neighbourhood, not least having helped to develop the Bankside Neighbourhood Plan to its Pre-Submission Consultation Draft, in partnership with the Bankside Neighbourhood Forum. We therefore have a strong understanding of the aspirations, opportunities and challenges of the Bankside and Borough community and the rapidly developing context in which it evolves.

We believe the following recommendations, in conjunction with the existing and emerging planning and economic policies, should be included within the Submission version of the New Southwark Plan, in order for it to be found effective, justified and ultimately sound.

Organisation: Better Bankside  
NSPPSV22.2

**BANKSIDE AND THE BOROUGH AREA VISION / OPPORTUNITY AREAS**  
AV01.01 of the Area Vision provides a high-level account of the cultural and historical contexts within Bankside and The Borough. Although this introduction mentions some of the iconic institutions within the area, we believe that the synopsis should capture the neighbourhoods’ character by linking the area’s heritage with its present setting. We therefore strongly suggest adding further narrative for the Area Vision for Bankside and The Borough as outlined below:  
‘Once London’s rowdy pleasure district, Bankside has a history rooted in entertainment. Bankside has a bold and independent spirit shaped by its rebellious past.

Bankside is a long-standing home of essential industry, characterised by the mighty Victorian railway viaducts that run through the area and now form The Low Line. Today, amongst the ghost signs, Victorian warehousing, Hop

Representation noted. As the NSP is intended to be read as a whole it is considered unnecessary to reiterate other policies, such as design in respect to considering the character of the area, under the area visions as any development would be required to adhere to other policies in the document. The objectives listed in the representation are covered in other policies in the document.

The area vision highlights the diverse local economy. Included in this are the arts which includes entertainment.

The area vision also understands the Victorian and medieval character and the value that this adds to the area. The area vision also acknowledges that there are a diverse range of industries operating in the area.

The area vision highlights that Bankside and Borough is a transport hub

Exchange, Power Station and modern architecture, there is a hub of talent that powers the new economy – digital tech makers, creative agencies, architects and artisan food producers.

Bankside is an area of exchange, connecting places and people in a central neighbourhood. Bankside is a place of connection. Five bridges join the area to the city (including the first, and the most recent to be built). Its centrality and ease of access is a key selling point, and it's a truly mixed neighbourhood of residents, businesses and visitors.

We support this submission document's identification of the Bankside and The Borough area as a "globally significant business district". The Area Vision for Bankside and the Borough, largely coincides with the aspirations of the area's draft Neighbourhood Plan produced in 2016.

In 2013, The Neighbourhood Area for Bankside was formally approved. Following numerous events consulting a wide network of community groups, residents and businesses, a draft version of the Neighbourhood Plan was published March 2016.

We strongly recommend that the Area Vision for Bankside and The Borough, and wider Development Management Policies within the New Southwark Plan, consider and include the following objectives of the draft Bankside Neighbourhood Plan:

- To ensure that new development enables a mixed and balanced community to live in the area, providing accommodation that is suitable for people of different income levels and life stages.
- To ensure a supply of appropriate commercial space for all sizes of business.
- To ensure retail uses serve the needs of the resident, worker and visitor population
- Ensure local people derive benefit from new development across the

which is essential for connecting people in a central neighbourhood.

The area vision also sets out a set of considerations that all development in Bankside and Borough should follow which includes providing homes. Any new homes proposed will adhere to other policies in the plan which includes providing affordable homes for people on different incomes.

The area vision also requires new development to provide employment floorspace of different sizes and uses this includes commercial and retail.

The area vision seeks to improve the number and quality of open spaces in the area and encourages improved walking and cycling routes along the Thames Path. This is also to ensure more sustainable modes of travel such as cycling.

Reference has been added to the Southbank and Waterloo Neighbourhood Plan.

Opportunity Area Plans, Neighbourhood Plans and area visions are given material consideration in all planning decisions.

#### Neighbourhood Area.

- To improve the quality and quantity of open spaces and public realm throughout the Neighbourhood Area.
- To ensure the local environment and amenity of the area is not harmed by development
- To encourage activity away from the River Thames walkway across the Neighbourhood Area.
- To encourage active and sustainable modes of travel.

Furthermore, we would welcome the New Southwark Plan's explicit recognition of the draft Neighbourhood Plan as a material consideration that forms part of the Borough's Development Plan, to ensure that all development proposals within the Borough are consistent with the policies set out in the draft Neighbourhood Plan.

Finally, we would echo the sentiment of Team London Bridge BID's submission that the Development Plan should better set out the weight given to Area Visions in determining planning applications.

#### OPPORTUNITY AREAS

London Bridge, Borough & Bankside are listed as Opportunity Areas within The London Plan. Better Bankside welcomes this designation and feel it is appropriate given that the area is continuously evolving, whilst maintaining its unique historical character. However, the NSP has Area Visions that separate Bankside and the Borough with London Bridge.

It would be useful if the Development Plan was able to clarify how the framework of the unified Opportunity Area will work in practice alongside the differing Area Visions. We believe that this clarification should also explain how the various Neighbourhood Plans will be used as material considerations, despite the overlapping boundaries. For example, the Opportunity Area Neighbourhood Plan, London Bridge Plan and draft Bankside Neighbourhood Plan.

Organisation: Port of London Authority  
NSPPSV143.13

## Area Visions and Site Allocations

### 1. Bankside and the Borough

The PLA welcome reference in the policy to the need to improve existing and create new cycle and walk ways, specifically along the Thames Path, and the reference to river transport in the area. The PLA, in line with the Thames Vision promotes both the increased use of passenger transport and the joining up of the Thames Path and keeping it well maintained. All development sites near to the river must assist in the promotion of these goals.

The PLA consider that any redevelopment of sites in close proximity to the River Thames, such as site NSP05 at 1 Southwark Bridge and Red Lion Court must consider the transportation of construction materials and waste by river, rather than by road.

Support noted.

Reference has been added to Policy P22 (River Thames) regarding the use of the River Thames as an alternative means of transport during construction.

Individual  
NSPPSV151.16

### AV.01 Bankside and The Borough Area Vision

The broad vision that is set out is supported. The area clearly has potential to accommodate the development of 'as many homes as possible' and can continue to consolidate as 'part of central London'. The vision (AV01.3) also acknowledges that there are also many smaller development sites' that could accommodate a substantial number of new homes and employment space. This statement is agreed. Whilst the draft plan includes several site allocations relating to sites/buildings and their potential to deliver a significant increase in either jobs and/or homes there will be other sites that are currently not identified that are likely to come forward during the plan period and have the potential to also provide new homes and employment

Noted.

spaces. The plan is right to acknowledge this potential.	
<p>Organisation: Trinity Village Estate NSPPSV195.2</p> <p>Support Representation for Swan Street Cluster ( Site Allocation NSP08) &amp; Bankside Borough Area Vision of the New Southwark Plan</p> <p>On behalf of the freeholder of the Trinity Village estate, The Corporation of Trinity House, we are writing to submit our representation in response to the current public consultation on the New Southwark Plan Proposed Submission Version. The Corporation's estate is located in the Chaucer Ward, Southwark SE1, and encompasses most of the Tinity Church Square conservation area.</p> <p>This representation relates to the Bankside and the Borough Area Vision and to the Swan Street Cluster ( Site Allocation NSP08), and we hereby express out support for the soundness of the proposals set out therein.</p>	<p>Noted</p>