

<b>Item No.</b>	<b>Classification:</b> Open	<b>Date:</b> 29 April 2013	<b>Decision Taker:</b> Cabinet Member for Regeneration and Corporate Strategy
<b>Report title:</b>		Neighbourhood Planning – Application for a neighbourhood development area and a business area by Bankside Neighbourhood Forum	
<b>Ward(s) or groups affected:</b>		Cathedrals, Chaucer, Riverside	
<b>From:</b>		Chief Executive	

## RECOMMENDATION

That the Cabinet Member for Regeneration and Corporate Strategy

1. Notes the consultation responses received from the public and the Borough, Bankside and Walworth and Bermondsey and Rotherhithe Community Councils and Planning Committee, which closed on 10 April 2013, in respect of the application from the Bankside Neighbourhood Forum (BNF) for the Bankside Neighbourhood Development Area and the Bankside Business Area; and
2. Approves the proposal for the designation of the Bankside Neighbourhood Development Area and Bankside Business Area as in accordance with the map set out in Appendix A of the report pursuant to the Localism Act 2011 and associated Regulations.

## BACKGROUND INFORMATION

3. The Localism Act 2011 introduced new processes for communities to get involved in the planning of their areas through the preparation of neighbourhood plans and neighbourhood development orders. The powers came into force on 1 April 2012 with the publication of associated neighbourhood planning regulations. This provides local communities through parish councils or neighbourhood forums with the power to shape and encourage delivery of new development.
4. The Act introduces procedures for making neighbourhood plans and neighbourhood development orders. A neighbourhood plan may contain a range of policies or proposals for land use development that will be used as part of determining decisions on planning applications. It can also grant planning permission through neighbourhood development orders for a particular, defined type of development in an area or a specific site. We would expect neighbourhood development orders to be part of neighbourhood plans.

### Neighbourhood Plan preparation stages

5. Once a neighbourhood area is proposed the council has to consider whether that area should be designated as such. In accordance with the s61G of the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) the council may change the boundaries if the application is not valid, if there are overlapping proposals or if they consider the specified area is not an appropriate area to be designated as a neighbourhood area.

6. The next stage will be to consider a neighbourhood forum for the neighbourhood development area. The consideration of the area and forum can take place at the same time. The local authority must agree to a neighbourhood forum being a 'qualifying body' for the purposes of the Act and must agree the area for which a neighbourhood plan or development order is to be prepared. Neighbourhood forums are intended to lead the process of preparing each neighbourhood plan with the support of the local authority. Support means technical advice and expertise where necessary rather than providing a resource for the group.
7. Neighbourhood plans can set out a plan for an area providing an additional level of detail and expressing the community's wishes in relation to development sites. This can include identifying potential development that has not been identified through the normal planning process.
8. Once the plan is submitted the council has to check to make sure that consultation procedures have been followed. The neighbourhood plan needs to be in general conformity with the strategic needs and priorities of the wider local area. To enable this to happen, the council must make sure that their strategic policies are up to date. These independent checks will look at how the plans/orders fit against the core strategy, Saved Southwark Plan policies and area action plans; London Plan, national policies, and any adjoining neighbourhood plans. If the plan passes the checks the council then needs to formally consult. The council then needs to arrange and pay for an independent examination. This would be similar to the process of examination in public and will often be carried out through written representations.
9. If it passes the check, the council needs to arrange (and pay for) a referendum on the plans or order. The referendum can go beyond the neighbourhood area if its impacts will be felt more widely. The consultation and voting zone will be identified after the area has been identified and before the neighbourhood forum carry out their informal 6 week consultation. This will ensure clarity about who must be consulted and who can vote from an early stage in the process.
10. At the neighbourhood area, forum and plan stage of the process there must be a formal 6 week public consultation. As part of this there should be consideration of the proposals by the community council or community councils covering the area. This is to ensure that the decision maker has all relevant views to feed into the process.
11. A neighbourhood forum may cover more than 1 borough. If an application is submitted for an area that covers Southwark and an adjoining borough such as Lambeth or Lewisham then the portfolio holders will meet to consider whether a joint response can be made to the forum. Both boroughs must designate the Forum for it to be able to operate within the area proposed. Both boroughs must agree each stage of the process before the area/group/plan can move to the next stage of the process.
12. The Bankside Neighbourhood Development Area application relates to land only within the Southwark boundary, however we have consulted with Lambeth, due to the fact that the proposal area runs along the boundary with Lambeth.

## **KEY ISSUES FOR CONSIDERATION**

### **Bankside Neighbourhood Development Area map identifying the area to which the application relates**

13. Where a neighbourhood forum submits an application to the local planning authority. It must include a map identifying the area. The Bankside Neighbourhood Development Area Map for a neighbourhood forum and a business area proposal as agreed with the council is set out in Appendix A. The changes from the original proposal, and proposed changes that were subject to a further consultation are set out in Appendix B. The boundary coloured blue shows the original area boundary submitted by the Bankside Development Area Forum with the final recommended boundary shown shaded pink and edged pink on the Appendix B plan which is the same area as set out in the plan in Appendix A.

### **Northern boundary**

14. The northern boundary is along the riverfront and to the south of the bridges. This boundary does not abut any proposals for neighbourhood plans in the City at present. There were minor changes to the boundary to overcome objections from the Port of London authority and the Corporation of London as shown in Appendix B. The changes proposed by the Corporation were to remove possible overlaps between boroughs which would have resulted in additional and unnecessary bureaucracy that could have slowed down the process unnecessarily. The Port of London authority proposed changes to move the boundary to remove the foreshore.
15. There are no outstanding issues from the consultation concerning the northern boundary. The recommendation is to go forward with the boundary as set out in Appendix A which incorporates the minor changes as set out in Appendix B.

### **Eastern boundary**

16. The eastern boundary is generally one building to the east of Borough High Street as far south as St George the Martyr church and Borough tube station. The choice of one building to the east is to cover issues concerning businesses and transport both sides of Borough High Street. Transportation issues are most effectively planned for an entire road rather than splitting the road down the middle. The boundary includes all of the Bankside Business Improvement District so that they can represent their members on both sides of Borough High Street.
17. There was consultation on changing the boundary in light of the comments by English Heritage to include the entire Borough High Street conservation area so that this can be planned as a whole. This makes sense in planning and neighbourhood terms. In moving the boundary to include the conservation area a decision needs to be made about whether Guys College Hospital and Kings College London should be within the Bankside Neighbourhood Development Area or the Bermondsey Neighbourhood Development area. They are important to the neighbourhoods of Bermondsey and Bankside so could be in either. The reasons for including them in Bankside was to maximise the links with Borough High Street, improvements of the yards and working with the small businesses along the High Street. Also to link the hospital and college developments with Borough market and the businesses that provide medical facilities and interactions. The drawbacks of including this were that this was an unpopular

proposal as Guys and Kings who own this area were not keen on the boundary change as set out in Appendix G. Kings suggested the boundary could revert to the road to exclude the properties to the east of Borough High Street. One building back has been chosen as the boundary for the reasons explained in paragraph 16. Furthermore Team London Bridge raised concerns about the nature and function of the London Bridge area which would be split and may make planning less effective. Therefore the boundary has been amended at the southern end to include the conservation area. It then reverts to a block back with linked space as set out in Appendix A.

18. Therefore the boundary has been amended a number of times as set out in Appendix A:
  - As part of the consultation on the Bankside Neighbourhood Development Area the Forum has proposed a change to follow the line of one building back from Borough High Street. This was following a site visit by the chair and the council to work through a boundary that made sense in planning terms.
  - The Bermondsey Village Action Group also proposed an alternative boundary. These are currently being discussed as part of the proposals for neighbourhood areas in Bermondsey. This is set out in Appendix C and is discussed in the consultation section of this report.
  - As part of consultation in March/April on an expanded area based on the conservation area and Kings/Guys. This was not adopted. A minor change to the southern boundary has been proposed.
  - The final boundary based on consultation responses as set out in Appendix A.
19. Issues from the consultation concerning the eastern boundary have been addressed in the report. The recommendation is to go forward with the boundary is set out in Appendix A including the minor changes as set out in Appendix B.

### **Western boundary**

20. The western boundary follows the borough boundary as far south as Paris gardens, parallel with Southwark tube and Union Street. This boundary was suggested because this area has been within Bankside since the 1500s as set out in Appendix D. The BNF includes interested residents, businesses and councillors within this area. Members of the Forum have interests working on open spaces, community projects and with businesses.
21. There are no physical features for choosing this boundary, although it follows an old tributary of the Thames however the boundary makes sense in planning terms as it matches the area being planned by Southwark council. Southwark council have begun work on a new Local Plan called the New Southwark Plan and Lambeth are also preparing their Local Plan. There will be new ideas and consultation on these and the boroughs need to work together to ensure effective planning of the north of the borough. Southwark Council is also preparing a supplementary planning document setting out guidance on Blackfriars road particularly on heights and land uses. This covers the area to the borough boundary. Neighbourhood planning can work across boundaries so this could be an option if the benefits were to be significant. Wherever the boundary is drawn the key to an effective plan is for close co-operation and collaborative working between the councils and neighbourhood forums.

22. Waterloo Quarter has raised concerns around the inclusion of the Cut in the Neighbourhood Area. They thought that this could lead to division of planning on the Cut and this proposal splits the Waterloo Quarter BID. They did not support the change to extend the boundary to include Burrows Mews so that the plan includes to the west of Blackfriars road as far south as Surrey Row. The reason for including part of the Cut and the area to the South is to ensure that the planning being carried out by Southwark Council and BNF covers the area as far as the borough boundary. The Blackfriars Road SPD and the Bankside Neighbourhood Plan will both be considering planning issues within the area around Blackfriars Road. Excluding a very small group of buildings and part of a road that is within Southwark could also lead to a lack of coherence and divisions. Southwark Council and BNF will need to work closely with Waterloo Quarter, Lambeth Council and any Neighbourhood Forum, community group, businesses and residents who are concerned with taking forward planning within this area.
23. There is a comment by South Bank Employers' Group for the boundary to run along Blackfriars road rather than the Borough boundary. This is set out in Appendix G and is discussed in the consultation section of this report. There are no other proposals for neighbourhood areas in Lambeth at present.
24. There are outstanding issues from the consultation concerning the western boundary. The decision needs to be made about whether there are reasons that the proposed boundary is not appropriate. There are different views about where the boundary should be between Blackfriars road and Hatfields/the Cut. However the recommendation is to go forward with the boundary as set out in Appendix A including the minor changes as set out in Appendix B as there is no reason based on the guidance for the boundary not to be along the borough boundary as long as the neighbourhood forum works with businesses, residents and others on both sides of the boundary.

### **Southern boundary**

25. Including or excluding parks and churches in their entirety makes sense when planning for an area. The Southern boundary runs along the boundary of the Bankside business improvement district. There is an amendment to go further south to include projects at All Hallows' church and a site on Loman street where there could be interesting development as set out in Appendix B. The boundary has also been extended further south to include all of Mint Street park. The south eastern boundary has been extended to include all of St George the Martyr church. The boundary along Marshalsea road excludes properties where there are no development opportunities.
26. There are no proposals for neighbourhood areas directly to the south at present. The BNF has expressed an interest in preparing a neighbourhood plan for this area. However they would like to focus on the current proposal at present as the wider area is considered to be too ambitious. The current area is considered to be predominantly business, if this were to be extended into a residential area then this may impact on the mixed use nature of the proposed area. English Heritage raised issues around the boundary and the impact on the conservation areas. The boundary has been examined and redrawn to either include or exclude the conservation areas to meet their concerns.

27. There are no outstanding issues from the consultation concerning the southern boundary. The recommendation is to go forward with the boundary as set out in Appendix A including the minor changes as set out in Appendix B.

### **A statement explaining why this area is considered appropriate to be designated as a neighbourhood area**

#### **Policy context**

28. The proposal for the Bankside Neighbourhood Development Area is within the Bankside, Borough and London Bridge Opportunity Area and the Central Activities Zone. It also covers part of the Thames Policy Area. Therefore this is a very strategic area with a considerable level of development underway and considerable development in the pipeline.
29. There are policies in the London Plan covering opportunity areas and the Central Activities Zone. These provide a strategic context for development in Southwark. There are also the council's core strategy, Saved Southwark Plan 2010 policies and a draft supplementary planning document. These provide the local policy context for development. Together these documents form the local plan and a draft of more detailed documentation to provide additional detail.
30. A review of this existing policy found that many of the areas that the Forum would like to provide new ideas and guidance on are already covered. However the forum has drafted a plan setting out how it would like to improve and shape local places and channel funding from community infrastructure levy (CIL) to make a tangible difference reflecting the local community's aspirations and needs. There are opportunities through taking an area approach and setting out a context for developments and prioritising changes that could be made when developments take place.
31. The forum considered different routes to achieving their ambitions. It considers that the significant scale of development can only be addressed through a neighbourhood plan.

#### **Designating the neighbourhood area as a business area**

32. The test for whether an area should be a business area is whether the local authority considers that the area is wholly or predominantly business in nature. This area has over 6000 residents and 1000 businesses, and is very mixed use in character being part of the Mayor's central activities zone and strategic cultural area. It also provides an important role for international tourism. There are around 50 to 60 000 people employed in Bankside with 1000 businesses. 490 of these are members of the Better Bankside BID who are on the neighbourhood forum. There are also many businesses on the Waterloo Quarter BID who will need to be involved to work with a neighbourhood forum in their area along Blackfriars Road and The Cut. The businesses in Bankside are an intrinsic part of the mixed use community and provide a significant role in this central London, strategic location for employment, culture and tourism with 21, 000, 000 annual visitors. The business contribution and interest in the neighbourhood area and forum are significant. They are considered to be an important element of the neighbourhood. Therefore the council consider this to be predominantly business in area and a business area boundary and referendum would be required.

33. There are no objections to the proposal for a business area. The recommendation is to go forward with a business area.

### **Qualifying body status**

34. The BNF's constitution originally required some changes to ensure that it met standards set out by the charity commission. The updated constitution is set out in Appendix E.
35. The BNF considered the resource implications of producing a Neighbourhood Plan. It has a considerable number of volunteers and also funding from businesses. The local knowledge and consultation will be gathered using the groups who are active in the neighbourhood as set out in Appendix F.

### **Reflecting the local community**

36. The neighbourhood forum needs to be comprised of a minimum of 21 members. The group must make every possible effort to include a resident, a business and a ward member. The BNF currently consists of a minimum of 21 members made up of at least 7 residents, 7 businesses, and 7 community interest groups including 1 ward member. Membership must be open to everyone who lives, works or represents the electorate within the neighbourhood area. The contact details have been provided for the council and the 21 members have either been present at the forum meetings or have been contacted and verified that they are on the forum. The group considers the composition to be vital to ensure that the forum is able to reflect all issues of relevance to the wide range of interested parties.
37. As Bankside Neighbourhood plan will be voted on by both businesses and residents it was vital that they had a large number of businesses on the Forum. This was to ensure that we were able to capture all the issues of relevance to local businesses. The people who attended on behalf of the local businesses did so not in their individual capacity but were treated as a voice for local business.
38. The recommendation is that the group is capable of being a qualifying body it meets the standards required for the council to make a decision on whether the group could operate as a neighbourhood forum.

### **Involving Local Authorities**

39. The BNF involved the director of planning and planning policy manager from the outset in early 2011. The officers have been invited to meetings monthly of the Forum and officer working group. They have been asked for technical advice and expertise at each stage of the process. They have been kept informed. The chair took the officers for a site visit to discuss the boundaries explaining why each building had been chosen to be within or outside the boundary.
40. Lambeth Council raised concerns regarding the involvement of South Bank Employers Group in the neighbourhood area designation process following on from concerns raised by South Bank Employers Group in March 2013. As a result Lambeth requested that a meeting be held between all parties to see whether an agreement/resolution could be reached. Southwark arranged this meeting. Unfortunately the meeting did not result in South Bank Employers Group and BNF reaching a mutually agreeable solution regarding the proposed boundary; however an offer was made from BNF for South Bank Employers

Group to join their forum. BNF have also provided further evidence of supporters within the contested area. Clearly, any objection to a boundary such as that SBEG poses a risk in terms of future acceptability of any subsequent neighbourhood plan, however this can be managed through positive engagement and collaborative working between the parties.

41. BNF have been made aware that they need to consult Southwark and neighbouring authorities on their draft neighbourhood plan plan. The recommendation is that the group can be a qualifying body as they have met the requirements to involve local authorities.

## **Consultation**

### **Comments from the public**

42. The BNF area boundary proposal was consulted on for 6 weeks closing on 20 December 2012. This consultation comprised of a letter to the mailing list for SE1, a press notice and information on the council's website. There were also a number of late consultation responses. There was a further consultation on proposed changes for 3 weeks closing on 10 April 2013 to test proposed changes based on responses to the consultation. This consultation comprised of a letter to the mailing list for SE1 and those who had responded to the first consultation.
43. There have been responses from a range of local people, statutory organisations, partners, businesses, community groups, residents, councillors and other stakeholders. Their responses are set out in Appendix G. Many responses are discussed in the section with the explanation for the boundaries.
44. Most comments were supportive including those from Bankside Open Spaces Trust, Borough Market, the Tate, Blackfriars Settlement, Better Bankside, Christ church Southwark, Southwark Cathedral, Bankside Residents Forum, Network Rail and Mini Mints.
45. The South Bank Employers Group raised concerns over the boundary being along the borough boundary. They consider the natural boundary to be Blackfriars road rather than the borough boundary which would exclude the area to the west of Blackfriars road going over to the borough boundary. They have also raised concerns about involvement and inclusion of businesses in the BNF as set out in Appendix G. A South Bank neighbourhood forum has been set up with the first meeting held on 24 April 2013. The council has received a number of comments from South Bank Employers Group, businesses and residents mainly in the OXO tower supporting the setting up of a South Bank forum and expressing concern that they have not been consulted by the BNF. The Council has passed the concerns on to the BNF and notes the desire of residents and businesses to set up a South Bank Forum. The advice from the DCLG says that the council should attempt to find a compromise or a position where both groups can work together through a memorandum of agreement. This issue has been discussed with both groups and they are aware that they need to work together to prepare effective neighbourhood plans. BNF have stated that they will continue to work closely with all the stakeholders within and outside the boundary and have drafted a memorandum of agreement. If there is an application by a Forum where there is a particular reason to change the boundary at a later stage then this is procedurally possible. Southwark Council



will work with South Bank Neighbourhood Forum when this is set up to prepare an effective neighbourhood plans.

46. Bermondsey Village Action Group has not put in a formal comment on the proposal for a Bankside Neighbourhood Area or Forum. However they have proposed a Bermondsey Neighbourhood Area and Forum as set out in Appendix C. The chair has stated that he is keen to work with BNF and that he is not concerned about the exact nature of the boundary along Borough High Street. The group discussed this matter at a meeting with members on 13 March and suggested that the group also considered this area as one of interest however the exact boundary could be changed to accommodate the Bankside proposal.

### **Comments from Members**

47. Local and ward members Councillors Morris, Noakes, Thornton and McNally wrote to support the BNF. Their detailed comments are set out in Appendix G.
48. Planning committee were consulted and provided general comments as set out in Appendix H.
49. The community councils where the neighbourhood forum would operate were asked to comment on the appropriateness of the boundary. The item was considered by Borough, Bankside and Walworth on 10 October 2012, 8 December 2012 and 26 January 2012. Bermondsey and Rotherhithe also considered the boundary and the forum proposal on 30 January 2012. The members resolved to support the proposed BNF boundary proposal. The minutes are set out in Appendix H.

### **Financial implications**

50. There may be financial implications however these are uncertain at present. Each neighbourhood plan may require a referendum which would spend considerable funds. A ward election would cost around £25,000 per referendum. These costs could be similar to a ward election. They are unavoidable and there is no budget for them. Furthermore, at this stage it is not possible to predict if, when or how this/these referendum/s could take place.

## **SUPPLEMENTARY ADVICE FROM OTHER OFFICERS**

### **Director of Legal Services**

50. The recommendation in this report requests that the cabinet member for regeneration and corporate strategy notes the consultation responses received in respect of the Bankside Neighbourhood Development Area. It also seeks the cabinet member's approval to designate the Bankside Neighbourhood Development Area in accordance with the proposal map found at Appendix A of this report and to also designate the Bankside Business Area.
51. On the 26 September 2012, the applicant, Bankside Neighbourhood Forum, submitted an application to the council for the designation of the land identified on the plan titled 'Bankside Neighbourhood Plan Area Boundary' as a neighbourhood area and also for the designation of neighbourhood forum status, the latter of which will be decided at a later date.

52. As stated in the report, neighbourhood planning is intended to provide communities with a greater influence over the development of their local area by enabling them to draw up neighbourhood development plans and neighbourhood development orders. The function of a neighbourhood forum is to act as the vehicle for progressing neighbourhood development plans in respect of a particular, geographically defined, neighbourhood area. It is the neighbourhood area which the cabinet member is being asked to designate today.
53. The legislative provisions concerning neighbourhood planning are set out in the Neighbourhood Planning (General) Regulations 2012 No.537 (“the Regulations”), Neighbourhood Planning (Referendum) Regulations 2012 No.2031, the Localism Act 2011 and the Town and Country Planning Act 1990 (TCPA).
54. Regulations 5-7 (Part 2) of the Regulations set out the requirements that must be satisfied by the applicant body/organisation in making an application for designation of a Neighbourhood Area. The documents submitted to the council in support of the application satisfy the qualifying criteria specified in Regulation 5. Further, the neighbourhood area application accords with the requirements of Section 61G TCPA1990, which provides that a planning authority can only exercise its rights to designate a neighbourhood area where a relevant body (an organisation or body which is or is capable of being designated as a neighbourhood forum) applies to the authority for an area to be designated and the authority are determining the application. There is a statutory requirement that these applications are consulted upon for the period of 6 weeks.
55. In accordance with the report presented to the leader of the council, Councillor Peter John, on 24 September 2012, it is agreed that the cabinet member for regeneration and corporate strategy will determine applications for designation of a neighbourhood area in accordance with the criteria set out in Decision 1 of that report. This can only take place following a period of at least 6 weeks consultation in which the comments of planning committee and the respective community councils are sought as well as views of the public which are all then considered by the cabinet member.
56. As set out in paragraph 47 of the report, the respective community councils were consulted upon in respect of the proposals to designate a the Neighbourhood Area in accordance with the usual consultative functions of community councils with regards to policy/plan related documents. The comments of the community council are appended at Appendix H of this report. As part of the consultation process a number of consultation responses were received from various groups including the South Bank Employers’ Group and Bermondsey Village Action Group.
57. Paragraph 45 sets out the council’s assessment of the response received from the South Bank Employers’ Group and paragraph 46 sets out the council’s assessment of the informal comments received from Bermondsey Village Action Group.
58. The application for the Bankside Neighbourhood Development Area has been subject to boundary conflicts at both the eastern and western boundaries. The eastern boundary overlaps with an application submitted by the Bermondsey Village Action Group (BVAG), however BVAG has confirmed that the area

boundary as amended for the Bankside Neighbourhood Development Area is approved by them. The boundary on this side has therefore been established.

59. The boundary on the western side is, as explained above the subject of conflict with the South Bank Employers' Group. Although the South Bank Employers' Group has not yet submitted an application to Lambeth and Southwark for a neighbourhood area the council is aware that such an application may come forward. The council has broad discretionary powers under Section 61G(5) of the 1990 Act in determining an application for a neighbourhood area and in this case it recommends that the designation is made given that a competing application from South Bank Employers' Group has not yet been made. In the event that a subsequent application by the South Bank Employers' Group is made the council has powers under Section 61G(6) to modify any designations already made should such a modification be necessary upon consideration of the competing application.
60. Paragraph 7 (*Part 3 (D)*) of the Southwark Constitution 2012/13 provides that it is the role and function of the cabinet member to agree to significant policy issues in relation to their area of responsibility. Further, paragraph 16 of this part delegates to the cabinet member for regeneration and corporate strategy responsibility for the approval of responses to consultation documents from bodies relating to significant changes affecting their portfolio area. The consideration of consultation responses and the designation of a neighbourhood area would therefore fall within the cabinet member's decision making remit.

#### **Strategic Director of Finance and Corporate Services (CE/13/006)**

61. The strategic director of finance and corporate services notes the proposal set out in this report and confirms that there are no direct financial implications arising. Officer time to implement this decision can be contained within existing resources.

#### **BACKGROUND DOCUMENTS**

<b>Background Papers</b>	<b>Held At</b>	<b>Contact</b>
The Localism Act	<a href="http://www.legislation.gov.uk/ukpga/2011/20/contents/enacted">http://www.legislation.gov.uk/ukpga/2011/20/contents/enacted</a>	<a href="mailto:planpolall@southwark.gov.uk">planpolall@southwark.gov.uk</a>
The Neighbourhood Planning Regulations	<a href="http://www.legislation.gov.uk/uksi/2012/637/contents/made">http://www.legislation.gov.uk/uksi/2012/637/contents/made</a>	<a href="mailto:planpolall@southwark.gov.uk">planpolall@southwark.gov.uk</a>

#### **APPENDICES**

<b>No.</b>	<b>Title</b>
Appendix A	The proposed boundary
Appendix B	The boundary options
Appendix C	The BVAG boundary proposal
Appendix D	Maps setting out Bankside area through history
Appendix E	Constitution
Appendix F	Bankside application statement
Appendix G	Comments on the consultations with officer responses
Appendix H	Minutes of community council and planning committee meetings

## AUDIT TRAIL

<b>Lead Officer</b>	Eleanor Kelly, Chief Executive	
<b>Report Author</b>	Juliet Seymour, Planning Policy Manager	
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<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments sought</b>	<b>Comments included</b>
Director of Legal Services	Yes	Yes
Strategic Director of Finance and Corporate Services	Yes	Yes
Cabinet Member	Yes	No
<b>Date final report sent to Constitutional Team</b>		29 April 2013