



The New Southwark Plan

Consultation Report

October 2015

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1. Introduction

1.1 What is the New Southwark Plan?

The New Southwark Plan is a borough-wide planning policy document which will guide regeneration and development in Southwark. It is therefore essential that the plan is developed in meaningful consultation with key stakeholders, such as residents, community groups, workers, landowners and developers, which have an interest in the future of the borough.

The document, which is being developed over a three year period, will replace the Core Strategy (2011) and saved Southwark Plan (2007) policies. The plan will enable the borough to deliver the homes and jobs which are needed to make the borough a better and more sustainable place to live and work. It is a regeneration strategy for Southwark and will be used to make decisions on planning applications.

The Options version of the New Southwark Plan included visions for: Aylesbury, Bankside, Bermondsey and the Blue, Blackfriars Road, Camberwell, Canada Water, Dulwich, Elephant and Castle, Herne Hill, London Bridge, Old Kent Road, Nunhead, Peckham and Tower Bridge Road. It also set out policies and an implementation plan for the following topics:

- ‘Homes’ set out the Council’s commitment to deliver 11,000 new council homes with a policy to make this happen. There were also requirements for density and residential design standards along with affordable, family, students, wheelchair access and private homes. There were questions about housing targets and Gypsy and Traveller provision.
- ‘Travel’ set out the Council’s commitment to providing cycling, walking and public transport infrastructure. There were also parking standards and requirements for locating large and trip generating activities in accessible locations to improve access and reduce pollution and congestion.
- ‘Business, employment and enterprise’ set out requirements for offices, railway arches, small businesses, employment and training. A question was also asked about how the preferred industrial locations should be protected and developed.
- ‘Town centres’ set out requirements for pubs, hot food takeaways, betting offices and pay day loan shops, hotels, leisure, arts and culture. There were questions about whether town centres and shopping frontages should be made larger or smaller and whether there should be one or more new town centres at Old Kent Road.
- ‘Social infrastructure set out requirements for schools, further and higher education along with community and health facilities. There was also a question about where faith facilities could be located.
- ‘Design, heritage and environment’ contained requirements for local distinctiveness, design of buildings and places, active design, public realm, conservation, heritage, built form, archaeology, views, green infrastructure, community food growing, building heights, efficient use of land, adverts, shop fronts and telecommunications, open spaces, trees and biodiversity.
- ‘Sustainability’ explained requirements for waste, energy, water, flooding and pollution.

1.2 What is this consultation report?

The purpose of this report is to summarise the consultation carried out so far in preparing the New Southwark Plan. It summarises the comments received by the Council through the initial two stages of consultation. Section 2 of this report explains these first two stages of consultation. After each later stage of consultation we will update this report to reflect the most recent consultation.

At each stage of consultation we carry out activities in accordance with our Statement of Community Involvement (SCI) (2008). The SCI sets out how the council will consult on all of our planning policy documents. The SCI refers to a number of legal and regulatory requirements, both in terms of methods of consultation and also particular bodies that we must engage with, and sets out how we meet these requirements. When the SCI was produced it was done so with regard to the Town and Country Planning (Local Development) (England) Regulations 2004 and the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008. In April 2012, both sets of regulations were replaced by the Town and Country Planning (Local Planning) (England) Regulations 2012. Consultation and procedure has been carried out in accordance with the revised Regulations.

The Localism Act 2011 introduced the “duty to co-operate”, which requires us to engage with a range of bodies on an ongoing basis as part of the production of planning policy documents. Much of the process that is required by the duty is already covered in our SCI and has been an integral part of the preparation of new planning policy in the borough. We will ensure that we meet the requirements of the duty to co-operate at every stage of consultation. This will involve writing to and where appropriate meeting and working with our neighbouring boroughs, the Greater London Authority and other prescribed bodies such as English Heritage and Transport for London.

2. Stages of Consultation

2.1 What stages of consultation have been completed so far?

This document explains the consultation that has been undertaken in preparation of the New Southwark Plan Preferred Option Document. To date the Council has undertaken two stages of consultation to inform the formulation of draft Local Plan policies.

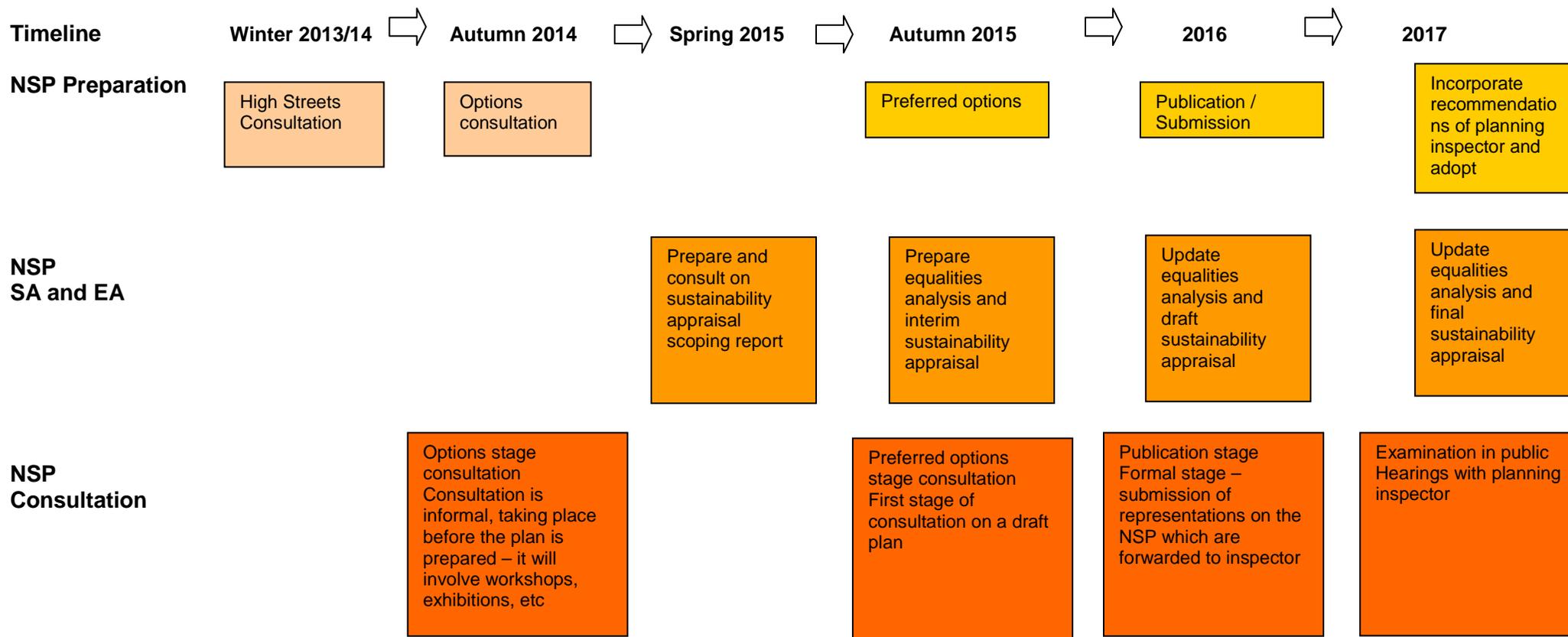
The first stage of consultation, conducted between October 2013 and February 2014, was called ‘**Let’s talk about your high streets**’. This was a very informal initial stage of consultation to get people thinking about their high streets and what they want from them. This consultation helped shape area visions and planning policies for the New Southwark Plan Options Document.

The second stage of consultation was on the **New Southwark Plan Options Document (Draft Policies and Area Visions)**. The Options consultation set out an initial draft of the New Southwark Plan with options on policies where there were different ways that policies could be taken forward to deliver Southwark’s strategic development objectives. A full public consultation on this version of the New Southwark Plan was undertaken between 31st October 2014 and 6th March 2015. The Council sought the views of the full range of statutory and non-statutory stakeholders on the draft policies.

This report identifies how the representations received by the Council at each of the two stages of consultation completed to date have influenced the draft policies. Section 3 focuses on the 'Let's talk about your high streets' consultation stage and section 4 focuses on the Options consultation stage.

The diagram overleaf provides an overview of the stages involved in preparing the New Southwark Plan and the consultation involved at each stage. It shows the High Streets and Options consultation stages that have been completed and the next Preferred Options stage (described in the next section).

Diagram 1: Stage of NSP preparation and consultation



2.2 What happens next?

The **New Southwark Plan Preferred Option Document** has been prepared for consultation from October 2015 until February 2016. This stage of consultation is more formal and any concerns about the draft policies should be backed up with appropriate evidence.

The area visions will be subject to separate consultation, including area based engagement events, alongside the Preferred Option consultation. These visions are draft ideas at this stage which will be updated significantly following the consultation.

The Council will seek the views of the full range of statutory and non-statutory stakeholders on the draft policies. Stakeholders are requested to submit full and detailed comments, if necessary these should be backed up by evidence, to justify any support or opposition for the draft policy proposals. Additionally the Council welcomes participants to identify any policy areas which have been omitted or are otherwise absent.

Once we have finished consulting on the New Southwark Plan Preferred Option we will collate all the responses we receive and see whether we need to amend the plan to take into account the responses. We will provide officer comments on all the responses we receive which will set out whether we have changed the plan to reflect the response, and will explain our reasoning for why we have/have not amended the plan.

Site allocations will be consulted on separately after the London Mayoral election (5th May 2016) alongside consultation on the Old Kent Road Area Action Plan. We may need to consult further on housing and other matters after the Mayoral election if this has significant implications for the New Southwark Plan.

We will then consult on a **Submission version** of the New Southwark Plan in Autumn/Winter 2016. The policies in this version of the New Southwark Plan will be very close to the actual policies which will form the plan. It will only be changed if there are legal reasons as this is a formal stage of consultation. There may need to be another round of consultation depending on any changes resulting from the Mayoral election. The Council will then make any final amendments in light of this consultation and submit the New Southwark Plan to the Secretary of State for a public examination by a planning inspector. Participants of the final stage of consultation have the right to represent themselves at the public examination.

The inspector will prepare a report for the Council and may require changes to be made to the plan. The final New Southwark Plan will then be adopted by the Council. This is a decision taken by all Councillors at the Council Assembly.

3. Summary of the 'Let's talk about your high street' consultation

3.1 Who was consulted and how?

The consultation took the form of a survey to elicit views on the borough's high streets. Interested parties had the opportunity to respond online, by post or through attending community outreach consultations at neighbourhood groups and on the borough's high streets.

Table 1 provides an overview of the consultation events which took place between November 2013 and March 2014. The events were informal sessions in which Council officers attended each venue for three to four hours to discuss the emerging New Southwark Plan and requested residents to share their comments using a brief survey. We held 15 types of consultation events as well as receiving comments by email, post and from local groups representing specific interests such as faith groups, LGBT groups and disability groups.

We received a total of 516 questionnaire responses. It should be noted that this is a strong response rate for a planning consultation and therefore provides significant support to the draft New Southwark Plan policies which seek to address some of the concerns raised in this consultation.

We also considered the comments presented to the Council through consultations on specific areas of the borough relating to the preparation of Action Area Visions, for example, Camberwell, and Area Action Plans, such as Peckham and Nunhead, Elephant and Castle and Canada Water.

Table 3.1: 'Let's talk about your high street' Consultation Event Summary

High Street / Location / Consultation Group	Number of Responses	Date
Asda, Old Kent Road	46	18/01/2014
Blackfriars Road	19	06/12/2013
Borough High Street	27	27/03/2014
Canada Water	29	30/01/2014
Community Outreach (Somali and Bengali Associations)	25	January to March 2014
Council Assembly	28	27/11/2013
East Dulwich (Lordship Lane)	55	07/12/2014
Estate Action Day (Brandon Estate)	27	February to March 2014
Estate Action Day (near Tower Bridge)	6	February to March 2014
Grove Vale Library	31	23/01/2014
International Day for Disabled People (event)	12	03/12/2013
Internet Responses	25	December 2013 to March 2014
Kingswood Library	16	04/02/2014
Miscellaneous (community outreach across protected characteristics of equality act, e.g. Multi-faith forum, mosques, LGBT forum, International Women' Day)	31	December 2013 to March 2014

New Peckham Square	88	29/03/2014
Nunhead Library	18	13/02/2014
The Blue	21	21/03/2014
Walworth Road	12	February to March 2014
Total	516	

3.2 Method of consultation

The survey was designed to elicit views on the strengths and weaknesses of Southwark's high streets and town centres. Some respondents related their answers to specific high streets whereas others provided comments on generic qualities or issues in relation to the health of any high street. The questionnaire is provided in Appendix A.

3.3 Summary of representations made

Questionnaires were received on a number of planning related issues including transport, town centre uses, design and heritage, accessibility and the public realm. Some responses did not relate to planning such as policing, littering and business rates. This report concentrates only on the responses which may be addressed through the preparation of planning policy. Comments with a generic application to town centre related planning policy are summarized first. This is followed by a summary of any views related in reference to specific town centres.

3.3.1 Generic responses

Generic responses are summarized in the table below.

Table 3.2: Generic responses

Theme	Sub-Theme	Summary of Comments	Policy Suggestions
Town Centre Vitality	Retail Diversity	<p>Responses were supportive of high streets which provide a diverse range of goods and services. Some respondents voiced concern that some high streets lost their appeal if they became over-specialised or did not offer goods and services to cater to a wide range of tastes or household budgets.</p> <p>Many respondents voiced support for independent retailers and retailers which offered specialist goods and services, such as minority ethnic foods. It was considered that independent retailers require small and medium units in order to trade successfully.</p> <p>Some respondents considered 'chain' retailers have a negative impact on the viability of a town</p>	<p>Respondents stated that new retail units should be provided at a range of sizes to enable new independent businesses to establish themselves. Limiting the number and location of major retailers may help protect the diversity of town centres.</p> <p>Some respondents stated that the Council should seek to support independent businesses through offering subsidised leases.</p>

		centre due to the large market share they are able to capture from smaller independent shops.	
	Vacant and Underused Space	Many respondents voiced their concern over the impact of vacant premises and spaces within town centres. These were generally considered to detract from the vitality of town centres and fostered a sense of austerity and neglect.	Respondents suggested the Council should support temporary planning permissions for uses such as pop-up-shops and pop-up-restaurants. Some respondents also suggested the Council could lease Council-owned vacant premises at reduced business rates.
	Street Markets	Street markets were widely supported due to the vibrancy they inject into town centres. Many respondents stated that street markets were very important assets for lower income households as they frequently offer lower cost goods than high street shops.	Respondents suggested street markets should be protected and enhanced. Some respondents also suggested the Council should identify new pitches; specifically in reference to East Street, North Cross Street, Canada Water and The Blue.
Unsupported Town Centre Uses	Pay-Day-Loan businesses, Gambling Establishments and Pawnbrokers	Many respondents considered that there were an over concentration and over-supply of pay-day-loan, gambling and pawnbrokers on many high streets. Respondents raised concerns that these uses detracted from the perception of prosperity and health of a high street as well normalising behaviour which has been associated with poor health and social outcomes for their users. These uses were raised particularly in reference to Old Kent Road, Walworth Road, the Blue and Rye Lane.	Respondents suggested the Council restrict the number and concentration of new A2 uses offering these services over a set threshold. It was also suggested that these uses should not be in primary shopping frontages because they are not 'active' uses.
	Fast Food and Takeaways	Many respondents expressed concern over the high prevalence of fast-food restaurants and takeaways. Respondents were concerned about the health risks of easily available unhealthy takeaway food. Some respondents also identified that takeaway food packaging tends to produce unhygienic rubbish which is often discarded on the street.	Respondents suggested the Council restrict the number and concentration of new A5 over a set threshold.
	Estate Agents	A high prevalence of estate agents was identified as an undesirable feature of town centres by a large number of respondents. This issue	Respondents suggested the Council restrict the number and concentration of new A2 uses offering estate agency

		was noted particularly in relation to Lordship Lane and Borough High Street. Respondents were concerned that Estate Agents did not contribute towards producing an active frontage or offer goods and services which serve the neighbourhood.	services over a certain threshold. These uses should also be away from primary shopping frontages because they are not 'active' uses.
	Butchers and Fishmongers	Some respondents objected to high concentrations of shops prone to emit strong odors such as butchers and fishmongers.	Some respondents suggested policies to prevent clustering of butchers and fishmongers.
	Nail Salons	Some respondents were unsupportive of the proliferation of nail salons.	The Council may consider options to prevent the clustering of nail salons.
Supported Town Centre Uses	Community Facilities	Many residents expressed support for buildings which provide space for secular and faith-based community interaction in town centres.	The Council may consider supporting community centres in town centres and resist the loss of in-use community centres.
	Public Toilets	Many respondents stated that town centres should provide public toilets for the comfort of town centre users.	The Council may consider the provision of public toilets in town centres where none exist and resisting the loss of operational public toilets.
	Public Houses	Retention of public houses was strongly supported in high streets and residential areas. Public houses were generally considered positive to strengthen community cohesion and provide opportunities for social interaction. Some respondents also noted the architectural value of Victorian era public houses.	It was suggested that the Council should resist the loss of public houses through change of use.
	Spots and Leisure Facilities	Many respondents identified sport and leisure facilities (such as bowling and cinemas) as desirable town centre uses because they enliven a town centre offer and provide activities for young people.	It was suggested the Council resist the loss of such uses in town centres and support development of new uses in this category.
	Traditional Village Shop Uses	Several respondents considered that town centres vitality would be preserved by protecting traditional village shops and services such as butchers, fishmongers, bakers, green grocers, post offices and banks.	It was suggested the Council should protect village shop uses

	Automated Teller Machines (ATMs)	Some respondents stated that a lack of free ATMs reduced the spending power of high street visitors which reduces the viability of town centre businesses.	It was recommended planning permission be granted for the installation of ATMs which do not levy a service charge
	Launderettes	One respondent expressed concern that some high streets were losing launderettes. Launderettes provide an essential service to residents without access to clothes washing facilities at their home.	It was suggested that launderettes should be protected
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Town Centre Accessibility	Paving	Respondents noted that town centres should be easily and safely traversable by users with mobility impairments and mothers with prams and pushchairs. Poor condition of pavements and encroachment of shop fronts onto the pavement were both cited as impediments to movement.	The Council should ensure pavements are well maintained and that shops do not obstruct the public way.
	Access to Shops	Some respondents noted that some shops were inaccessible for mobility impaired residents due to step access.	The Council should ensure new retail premises are accessible to mobility impaired people.
Public Realm	Open Space	Many respondents stated that town centres would be enlivened more attractive through the provision of usable publically accessible space. Some respondents also stated that public seating should be provided for elderly and infirm town centre users.	The Council could identify opportunities for new pocket parks within and adjacent to town centres.

	Public Art	Some respondents stated that town centres were appropriate locations for public artworks which provide a focal point to the town centre and enhance the town centre.	The Council could encourage the provision of public art in town centres.
	Refuse Facilities	Some respondents noted there was a shortage of litter bins within town centres which incentivised some town centre users to dispose of their rubbish on the street. Ensure there are adequate bins for town centre users to help keep the town centre clean.	The Council should support the installation of bins in appropriate locations.
	Street Lighting	Several respondents noted that town centres should be well lit in the evenings and night to improve public perceptions of safety. Perception of public safety was frequently cited as being a core aspect of a sustainable and well used town centre.	The Council should ensure that new developments in town centre provide adequate lighting in the vicinity.
	Legibility	Some respondents noted that some town centres were poorly signposted and this acted as a disincentive to visitors	The Council could support the installation of public way-finding maps such as Legible London.
	Urban Greening	Many residents supported urban greening and tree planting to enhance the attractiveness of the town centre. Town centres should also provide child play space.	The Council may require new development to plant trees and contribute towards initiatives such as green chain.
	Child Friendly Environment	Some respondents noted town centres did not provide sufficient child play space or child friendly zones which catered to the needs of families with young children.	The Council should support the development of child play facilities in the vicinity of town centres.
Urban Design and Heritage	High Street Identity	Respondents identified that shopping frontages and signage should be sensitive to the type of building and achieve a consistent uniform appearance.	The Council should publish guidance on appropriate town centre urban design.
	Preservation and Enhancement of Historic Value	Where high streets are historic and have architectural and historic value their facade and condition should be protected and enhanced Shabby upkeep on buildings was also cited as a cause for low visitor numbers on some high streets.	The Council should resist the loss or degrading of heritage assets and resist development which would harm the setting of town centre heritage assets. The Council should protect and enhance town centre heritage assets.

	Signs	Some respondents noted that protruding 'to let' signs should be restricted on high streets.	The Council should enforce against signs which detract from the visual amenity of town centres.
	Design Code	Respondents expressed a preference for new town centre development to be of exemplary design. Some respondents also supported the development of landmark buildings in town centres.	The Council should require high quality designs in town centres.
Transport Public Transport	Transport Hierarchy	Many respondents expressed support for improving accessibility and movement for pedestrians and cyclists in town centres over private vehicles. Several respondents supported the introduction of cycle lanes and cycle parking facilities and pedestrianisation of some roads. Private vehicle movements were frequently noted as being problematic for town centre safety. Some respondents suggested that roads should be closed to private vehicles or that low speed limits or single-direction traffic should be introduced.	The Council should support the provision of cycle spaces and enhancements to the road network which enhance the experience of pedestrians and cyclists in town centres.
	Public Transport	Several respondents were keen for town centres to benefit from an enhanced public transport offer including greater frequency and destinations of busses as well as new modes of transport such as tube extensions or trams.	The Council should grant permissions to interventions to the transport network which enhance public transport movements.
	Vehicle Parking	Several respondents were concerned at the lack of parking opportunities in the vicinity to town centres. Parking was generally considered to be positive for the vitality of town centres because it enables more people access to town centres. Several respondents voiced strong support for reserved town centre parking for disabled people who may find alternative modes of transport unfeasible.	The Council should consider protecting designated parking spaces serving town centres.

3.3.2 Area specific responses

A number of respondents identified issues to specific high street. The following tables summarise key themes in relation to identified high streets. It should be noted that some high streets were the subject of more extensive comments than others. This is primarily because some individuals chose to make comments about high streets which were local to them but were not the location in which the consultation took place. For example, some respondents provided comments about Nunhead where the consultation took place in Peckham Square. In other cases where area specific comments seem disproportionately limited this may relate to the duration of time in which officers were present to conduct interviews. Whichever the reason, it should not be taken as representative of the level of support or concern residents feel about specific high streets.

Old Kent Road

Some respondents praised the community spirit and cordial atmosphere which characterises the area. The wide availability of parking was also identified as a positive aspect of the Old Kent Road area. Respondents tended to agree the area benefited from a high level of activity.

Some respondents perceived the area as dirty, unpleasant and with poor public realm. The fly-over at Bricklayers arms was identified as an eyesore by one resident. High levels of vacancy on retail premises was a cause for concern for one respondent and it was noted that the area lacks a central hub of primary retail frontages which provides a sense of identity.

Many respondents felt there were too many pawnbrokers and pay-day-loan businesses. Others noted a lack of diversity in services such as banks and post offices. A number of respondents claimed visitors sometimes feel unsafe and that the area would benefit from enhanced lighting.

Some respondents identified that the high street was not sufficiently accessible for pedestrians due to heavy vehicular traffic. Poor public transport connections was also cited as a problem for visitors.

Blackfriars Road and Bankside

One respondent stated that there is not a need for a high street on Blackfriars Road because of its proximity to the Cut and Lower Marsh Street. Some responses noted that Bankside does not have a high street feel and that the public realm is disjointed. One respondent also identified there were too many small supermarkets.

Borough High Street

Respondents noted that Borough High Street does not have a 'high street' feel to it because of heavy traffic and poor pedestrianisation. Particularly pedestrian crossing opportunities. The lack of cycle parking was also considered to be an issue by one respondent. Some respondents also noted that there were too many estate agents. One respondent noted that the heritage is not fully realised and there is poor consistency in architectural style between different sections of the high street.

Canada Water

Many respondents noted the high street had a pleasant modern appearance with a high quality public realm. However, others considered the modern look to be cold and unwelcoming. The public library was identified as an important local landmark. Some respondents noted that the high street was peaceful due to the lack of traffic movements.

Some respondents considered that the retail offer was too limited. This was due to an undersupply of retail premises and a lack of diversity in the retail offer. It was noted that there were few traditional 'village' high street retail types such as green grocers. The retail offer was also not particularly diverse as the retail outlets catered to the needs and tastes of wealthier consumers. Some respondents would welcome greater pedestrianisation and priority given to public transport to alleviate congestion on some routes.

Some respondents noted that they would welcome the provision of an open air market. Some respondents also noted that protection of public houses and older industrial buildings was particularly important to ensure local distinctiveness because the area has limited urban heritage value. One respondent noted that Albion Street should not be considered as a strategic road in terms of transport but should be protected as a high street with priority given to pedestrian movement.

East Dulwich (Lordship Lane & Grove Vale Library)

Respondents were satisfied with the variety of retail uses, independent ownership of businesses and high quality urban design and heritage. Some support was voiced for enhanced parking opportunities for disabled residents. However, some respondents did not consider that the high street catered to lower income households. A high number of respondents noted that the high street had too high a concentration of estate agents which reduced the vitality of the high street. Some respondents identified that Northcross Street Market needs more pitches to enable it to grow into a thriving market, potentially a destination market, which attracts more customers to the high street.

Tower Bridge Road

Respondents identified that Tower Bridge Road needs enhanced public transport options and that it currently lacks the appearance of a high street.

Camberwell

One respondent voiced support for refurbishing Camberwell Green and implementing general public realm enhancements.

Rye Lane and New Peckham Square

The diversity of the retail offer, which caters to niche tastes, was noted as a positive feature of the high street as it caters to the needs of the local community. The high street was also noted as being lively, energetic, friendly, and with a good range of shops.

Some respondents noted that the pavement and some of the shop entrances were too narrow for mothers with push chairs and wheelchair users. One respondent considered that too many pubs had closed down. Some respondents noted that there was an absence of places to sit down and meet, and that there ought to be

more greenery and children's play areas.

Many respondents supported extensive refurbishment of the high street to enhance the value of the town centre's architectural heritage. The history of the area and the architecture is not apparent and there is a need for more complementarity between street level and the heritage of the buildings they inhabit. Many respondents identified a high prevalence of unpopular uses including betting shops, butchers and nail salons. Respondents supported the provision of open air market pitches. However, some respondents argued there is a need to consolidate the open air markets into one location. Many responses also cited a need for public toilets in the town centre.

Some of the young respondents commented that crime was an issue, particularly gangs.

Nunhead

Residents valued the open space of Nunhead Green but felt that it was not sufficiently child friendly. Users of the high street also noted there was a need for public toilet.

Walworth Road and Elephant and Castle Shopping Centre

Respondents tended to identify Walworth Road as having an unkempt appearance and being in a poor condition. Many respondents valued the open air market on East Street because it provides lower cost goods. However, many respondents also criticised the appearance of the market and suggested it should be improved. Many high street users supported the designation of additional market stall pitches on East Street. Pay-day-loans were considered a particular problem. As were the prevalence of nail salons. Many respondents identified that cleanliness was an issue and considered the installation of more bins could help to solve the issue. Respondents were unsatisfied with current crossing opportunities which provoke a high number of dangerous unauthorised crossings. Provision of public toilets was also cited as a necessity.

Some of the buildings around Elephant and Castle, such as the original shopping centre, were considered to look very dated and in a poor condition. However, some respondents valued the shopping centre for its diverse retail and service offer.

The Blue (Bermondsey)

Respondents like the fact that The Blue is well served by public transport, however, cited amount of traffic as a downside. There was general positivity regarding the library. Some respondents voiced support for town centre enhancements to the public realm. Many respondents identified that the Blue was in a relatively poor condition and appeared neglected. Many respondents supported the provision of additional market pitches. Respondents noted that there were too many pawnbrokers and similar uses as well as takeaways. Some respondents claimed they would support more uses suitable for children and young people. Some respondents perceived the high street as unsafe and voiced support for greater lighting, greenery and CCTV cameras. There was also a general desire for more public toilets.

The representations highlighted above were taken into account in shaping the area visions and planning policies for the New Southwark Plan Options Document.

4. Summary of the Options consultation

4.1 Who was consulted and how?

The consultation on the Options version of the New Southwark Plan involved use of a range of methods as highlighted in the tables below.

Table 4.1: Minimum consultation as required by our Statement of Community Involvement

Method of Consultation	Consultee	Date
Display the New Southwark Plan and accompanying documents on the council's website	All	31 October 2014
Mail out to all the prescribed bodies on the planning policy mailing database	All on consultees defined as statutory consultees in the SCI and all the prescribed bodies and neighbouring boroughs referred to in the Duty to co-operate (see list in Appendix B)	W/c 3 Nov 2014
Display the New Southwark Plan and its supporting documents at all our libraries and one stop shops	All	W/c 3 Nov 2014
Place a press notice in the local newspaper (Southwark News) to advertise the start of the consultation period	All	W/c 3 Nov 2014

Table 4.2: Additional consultation

Method of Consultation	Consultee	Date	Comments
Mail-out to all non-statutory consultees on planning policy database. This will set out the timescale for consultation and how people can comment on the New Southwark Plan. The letter will also invite local groups to contact us if they would like us to attend their community meeting to discuss the New Southwark Plan.	All on planning policy consultee database (see list in Appendix C)	W/c 3 Nov 2014	
Announcement at all Community Councils to let the community know that the New Southwark Plan is out for consultation.	All who attend the community council.	We are looking to attend the following dates but these are yet to be confirmed so please check the website or with the planning policy team for the final agendas.	The meeting agendas can be found at: http://moderngov.southwark.gov.uk/mgListCommittees.aspx?bcr=1

		<p>Bermondsey and Rotherhithe Saturday 29 November 2014 1pm</p> <p>Borough, Bankside and Walworth Saturday 29 November 2014 1pm</p> <p>Camberwell Saturday 15 November 2014</p> <p>Dulwich Wednesday 3 December 2014</p> <p>Peckham and Nunhead Monday 10 November 2014</p>	
Attend Planning Committee	All who attend planning committee	Date TBC	The meeting agendas can be found at: http://modern.gov.southwark.gov.uk/mgCommitteeDetails.aspx?ID=119
Workshops with stakeholders	All	Venues and dates to be confirmed	For full details see Appendix D.
Local stakeholder group meetings	Members of individual groups and organisations	Throughout the consultation period	Where invited we will attend community meetings to discuss the New Southwark Plan. For full details see Appendix D
Public exhibitions and community conversations	All	Venues and dates to be confirmed	For full details see Appendix D.
Discussions with our neighbouring boroughs and where appropriate the prescribed bodies.	All prescribed bodies and neighbouring boroughs. (see list in Appendix A)	Throughout the consultation period	The National Planning Policy Framework has introduced the Duty to Co-operate. We sent our neighbouring boroughs and prescribed bodies a copy of the New Southwark Plan for comment and met with them to discuss the document further where required.

We received a total of 329 written responses at this Options stage of consultation.

4.2 Methods of consultation

As highlighted above a range of consultation methods were used including mail outs, newspaper advertisements and stakeholder meetings and workshops. Details of the materials used are provided in Appendix E.

4.3 Summary of representations made and how these have been taken into account

The tables below provide summaries of the representations made on amending the policies by policy theme, along with an officer response to each representation. Where relevant the response provides details of how representations were taken into account in developing the Preferred Option version of the New Southwark Plan. It should be noted that some comments suggested additions to policies that were already included elsewhere; it is therefore important to consider the plan as a whole.

Visions

Summary of representations	Officer response
Camberwell vision: Disagree with the statement that there are limited development opportunities outside Camberwell town centre, including limited opportunities for new homes. Should be replaced by a statement that seeks to protect these conservation areas, important listed buildings and other architectural and heritage assets while supporting medium-height development of around 5–6 storeys outside the conservation areas	Comment noted; revised visions for Southwark’s places will be consulted on separately.

Homes

Many respondents welcomed the Council’s commitment to deliver 11,000 council homes by 2043, though some thought it could be more ambitious and others questions the ability to deliver. Some respondents highlighted the need for more robust and consistent application of the 35% affordable housing requirement. There was support for prioritizing delivery of social rented units and avoiding affordable rented units, though some respondents queried the evidence base or soundness of this approach; there were mixed views regarding on site versus off site provision of affordable housing. There were also mixed views about the overall housing target with some respondents arguing Southwark can deliver more housing (e.g. Mayor of London) whilst others fear the destruction of local character, loss of open space and design quality and increasing pressures on infrastructure.

Summary of representations	Officer response
SP1: Recommend that the Council adopts a policy that sets out how facilities should be shared in developments that feature both social and private residences.	Requirements for communal facilities are included in Policy DM11 which sets requirements for communal amenity space and community play areas.
SP1: Much greater transparency is required in the application of housing policy, particularly regarding disclosure of ‘viability reports’	The Council is reviewing the options available to secure greater transparency in the consideration of developer’s viability reports.
SP1/DM01: Some respondents expressed concern over increasing inequality in the borough due residents being driven out of part of the borough as house prices and private	Policy DM1 aims to secure as much affordable housing as is financially viable and Policy DM4 aims to improve conditions in the private rented sector.

rents rise to unaffordable levels.	
SP2: Sport England would recommend that housing developments meet the need for indoor and outdoor sports facilities which the proposed populations would generate, reflecting Objective 3 of Sport England's Land Use Planning Policy Statement 'Planning for Sport Aims and Objectives.	Policy DM38 relates to new outdoor and indoor sports facilities. Policy DM52 seeks to protect open spaces used, amongst other things, for sport and recreation. The Southwark Open Space Strategy (2013) sets out our vision and objectives for improving open space.
SP2: There are concerns over potential development of more housing on existing estate green spaces, with calls for protection of such spaces and full consultation with residents where this option is considered.	The Council recognises the importance of green amenity space, both private and communal, for the health and wellbeing of residents. Policy DM11 requires flatted development to provide private and communal amenity space as well as additional communal play areas for children, in accordance with the Residential Design Standards SPD (which sets out minimum space standards). Estate regeneration will aim to enhance the quality of such spaces.
SP2: Some families may consider higher floors within taller buildings unsuitable because parents cannot effectively safeguard children at ground level whilst undertaking domestic work.	Family housing will tend to be concentrated in lower rise, lower density developments in the 'suburban zone' (Policy DM2). Policy DM11 ensures that family homes provide useable private amenity space. Policy DM2 seeks to focus family units in flatted developments on lower floors to facilitate access to amenity space and communication with children playing in these spaces.
SP2: All new homes should be advertised locally first.	Comment noted. Affordable housing is allocated to people in need of accommodation from the council's housing register.
SP2: Natural England believes that local authorities should consider the provision of natural areas as part of a balanced policy to ensure that local communities have access to an appropriate mix of green-spaces providing for a range of recreational needs, of at least 2 hectares of accessible natural greenspace per 1000 people.	The Council recognises the multiple benefits provided by access to natural greenspaces. Policy DM52 protects existing designated open spaces and policy DM11 covers provision of amenity space. However, given the density of development in Southwark and the level of housing need the Natural England natural green space standards are likely to be challenging to meet for many residents.
DM01: Council should refurbish and expand existing estates where possible, not demolish, taking on board London Assembly report "Knock it down or do it up?"	The council has considered the recent London Assembly report "Knock it down or do it up?" While all options need to be considered, redevelopment can be the most appropriate option where homes are in a bad state of repair, refurbishment would be very expensive and/or impractical, and the new scheme would deliver increased housing supply and much improved living conditions. The council will engage in thorough consultation with residents on any proposals to demolish existing housing for the purpose of redevelopment.
DM1.4 requires a minimum of 35% affordable housing where developments provide 10 or more homes. Developers suggest a more flexible approach is required. Consideration	Our viability evidence indicates that a 35% affordable housing requirement should be achievable on the vast majority of sites providing 10 or more homes and Policy

<p>needs to be given to issues such as viability when requirements for affordable housing are being negotiated.</p>	<p>DM1 now requires 35% affordable housing on all schemes providing 10 or more new homes. The supporting text to the policy states that: "This is a viable and deliverable amount for developments in Southwark to provide and where this level of provision cannot be achieved for reasons of viability, the council will require a full viability appraisal."</p>
<p>DM01: Affordable housing policy should prioritise the delivery of social rented housing above all other kinds.</p>	<p>The revised plan prioritises delivery of social rented housing over intermediate housing (policy DM1). It also states that "We will not accept affordable rent as it fails to meet the affordable housing needs of Southwark's residents in need of affordable housing (see Southwark Affordable Rent Study 2015)."</p>
<p>DM01: A more ambitious council housing target is required, taking into account the destruction of council homes at Heygate and Aylesbury estates.</p>	<p>Comment noted. Given the constraints on delivering new council housing in a dense inner London borough like Southwark, and the need to avoid undermining the viability of development, we would suggest the target is sufficiently ambitious.</p>
<p>DM01: Care should be taken not to over develop the area and to ensure that schools, shops, transport links, green space are either adequate or included within the area, together with play space.</p>	<p>Comments noted. The revised plan includes a range of policies that seek to secure the necessary supporting infrastructure (e.g. schools, improved public transport, health facilities, enhanced green spaces) alongside new residential development.</p>
<p>DM02: The 70/30 split should be 60/40 for social rented/intermediate housing. The tenure split deemed appropriate by the Council must carefully consider the implications of high social rent requirements on deliverability of projects within the Borough.</p>	<p>Approximately 57% of our affordable housing need is for intermediate housing, due to the unaffordability of market housing for lower and middle income residents; however the most acute housing need is for social rented housing. For this reasons the policy prioritises delivery of social rented housing. Our viability evidence indicates that a 35% affordable housing target should be achievable on the vast majority of sites based on this tenure split of 70/30 where the 70% is social rented. The supporting text to the policy states that: "This is a viable and deliverable amount for developments in Southwark to provide and where this level of provision cannot be achieved for reasons of viability, the council will require a full viability appraisal."</p>
<p>DM02: The Council should prioritise the sale of public land to custom-build projects, allowing smaller housebuilders to enter the market and giving residents more say in designing homes.</p>	<p>Policy SP1 states that local demand for self build and custom build will be monitored and that the council will encourage this form of development where sites could not be more efficiently used for conventional housing.</p>
<p>DM02: There is an urgent need to explore alternative intermediate-housing models. Shared ownership is no longer viable in the north of the borough and, because this model is linked to the wider property market, the homes built elsewhere may not remain affordable.</p>	<p>Our evidence confirms that intermediate housing is unaffordable for many; this is a key reason for prioritising social rented provision. The council is currently exploring alternative intermediate-housing models. Shared ownership is only a suitable intermediate tenure in some parts of the</p>

	borough due to exceptionally high market values and typically these are most affordable for households with an income towards the top end of the eligibility threshold and with access to a deposit. As such, we will encourage a diversified intermediate tenure which meets the needs of eligible households on a range on incomes.
DM02: The council often takes payments in lieu for affordable housing which is leading to segregation rather than mixed communities (e.g. seeing reducing proportion of affordable housing in SE1). The New Southwark plan needs to reconsider this approach and set out how it intends to preserve mixed communities rather than creating enclaves for the rich.	In accordance with Policy 3.12 Negotiating Affordable Housing on Private Residential and Mixed Use Schemes, the council requires affordable housing to be provided on-site. Off-site provision is only acceptable provision where it can be demonstrated robustly that on-site provision is not appropriate. A cash in lieu contribution is accepted where this would have demonstrable benefits in furthering the delivery of affordable housing and other policies and it is ring-fenced towards delivery of affordable housing.
DM02: Smaller homes are usually more affordable than larger homes, and the Council should take a more flexible approach to the housing mix that is allowed, to permit the provision of a greater number of smaller homes, to serve the needs of aspiring first-time buyers.	Our Strategic Housing Market Assessment shows that we need 96% of new social rented homes and 36% of new intermediate tenure homes to provide three or more bedrooms.
DM02: In accordance with the announcement by The Minister of State, Department for Communities and Local Government (2014) affordable housing should now be sought on sites of 11 units or more only. Policies should therefore be updated to reflect this recent announcement and comply with national policy.	A High Court ruling in July led the government to repeal Planning Practice Guidance (PPG) stopping councils from seeking affordable housing contributions from schemes of fewer than ten homes. Therefore the policy does not contradict the current version of the PPG.
DM02: A separate tenure mix should be considered within the emerging Opportunity Areas (e.g. Canada Water and Old Kent Road) to promote the regeneration of these areas. This mix should seek to reflect what is defined within the adopted AAP.	The revised affordable housing policy states that specific targets will apply where developments provide 10 or more homes, "unless specific affordable housing requirements have been set through an Area Action Plan."
With regard to policy DM2.2, the wording "as much affordable housing as financially viable" is ambiguous.	This wording has been removed.
Policy DM3.1 states that the Private Rented Sector (PRS) will be accepted but not at the expense of affordable housing levels. The NPPG (paragraph 18) highlights that PRS should be treated differently to market sales. Policy DM3.1 should be amended to reflect the NPPG, London Plan and RICS guidance.	We want to encourage a high quality private rented sector which provides a greater level of security to tenants than the current PRS market. The revised draft plan includes a positively framed policy on private rented homes (DM4). We recognise that the private rented sector (PRS) meets the housing needs of residents who cannot afford to buy or do not want to buy private homes in Southwark, and are not eligible for affordable housing. We note the distinct economics of developments of multiple units held in single ownership as private rented sector housing intended for long term rental.

	The supporting text to the policy addresses this issue.
DM02: Where a target is given for private homes, consideration should be given for stating the type of private dwelling e.g. whether it is possible to prohibit buy to let (as these properties tend to have a more transient population which does not support sustainable communities) or 'buy to leave'.	Seeking to control who can buy private properties is generally considered beyond the remit of planning. However the Council is considering options for controlling the rise of "buy-to-leave" properties as this means new housing is in effect wasted supply that does not meet housing need. Please be aware that the Council levies an additional 50% Council Tax on property that has been unoccupied and unfurnished for 2 years or more.
DM02: The borough-wide target for new development to provide a minimum of 35% affordable housing is much too low. The council's most recent Strategic Housing Market Assessment showed a need for 48%, and while this may not be viable across the borough at the moment, the market conditions can change quickly and the council should aim to meet this need in its medium-term planning policy.	The requirement to provide 35% affordable housing is supported by an independent viability study. The council will keep the affordable housing target under review and could raise it if market conditions change.
DM03: Will the council prohibit 'poor doors' in new developments?	Policy DM11 requires the external appearance of new homes to be tenure blind. Separate entrances may be justified where service charges for market elements of a scheme would be unaffordable to affordable housing tenants.
DM04: Whilst Southwark has identified a number of growth areas, there needs to be recognition that new homes are also suitable outside of these identified growth areas and that suitable sites exist across the entirety of the Borough. The Dulwich Estate owns a number of sites which are considered to be suitable for new homes but we feel this policy may be restrictive towards them coming forward for future redevelopment, as they are not located within an identified growth area.	The council will address these comments as part of the site allocations element of the New Southwark Plan consultation.
DM04: The delivery of new homes within Opportunity Areas should be clearly defined within a policy document and reflect the minimum targets of Annex one within the Further Alterations to the London Plan (FALP). The current wording is ambiguous and allows for misinterpretation of the proposed targets for Old Kent Road. The delivery of 2000 homes per annum (rather than 2736 net new homes a year, as specified in FALP) would result in an unacceptable delivery of housing within the Borough and further contribute to the Housing crisis within London - it is unlikely that this approach will be considered sound.	Following the adoption of the Further Alterations to the London Plan the Council has committed through policy SP1 to meet the minimum housing target presented in the London Plan.
DM04: The Council within policy DM4 fails to recognise the huge contribution tall buildings provide when delivering housing within the Borough. The promotion of tall buildings in suitable areas which can sustain high densities should be a key factor when seeking	As above

<p>to augment the gap between the housing targets set within Annex 1 of the draft FALP and the Councils housing targets for the Borough. The Council also fails to recognise the potential of the low density under utilised industrial and brownfield land which dominates large parts of Southwark to deliver the necessary homes. We believe the London Plan housing targets should be reflected in the draft plan for consistency, and the wording of the draft plan be strengthened to facilitate higher density development in key regeneration sites in the borough.</p>	
<p>DM04: Should this policy refer to encouraging residential above shops, space which is currently underused on many areas?</p>	<p>SP1 sets out a commitment to increase the delivery of new homes. The use of underused space above shops for new homes would be consistent with the proposed policies of the plan.</p>
<p>DM05: The density guidelines set out in the London Plan are not intended as prescriptive, and this policy should be amended to reflect this and to allow consideration of local character, context and public transport accessibility.</p>	<p>The density ranges provided in DM8 provide broadly acceptable parameters. Development at a higher or lower density may be acceptable on the merits of a specific proposal. The council will consider the design and constraints of any proposals which exceed or fall short of the density range.</p>
<p>DM06: The council should refer to existing housing design standards and the Government's proposed national housing standards</p>	<p>Revised policy DM11 refers to the new nationally described space standard and to the Residential Design Standards SPD.</p>
<p>DM06: Further clarity is needed on the exact requirements to meet the Exemplary Design Standards to avoid any confusion for developers or decision makers. The standards should also reflect and be consistent with the Mayor's Housing Design Guide.</p>	<p>The Mayor's Housing Design Guide is in draft and has not been formally adopted. The draft informed policy DM11. Exemplary design has been clearly defined in policy DM11.</p>
<p>DM06: We note the reference to the Sustainable Design and Construction SPD. The Council will be aware that it will not be able to introduce new policy via SPD (NPPF, paragraph 153). The Council should also ensure that any standards in relation to sustainable construction reflect the conclusions of the Government's Housing Standard Review of September. 2014.</p>	<p>The Council will publish a technical update to the Sustainable Design and Construction SPD to ensure consistency with the national Technical Housing Standards.</p>
<p>DM06: We would prefer to see single aspect homes avoided except in very exceptional circumstances, particularly as they are more likely to be provided for social/intermediate housing and thus discriminate against people of more restricted financial means/lower socio-economic position or disability.</p>	<p>Revised policy DM11 states that single aspect homes will only be acceptable in exceptional circumstances and must take into account specified requirements.</p>
<p>DM06: The policy identifies that a minimum of 10sqm of play space per child bed space is required within new development. Further information is required as to how this will be calculated and whether the figure will be rounded up or down. Clarity is also sought as to whether child spaces' are broken down</p>	<p>Policy DM11 clarifies the council's requirements for provision of communal amenity space and child play space.</p>

<p>further into subgroups (0-4 years, 5 – 11 years and 12+ years) and whether this provision is entirely required on site (though others feel offsite provision should not be allowed).</p>	
<p>DM08: Respondents suggest that the provision of other types of housing for older people such as almshouses and co-housing could also be considered and referenced in this policy.</p>	<p>Policy DM5 clarifies the Council’s policy in respect of provision and protection of specialist housing to meet the needs of older residents. This includes a specific reference to almshouses and co-housing.</p>
<p>DM08: Further clarity is sought for the definition of specialist housing and whether the targeted affordable housing requirement for such development differs to that set out in Policy DM2.</p>	<p>As above.</p>
<p>DM08: The definition of “age-friendly housing” is too narrow, as it only refers to types of specialist housing which are designed specifically to address the health and social care needs of older people. The policy should specifically encourage downsizing among older owner-occupiers, in order to free up family homes for younger families within the borough</p>	<p>Policy DM6 requires all non-wheelchair user homes should meet building regulation standards M4(2) (Accessible and Adaptable Homes) (Approved Document M) where practical and viable. Policy DM2 requires development to provide a range of home sizes. These policies will ensure there is a supply of suitable new homes which older residents can move to if they intend to downsize. The council has housing policies to incentivise council tenants to downsize into homes more suited to their needs.</p>
<p>DM08: Policy DM9 is contrary to London Plan Policy 3.8h which requires boroughs to address strategic and local requirements for student housing. Policy DM9.2 requires student housing developments to provide 35% affordable housing. The London Plan stipulates that affordable housing should only be required where the accommodation is not robustly secured for students.</p>	<p>BNP Paribas have tested the viability of student accommodation schemes which are robustly secured for students and which are built speculatively. The study indicated that student schemes which are built for students could provide up to 11% conventional affordable housing. Policy DM22 requires student schemes built for students to submit a viability appraisal and to provide as much conventional affordable housing as is viable.</p>
<p>DM10: There was concern that the needs of Gypsies and Travellers have not yet been assessed as part of the evidence base supporting this consultation document and that this should be completed as soon as possible and should inform the revised policy.</p>	<p>The Council will produce a separate development plan document to address the accommodation needs of Gypsies and Travellers.</p>

Travel

There was broad support for policies such as requiring major developments to be located near to transport nodes, supporting the Bakerloo Line Extension and a new bridge from Rotherhithe to Canary Wharf, and restricting residential parking provision. There were mixed views on issues such as whether or not to keep the Cross River Tram in the plan. Comments identifying specific amendments required are summarised below. Comments regarding specific projects/locations needing improvement will be considered elsewhere e.g. when revising list of projects for CIL funding.

Summary of representations	Officer response
DM13: New national transport planning practice guidance (PPG), published in October 2014, requires the preparation of a substantial evidence base e.g. need to identify critical locations on the road network with poor safety records; and test different transport scenarios.	An additional policy on network impacts has been included in the revised draft plan. The council's transport plan and its evidence base have been used to in the New Southwark Plan and are considered to meet the requirements of PPG.
DM13: Although the Plan refers to the Southwark Cycling Strategy and superhighways, by the time the Plan is due to enter force the superhighways should be complete and the Cycling Strategy will be over halfway through its currency. The plan needs to look further ahead and be more ambitious in planning for sustainable travel modes.	The council's transport plan has a target to increase mode share for cycling to 10 per cent by 2025/26 and increase walking to 37 per cent by 20205/26 supporting a longer term approach to sustainable travel.
DM13: The Plan should set out clear motor traffic reduction targets, increasingly ambitious over time.	The Council will continue to build on the 3% target for reducing traffic levels in the borough as set out in the Transport Plan.
DM13: The Council's definition of public transport should be clarified so that it is clear whether river transport falls within the definition of public transport. The Plan needs to set out how the Council will encourage the use of the River Thames for transport and explain how this is the transport of people and freight.	DM20 relates to the River Thames policy area. The glossary included in the revised plan identifies river transport as being a form of public transport.
DM13: Need greater emphasis on linking the creation of a network of walking and cycling routes with urban greening of these routes	Policy DM52 relates to green links and corridors. The Open Space Strategy and the Infrastructure Delivery Plan highlight the need to provide green chains and links to support walking and cycling. These will be delivered through CIL or s106 funding.
DM13: There is no mention of travel generated as part of the construction phase of developments nor of how developments sites impact on cycling and walking routes.	Policy DM43 requires developments to demonstrate that the construction phase of development can be accomplished safely, minimising vehicle movements with the movement of vehicles strictly controlled to reduce danger to vulnerable road users.
DM13: Taxi and private hire (PHV) provision/ taxi ranks should be considered in any regeneration project, particularly for busy venues such as hotels, restaurants, bars. The location and detailed design taxi ranks should be discussed at the planning application stage with TfL Taxi and Private Hire	This is a site specific issue. The Transport Assessment will determine any specific requirements.
DM14/15: A number of respondents suggest we should refer to best practice as set out in Transport for London's London Cycling Design Standards (or subsequent revisions) and	The revised plan includes a reference to a web page which will highlight relevant good practice guidance for the different policy areas. This will include links to the

Pedestrian Design Guidance.	London Cycling Design Standards and Pedestrian Design Guidance. Since this guidance is frequently updated it is best provided on a live web page that can be periodically reviewed and updated.
DM14: Would support a strengthening of this policy to place an obligation on developers to ensure no net increase in private motorised traffic. If this cannot be achieved, then payments would be required to reduce existing private motorised traffic. This could help fund the retrofitting of high quality cycle parking.	Our existing approach includes, where relevant, setting out a bond system based on the projections of the Transport Assessment – if the traffic targets are exceeded the Council draws down the bond. The approach will depend on the specifics of a site and an understanding of the requirements as an increase may be acceptable in some instances e.g. a bus garage.
DM13/14: Plan should ensure that the development improves the <i>quality</i> of the local walking and cycling network	Policy DM9 (design of places) refers to ensuring a high quality public realm that is safe, understandable and attractive and that eases the movement of pedestrians, cyclists and vehicular traffic.
DM14: Can this chapter include a PTAL map?	A PTAL map will be provided on the council's website (rather than in the plan) as the map can change regularly.
DM14: On street parking is not always secure or well designed and it can be limiting for cyclists to remove equipment, bags etc. from their bike. Some respondents suggested that cargo-bike and adapted cycle parking should be made widely available.	DM46 has been amended to highlight that cycle parking should be designed to best practice standards and shall be secure, conveniently located, adequately lit and accessible. Cycle parking shall include an adequate element of parking suitable for accessible bicycles and tricycles.
Where it has been identified that rail patronage has increased as a direct result of new development, contributions for transport links should be sought. To this end the Council should pool planning obligations from developers, in line with Circular 05/05, to mitigate their impact upon the railway. Reference could be added in policy DM14.	Policy DM47 refers to the use of planning obligations for the mitigation of site-specific impacts and lists a range of matters including transport infrastructure.
DM14: Should the policy refer to travel plans?	The London Plan requires travel plans for certain types of development; there is no need for the Local Plan to replicate this policy.
DM15: Cycling facilities could include changing rooms and showers; and could also be extended to include cycle hire docking stations (a number of respondents would like to see this scheme extended).	DM46 now refers to cycle hire docking station. DM46 also highlights that cycle parking should be designed to best practice standards and references securing changing rooms and showers.
We would strongly recommend that walking and cycling be addressed in separate policies, as facilities should not necessarily be considered in tandem in every location.	Walking and cycling are now addressed in separate policies (DM44 and DM46).
It is essential that segregated cycle lanes are provided for cyclists and not shared solutions. Many residents are too scared to cycle	Revised policy DM46 covers cycle routes and delivery of a wider route network. Our cycle strategy indicates that the 'Southwark Spine' will be "physically segregated in areas of heavy traffic or large vehicles".
There is a need for more enhanced wayfinding measures for walkers and cyclists.	Signage and way finding will be delivered in line with the council's streetscape

	design manual and TfL's Legible London signage programme.
Although Cycle Parking standards are mentioned in DM15 – Walking and Cycling, we are concerned that at 15.1.5 mention is only made of this as “generous provision”.	Revised policy DM46 covers cycle routes and delivery of a wider route network and proposes quantified requirements for generous cycle parking provision.
A number of respondents suggest that a transport user hierarchy should be referenced in this plan – i.e. consider the needs of pedestrians first, then cyclists, then public transport users and finally other motor vehicles - so that schemes design in walking and cycling from the start and these become the default option for shorter trips	A road user hierarchy is provided in the council's transport plan and it is not considered necessary to replicate this within the local plan.
DM16: None of the infrastructure schemes relate to reducing freight and delivery vehicle trips. Freight consolidation sites should be included, which can reduce HGV and van traffic and stimulate use of freight cycles for the last leg of a delivery	DM43 (Network Impacts) identifies that developments should ensure safe, efficient delivery and servicing; there can be many measures to achieve this of which consolidation centres is one.
Dm16: A number of respondents suggested the new garden bridge should not be supported.	Policy DM47 (infrastructure improvements) no longer references this project.
DM16: A number of respondents asked that the Peckham Coal Line and the Rotherhithe-Canary Wharf bridge be added to the list	Policy DM47 (infrastructure improvements) now references both these projects.
DM19: Recommend that the provision of car club bays and cycle hire docking stations be dealt with in separate policies as they are different sorts of transport services	These issues are now dealt with in separate policies, DM44 and DM46.
DM19: Some developers would like greater flexibility with regard to some policies, such as provision of cycle hire and car club benefits.	Please see revised policies DM46 (Cycling) and DM48 (Car Parking)

Business, employment and enterprise

There was broad support for policies such as allowing the managed release of preferred industrial land (supported by a PIL review) where this contributes to housing and employment growth, supporting new office floorspace in the Central Activities Zone and Opportunity Areas and encouraging development of railway arches for space for small businesses. Comments identifying specific amendments required are summarised below.

Summary of representations	Officer response
DM20: Planning policy should also encourage the opening of additional cultural venues in the area	The revised plan seeks to achieve this, please see revised policies DM25 (railway arches), DM27 (town and local centres) and DM39 (leisure, arts and culture)
<p>DM20: <i>Comments on specific locations:</i> The areas around Crimscott street are the base for an artistic community which needs to be supported through planning policy. Nearby Spa Terminus and Maltby Street are homes to a growing artisan food industry, whose needs should be supported in preference to other industries. Pages Walk and Crimscott Street are currently designated as part of the Mandela Way Industrial area. The Industrial units are of poor quality and are being encroached upon by housing, the plan should support accelerated change of this area to a mixed housing and cultural area. There is a high concentration of artists working in studios along Rollins Street and Penarth Street.</p>	<p>Comments noted. The proposed Low Line route from Waterloo to Maltby Street (policy DM45) is intended to support growth of the area and improved access. Revised policies DM25 (railway arches) and DM39 (leisure, arts and culture) are also relevant. Policy DM23 clarifies the current position on preferred industrial locations; policy DM26 addresses small business units. Policy DM40 covers community uses. Detailed policies will be developed in respect of areas within Old Kent Road as part of the Area Action Plan.</p>
DM20: The statement that all PIL uses are too noisy and disturb residential development is subjective and without justification within the New Southwark Plan.	Comment noted; policy DM23 clarifies the current position on preferred industrial locations.
DM20: Given the projected reduction in the demand for industrial land, it would be appropriate to determine that there is increasingly no realistic prospect of vast areas of this land being used for its given purpose. Development of PILs to form mixed use environments represents a significant opportunity to meet housing needs, whilst still satisfying future employment needs.	Comment noted; policy DM23 clarifies the current position on preferred industrial locations.
DM20: Respondents identified specific PILs, or parts of PILs, for de-designation (e.g. areas of South East Bermondsey PIL and the Old Kent Road PIL, the Rich Estate, Tower Bridge Business Complex)	<p>These comments will be considered as part of the review of PIL designations (policy DM23) and the development of site specific policies (site allocations) for this land. Detailed policies will be developed in respect of PILs within Old Kent Road as part of the Area Action Plan.</p>
DM20: Ethnic Minority business clusters play an important role in increasing economic activity and employment opportunities, providing affordable food and space for social activities. Work is being done by Latin Elephant and Elephant and Walworth Neighbourhood Forum to map these clusters, interview traders and propose policy development.	Our policies promote a strong local economy whereby existing clusters of retail and business space are protected in regeneration areas and town centres. The provision of new workspaces which are flexible and can meet a range of needs are

<p>Will the next version of the Plan embrace this work?</p>	<p>encouraged. Neighbourhood planning can also help to identify specific local clusters. We would be happy to consider this or any other evidence provided to us in developing the next version of the plan.</p>
<p>DM20: Some respondents seek assurance that any jobs lost will be replaced, not just in number but by the same type of job lost e.g. if an area has a strong manufacturing or waste industry and these jobs are lost they are not replaced by office or serviced based jobs. Not everybody works in an office or has a degree. A diversity of job offers and training are needed locally including manufacturing.</p>	<p>Comments noted. Policy DM23 clarifies the current position on preferred industrial locations Southwark has experienced rapid growth in the office market in areas such as professional, technical and media sectors in recent years and our policies are focused on delivering further appropriate business space and employment opportunities. Our evidence base (Employment Land Review 2010) recognises there is a general decline in industrial sectors and we are working to meet changing needs and demand in employment and business sectors. Policy DM35 requires the provision of training and jobs for local people in both construction stages and the final development.</p>
<p>DM20: In respect of railway arches within designated PIL areas, it is considered that provision should be allowed for flexibility in the use, providing that the proposed use does not impact negatively on the Industrial nature of the designated area</p>	<p>Policy DM23 sets out our position on the transition of preferred industrial locations to mixed use neighbourhoods. Detailed policies will be developed in respect of railway arches and PILs within Old Kent Road as part of the Area Action Plan.</p>
<p>DM20: The demand in town centres for retail, leisure and office space will eventually squeeze out industrial uses. PILs are therefore important as they provide protected locations where these industrial businesses can relocate to. The PILs could also be used to provide office/studio space to house the growing number of SMEs and start-ups.</p>	<p>Comments noted. Over the plan period we will see a gradual transition in the PILs to mixed use neighbourhoods (Policy DM23). Please note policy DM26 provides protection to small business units outside PILs and the site allocations and the Old Kent Road Area Action Plan will provide further details on the quantum and types of business space to be provided.</p>
<p>DM20: The Council must make sure that it protects the office space identified in the council's Central Activities Zones which the Council fought to exempt from recent legislative changes</p>	<p>Revised policy DM24 relates to protection of existing business floorspace (use class B1)</p>
<p>DM20: The Council should continue to promote and encourage the creation of new jobs and apprenticeships. Land due for development which is connected to the river bank or a quay should first be considered for maritime or boat related businesses. A new boat maintenance and building yard in the Surrey Quays area could be appropriate for the site on Calypso Way at South Dock Marina.</p>	<p>Policy DM35 covers access to employment and training. The retention of a boatyard at St George's Wharf is a requirement of the Canada Water Area Action Plan. Policy DM20 protects access and facilities along the Thames.</p>
<p>DM20: There are many potential workshop spaces in</p>	<p>Policy DM13 states that planning</p>

<p>the form of empty or under used Council owned garages which could be better utilised. Some are in or near to town centres. Peckham has some examples in Bournemouth Road and Bournemouth Close. They are in poor condition from being left to run down because they are in areas that might be redeveloped. A “Meanwhile” designation for these spaces might encourage workshop type activities for the creative and cultural industries</p>	<p>permission will be granted for appropriate temporary ‘meanwhile uses’ where they deliver community benefits and do not compromise the future redevelopment of the site. Southwark is also facilitating new affordable business and creative space on its own landholdings, for example on the Aylesbury Estate.</p>
<p>DM20: We must retain land suitable for small enterprises to enable jobs to be within reach of a lot more people and to reduce the travel and traffic congestion</p>	<p>Comments noted. Please note policy DM26 provides protection to small business units outside PILs. Policy DM23 clarifies the current position on preferred industrial locations.</p>
<p>DM20: Feasibility studies and detailed audits of industrial areas should be undertaken to explore the potential of diversifying the use of large industrial areas such as the Old Kent Road but also of smaller scale light industrial uses in e.g. the centre of Peckham and surrounding housing areas. Residents value these local businesses that occupy e.g. the railway arches off Rye Lane and they have contributed to the attractiveness of the area for new small businesses and the creative industries. These uses should be promoted and protected and not be replaced with drinking and eating establishments</p>	<p>Comments noted. Please note policy DM26 provides protection to small business units outside PILs. Policy DM23 clarifies the current position on preferred industrial locations. The site allocations and the Old Kent Road Area Action Plan will provide further details on the quantum and types of business space to be provided in these areas.</p>
<p>DM21: A number of respondents suggest loss of office space should be measured by net jobs lost, not net floorspace loss, particularly as the purpose behind the existing policy is to protect and encourage jobs.</p>	<p>The business occupying a building can change along with the number of jobs without requiring planning permission (e.g. changes within same use class or changes between use classes that are permitted development), so an approach based on net jobs lost could not be effectively monitored or enforced through the planning system. Also Southwark has a significant number of creative businesses which often require studios/workshops with low employee/ floorspace ratios so using job loss as a measurement could put these spaces at risk. Our evidence suggests an additional 47,000 new jobs will be generated over the plan period requiring a significant increase in the amount of employment space.</p>
<p>Policy DM21.3 states that “Development must not result in the loss of business (Class B1, B2, and B8) floorspace in the locations listed in DM21.1”. The requirement that these uses are protected in areas such as opportunity areas will compromise the ability to deliver new jobs and housing as the current provision of B2 and B8 often encompasses the majority of floorspace within regeneration areas.</p>	<p>The policy has been significantly revised and now only refers to Regeneration Areas. Please see policy DM24 (office and business development).</p>
<p>DM21: It is requested that the Council considers expanding the list of exceptions (21.3) to include where the proposed redevelopment is creating more efficient and higher quality floor plates than existing.</p>	<p>The policy has been significantly revised and the list of exceptions has been removed, please see policy DM24 in the new plan.</p>

<p>There is a particular and increasing supply problem of office space for SMEs and smaller companies. Policy should address this.</p>	<p>Revised policy DM24 covers office and business development. Policies DM25 (railway arches) and DM26 (small business units) also address supply of office space for small businesses.</p>
<p>Draft Policy DM21.1 sets out the proposed locations where new office (Class B1) floorspace will be protected. It is suggested that this list should be expanded as follows DM21.1 New Office (Class B1) floorspace will be permitted in the following locations: a. CAZ. b. Opportunity Areas. c. Core Action Areas. d. Town and local centres. e. Strategic cultural areas. f. Camberwell Action Areas. g. Locations with excellent public transport accessibility</p>	<p>Revised policy DM24 now refers to granting permission for business (Use Class B1) floorspace in regeneration areas.</p>
<p>Respondents were generally positive about policy DM22, with some concerns about balancing or controlling the uses that should be allowed.</p>	<p>The Council considers that a relatively flexible approach to the use of railway arches, as set out in policy DM25, is justified in order to support and encourage creative and vibrant uses within the over 800 railway arches across Southwark.</p>
<p>DM23: The Council should consider delivering affordable commercial space through larger commercial developments through s106. However it will need to define this (e.g. as per SPD. '40% below market rate averaged over a 5 year period') and consider the impact and deliverability of affordable business space on wider development objectives, including affordable housing.</p>	<p>Revised policy DM26 states that where existing SMEs are at risk of displacement from a development there should be full consideration of the feasibility of providing affordable and suitable space for existing occupiers in the completed development.</p>
<p>DM35: Need to define "local people"</p>	<p>'Local people' refers here to residents of Southwark.</p>

Town centres

There was broad support for policies such as protecting local shops and particularly for protecting pubs from redevelopment; also for the policy limiting betting shops, pay-day loan businesses and pawnbrokers. Comments identifying specific amendments required are summarised below.

Summary of representations	Officer response
DM25: Policy should also encourage the opening of additional cultural venues in the area	See revised policies DM25 (railway arches), DM27 (town and local centres) and DM39 (leisure, arts and culture)
DM25: The list of 'town centre uses' should be broadened to include residential (provided an active retail function is maintained at ground level), community and health facilities.	In the revised plan we include a definition of town centres uses in the glossary. This now includes a wider range of uses including health and cultural uses consistent with national policy. Residential use is included as an appropriate use within town centres and policy DM27 provides for this. However residential is not recognised as a 'town centre use'.
DM25: An number of respondents suggested extending the designation of protected frontages to include other areas such as emerging high streets (e.g. Southwark Street and Great Suffolk Street) or existing shopping parades (e.g. Elephant and Castle's Latin Quarter, Camberwell Rd and Camberwell Station Rd)	Please see revised policies DM27 and DM29 and the associated shopping frontage schedule and maps in Appendix 3. Parts of Southwark Street and Great Suffolk Street are designated shopping frontages..
DM25: Old Kent Road town centre: There was support for commissioning a retail study to gauge the retail capacity of the Old Kent Road and the potential to designate a new town centre. The Mayor indicated a key consideration for a new centre on Old Kent Road will be its location and size. Lend Lease suggested any such centre should not compete in the hierarchy with Elephant and Castle/ Walworth Road.	Policy DM27 includes a hierarchy of centres and proposes Old Kent Road/East Street as a new Local Centre. Any further designations for town centres will be considered in the Old Kent Road Area Action Plan.
Should there be a town centre around Tower Bridge Road? This should be encouraged and should include the northern end of Tower Bridge Road as well as the existing retail concentration further south.	Tower Bridge Road is now designated as a Local Centre.
London Bridge is currently designated a District Town Centre, should it be upgraded to a Major Town Centre, perhaps including Shad Thames?	It is not considered that designation of London Bridge as a Major Town Centre is justified given the scale of the centre (~94 shop units) and proportion of main shopping uses. Shad Thames does not have a high proportion of A1 retail uses therefore it is not included within the town centre.
Peckham is a unique town centre with a diversity of uses and needs to be managed carefully, not 'sanitised'; designating primary frontage may not be beneficial.	We will consider this comment when we consult with the community on revising the vision for Peckham. A primary frontage protects its retail function and allows the Council greater control over the balance of uses in this location.
A borough wide consultation and a Peckham petition indicated that many respondents want public toilets for town centre users.	There are existing public toilets at Peckham Library, Peckham Pulse and ASDA Old Kent Road. Additional toilets for public use will be provided as part of town centre schemes of 1000sqm or more

	(policy DM27), supporting the Council's aim to create a more age friendly borough. Policy DM10 also refers to locating public toilets along walking routes.
There is a lack of policy on out of centre retail development and its impacts	Comment noted, DM28 now addresses development outside town centres
Strongly support DM26 in relation to safeguarding and supporting local shops. Southwark should go further and seek to ensure that support is given to locations where residential densities are high but there is a lack of local shops and services.	Revised policy DM30 protects shops outside protected frontages, town and local centres, recognising that such shops provide an important service to local communities. We will explore access to shops and services through area specific Area Action Plans.
DM27: Should the pubs policy include wording controlling the concentration of new pubs in shopping frontages e.g. 5% threshold for A4 uses? This would be in interests of health and wellbeing and managing anti-social behavior.	Policy DM29 relates to the protection of A1 Use Class in protected shopping frontages Our town centre and shopping frontages policies recognise the benefits for a well balanced mix and diversification of uses where appropriate.
DM28: The policy was supported by many respondents, but some questioned the evidence base and soundness of this policy; others highlighted that it should not adversely affect the burgeoning 'artisan food industry'; others highlighted wider impacts of such uses e.g. fat disposal, rubbish generation. Planning controls should form part of a coordinated approach to tackle unhealthy diets and obesity, including working with local takeaway businesses and the food industry to make food healthier.	The council asserts that in the interests of the health of residents, particularly children, as well as ensuring a mix of different uses in shopping frontages, the numbers of Use Class A5 uses need to be carefully controlled. The new policy is DM41.
DM30: Query the requirement that the replacement of exiting uses should be in 'exceptional circumstances' only. It is sufficient to say that developments should not result in the loss of arts, cultural or leisure uses unless a replacement use is re-provided on site/nearby.	Noted, revised policy DM39 uses similar wording providing greater flexibility.
DM30: Respondents highlighted certain creative clusters: <i>North Southwark</i> hosts a small but vital network of businesses which support the wider arts industry, including art, theatre, design, film and photography; the plan should ensure that it is protected and encouraged, particularly through the use of railway arches. <i>Camberwell</i> , home of the Camberwell College of Arts and many leading British artists and their studios, can be seen as the centre of the Inner South London "creative corridor" linking New Cross, Peckham, Camberwell, Loughborough Junction and Brixton - this distinctive quality of our community should be given greater recognition and encouragement in the plan. <i>London Bridge</i> should be included alongside Bankside and the South Bank as an area that comprises one of "Europe's premier arts and cultural areas". <i>Peckham</i> should be recognised in the plan as a strategic cultural area - places such as the Bussy Building, Copeland Park, Bold	London's Strategic Cultural Areas are defined in the London Plan as major clusters of visitor attractions. This includes the South Bank/Bankside/London Bridge Strategic Cultural Area in Southwark (note this includes London Bridge). Beyond this cultural area we are proposing strong positive policies relating to cultural uses across the borough. Please see revised policies DM54 (railway arches), DM27 (town and local centres) and DM39 (leisure, arts and culture). Please also note that arts and cultural uses in Peckham are promoted through the Peckham and Nunhead Area Action Plan. These comments will be considered further as part of the work on developing area visions.

Tendencies, the South London Gallery and other smaller local galleries and cultural hubs attract a significant amount of visitors	
The Theatres Trust supports Policy DM30 as it provides clear protection for existing cultural facilities, but notes that theatres are Sui Generis, and not class D, and this should be included in the accompanying text.	The revised policy DM39 refers to leisure, arts and cultural uses but it more flexible as it does not single out class D uses only.
DM31 should include reference to Regeneration Areas such as Opportunity Areas and Action Area cores.	Revised policy DM33 refers to hotels and other visitor accommodation within Regeneration Areas.

Social infrastructure

There was broad support for protecting and expanding provision of social infrastructure. Comments identifying specific amendments required are summarised below. Detailed comments provided on specific sites (e.g. proposed establishment of a community space within London Bridge) will be considered elsewhere, including for the site allocations.

Summary of representations	Officer response
DM33: The Council should insist that necessary infrastructure (transport, schools, health, open spaces and parks, leisure and community facilities, youth clubs, church buildings etc) is identified and put in place ahead of new development which will increase population.	DM64 has been amended to highlight that developers will be required to deliver supporting infrastructure at an early stage of development to ensure that impacts are effectively mitigated.
DM33: Policy should support the provision of outdoor sports grounds in new and existing schools.	DM64 has been amended to support the provision of new sports facilities, including playing pitches.
DM33: Concern about lack of mention of control of student accommodation	Policy DM22 sets out specific criteria that proposals for student housing would need to meet.
Strategic Policy 8 and the policies associated with it should encourage the co-location of social infrastructure premises to secure long term sustainability and facilitate interaction between different members of a community.	Policy DM21 states that educational developments will be granted planning permission where, amongst other things, there are shared facilities with the community.
DM35: Respondents queries the requirement for major developments to include provision of a flexible community/ health uses as on site provision may not be practical or required, and investment into larger community/ health facilities may be more appropriate	Comments noted; this wording has been removed from the revised healthy developments policy (DM38).
The Council should scope what consideration of health there should be within an Environmental Impact Assessment	This comment will be considered separately with regard to our approach to Environmental Statement scoping opinions.
Guy's and St Thomas' NHS Foundation Trust would like the disposal or redevelopment of estate assets to feature within the plan for potential health uses in addition to meeting the housing requirements of the local community. They would also like to ensure that any new housing introduced has adequate health infrastructure – this should include local clinics, appropriate space for staff hubs, and good transport links to the health facilities.	Redevelopment of estate assets and potential locations for health infrastructure could be addressed as part of the site allocations. The Council will ensure development mitigates its impact, including on health infrastructure, through the use of Planning Obligations, Southwark CIL and Mayoral CIL (policy DM64).
DM35: Sport England would recommend that this section should be revised to include indoor and outdoor sports facilities and reflect their Playing Fields Policy.	DM38 has been amended to support the provision of new sports facilities, including playing pitches.
DM35: Respondents highlighted various other factors that contribute to health such as food growing, controlling fast food outlets, supporting markets and community facilities, slowing traffic and encouraging walking and cycling	These issues are addressed by other policies – this has been highlighted in the revised supporting text.
DM36: Places of worship should be near population centres (bit not too close to housing due to noise generated) and transport links (give significant trip generation); there is support for development of flexible community spaces	Policy DM40 (flexible community uses) states that planning permission will be granted for proposals for new community facilities to meet local need that are available for use by all members of the

and multi faith buildings.	community. Community uses is defined in the glossary and includes places of worship. All such development proposals would need to assess their impacts on the transport network and demonstrate how these would be managed (policy DM43).
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Design, heritage and environment

The rigorous implementation of strong policies on design, heritage and environment - including on designing out crime, reducing street clutter, protecting views and protecting and enhancing green space, was generally encouraged. There was also support for projects such as the Low Line and Coal Line. Comments identifying specific amendments required are summarised below. Detailed comments provided on specific sites will be considered elsewhere, including for the site allocations.

Summary of representations	Officer response
SP11: Facilities for sports should be an essential part of all new developments. However development on designated open land, including of sports facilities, should be minimized.	Sport and leisure facilities are covered in revised policy DM38.
SP11: The protection and improvement of open spaces and green infrastructure is to be encouraged, however reference could be made to "increase" provision through enhancement of green chains/ links/ corridors, see comments above. The potential to use this green infrastructure to link sites and improve access to and across the green chain network and the borough should also be considered.	DM52 states that "Development must sustain and enhance borough and regional open space initiatives and strategic networks such as the Green Chain, and support green links and corridors across the borough and sub-regionally".
DM37: Terms such as civic amenity and amenity spaces need to be precisely defined.	Accepted, civic amenity is not used in the revised document. Amenity space is defined in the glossary along with a range of other terms.
DM37: 'Other factors' is rather vague and should be expanded to cover relevant issues such as: privacy/outlook; sufficiency of daylight particularly in sitting room and kitchen; light pollution, indoor and outdoor air quality.	The supporting text to policy DM50 (protection of amenity) has been expanded to reference a wider range of factors.
DM37 should be redrafted as it does not allow any sort of impact on amenity, even if that impact is negligible or does not cause a materially detrimental impact on present and future occupiers/users	DM50 now refers to "an unacceptable loss of amenity"
DM38: "landscape" and "ecological" design are also important factors in relation to quality of design	DM9 (design of places) now refers to landscaping and DM53 covers designing in ecological features to development
DM38: Will it be possible to ensure that proper consideration is given to specific kinds of disability as well as mobility e.g. sight and hearing loss; learning disability?	DM9 (design of places) now refers to securing development that "Provides accessible and inclusive design for all ages, and especially for people with disabilities or those who are mobility impaired. Development should ensure compliance with the Equalities Act 2010, relevant London Plan policies and Part M of the Building Regulations". DM9 also references accessibility and inclusive design.

<p>DM38: The Mayor's Accessible London: Achieving an Inclusive Environment SPG should be referenced in this policy.</p>	<p>Reference to the SPG will be added to web page of good practice guidance that is to be referenced in the plan (see introduction to the Development Management Policies).</p>
<p>DM40: Policy intent needs clarification and guidance is needed, particularly given local health problems such as obesity.</p>	<p>Policy DM10 now refers to use of active design principles. Active Design is defined (in the glossary) as an approach to the development of buildings, streets, and neighborhoods that uses architecture and urban planning to make daily physical activity more accessible and inviting. A web page of good practice guidance linked to the policies will be referenced in the plan so that it can be updated easily. This will include the Healthy Urban Planning Checklist and the Mayor of London's Social Infrastructure SPG.</p>
<p>DM43: Opportunities should be taken to maximize permeability for walking and cycling</p>	<p>Policy DM9 seeks development that "Ensures an urban grain and layout that takes into account and improves existing patterns of development and movement, permeability and street widths"</p>
<p>DM45: Should reference the London Views Management Framework. Could also go further by referring to the need for developments, including tall building proposals, to enhance the outstanding universal value of the Tower of London World Heritage Site and its local setting. Could also be more flexible with regard to impact on views, perhaps referencing a requirement for an assessment to be completed that demonstrates that the impacts of the proposed building is acceptable in strategic, borough and local views. Remove requirement for tall buildings to be slender, well-articulated, and recessive as too subjective.</p>	<p>We have added a reference the London Views Management Framework to Policy DM12 (tall buildings). We have amended policy DM19 (world heritage sites) which now refers to sustain and enhance. Reference to "slender, well-articulated, and recessive" has been removed, instead the policy refers to "exemplary architectural and residential quality".</p>
<p>DM45: What is the evidence base for the tall building locations (encouraging tall buildings in Peckham town centre was objected to by multiple respondents, however focus on CAZ and Opportunity Areas was broadly supported)? Concerned that other potential locations for tall buildings will be judged on a case-by-case basis. Leaving judgments on where tall buildings go at a strategic level, is contrary to both the EH/CABE Tall Building advice and the NPPF, where a plan-led approach is advocated</p>	<p>The tall buildings policy has been significantly revised, please see policy DM12. It states that the highest buildings will be located in our Regeneration Areas where the highest public transport accessibility levels and densities are located and where there is the greatest opportunity for regeneration.</p>
<p>DM48: The British Sign and Graphics Association and Outdoor Media Centre raised objections to some of the specific requirements relating to advertisements e.g. that illuminated advertisements will not be permitted in conservation areas and on or in the setting of heritage assets.</p>	<p>The revised policy (DM36) has been revised and simplified, focusing on design principles rather than prescriptive standards.</p>
<p>DM49: Some amendments were requested to the telecommunications policy, including querying the requirement for Mobile Operators to 'demonstrate a justifiable need for the proposal...', which is contrary to paragraph 46 of NPPF</p>	<p>We have deleted the requirement to demonstrate the network need for telecommunications proposal from revised policy DM37 (broadband and telecommunications).</p>

DM54: The wording of this policy should be aligned closely to terminology and meaning of the Mayor's London Plan policy 7.10 and the NPPG (para 028-037). For example the lead part of the policy should seek to conserve and enhance the significance of the World Heritage Site and its setting, as expressed in its Outstanding Universal Value (OUV), integrity and authenticity.	Amended policy DM19 now refers to sustain and enhance; we have also added reference to Outstanding Universal Value.
DM55: There is support for creating a list of locally-important buildings, structures and views to be protected.	New policy DM17 identifies borough views for protection and enhancement. Conservation area and listed building policies (DM14 and DM15) take account of local views and character. Buildings that have townscape merit but do not benefit from statutory listing and are outside conservation areas are protected and enhanced through our design of places policy(DM9) which includes reference to better revealing local distinctiveness and architectural character.
DM55: Suggest that a hierarchical approach is taken to the management of strategic, borough wide and local views that may impact upon developments within Southwark.	Views identified in policy DM17 and strategic views designated in the London Plan will all be protected and where possible enhanced.
DM56: Suggest the policy refers to promoting the functional uses of the River Thames and its environs for transport, navigation and recreation.	DM42 covers public transport proposals. Public transport is defined in the glossary to include river boats.
DM56: Should include requirements relating to the Thames Path	The revised policy (DM20) refers to establishing, enhancing or continuing the Thames Path and improving access points.
DM57: Respondents would like to see stronger protection of both designated and undesignated open spaces, including green spaces on housing estates and other smaller green spaces, and more green space created where possible (strong support for designation of the Jam Factory garden).	Revised policy DM52 provides strong protection for designated open spaces and requires major development to provide new publically accessible open space, green links and green infrastructure that is designed to provide multiple benefits (e.g. recreation, food growing, habitat creation, Sustainable Urban Drainage Systems).
DM57: Does mention need to be made here or elsewhere of the restrictions around paving over front gardens?	Policy DM63 (reducing flood risk) now addresses this issue
DM58: The policy would be strengthened by incorporating habitat enhancement; it should also make distinctions between the hierarchy of international, national and locally designated sites so that protection is commensurate with their status (NPPF para 113)	The revised policy (DM53) addresses both protection and enhancement of biodiversity value. Southwark does not include any international or national designated sites, however Southwark's SINC's are designated as being of metropolitan, borough or importance and these designations will be considered in decision making.
DM59: The policy could be strengthened by setting a target for increasing canopy cover in the Borough; and outlining the wider benefits trees provide.	The revised policy (DM54) provides a fuller explanation of the benefits provided by trees and seeks no net loss in tree canopy cover.
DM60: Introduce a policy to green key walking and	Policy DM52 relates to green links

cycling routes.	and corridors. Both the Infrastructure Delivery Plan and Open Space Strategy highlight the need to provide green chains and links to support walking and cycling. These will be delivered through CIL and s106 funding.
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Implementation

Comments identifying specific amendments required to these policies are summarised below.

Summary of representations	Officer response
DM72: TWUL consider that it is essential for developers to consider the requirements and impacts of development on water and wastewater infrastructure. Developers should therefore work with Thames Water to determine whether both water supply and wastewater infrastructure capacity exists to serve their development. Where there are capacity issues they will need to demonstrate that any necessary infrastructure upgrades will be in place ahead of development. It is considered that supporting text highlighting these requirements should be provided under Policy DM72 or under Policies DM70 and 71.	The text under policy DM64 (infrastructure) has been expanded to highlight the need for developers to consider the requirements and impacts of development on water and wastewater infrastructure and work with Thames Water to determine water supply and wastewater infrastructure capacity and any upgrade requirements.
DM73: To maintain the quality and attractiveness of the South Bank for all the New Southwark Plan should endorse the principle that CIL is used for revenue as well as capital purposes; and support the allocation of CIL to provide revenue for management and maintenance on the South Bank.	These detailed issues will be considered as part of the next update to the Section 106 Planning Obligations and CIL SPD which covers how CIL is implemented and how funds are spent.
DM78: Where health is concerned, we would like to see appropriate indicators from the Public Health Outcomes Framework used as part of the monitoring process. This will help show how the planning process is supporting health improvement and reducing health inequalities. Also consider using/modifying for local use some of the ONS Sustainability indicators (http://www.ons.gov.uk/ons/publications/re-reference-tables.html?edition=tcm%3A77-366350)	Our monitoring is based on the indicators defined in our Authority Monitoring Report. We will be reviewing our indicator set and will take this suggestion into account, particularly given the Council's responsibilities for public health.
There will be unforeseen and other substantial changes during the Plan period (2018 to 2033). The plan should include procedures for alteration.	The impacts of the Local Plan will be monitored and the policies will be subject to periodic review and update as necessary.
A checklist could be provided of criteria to take into account in making planning decisions.	The full set of DM policies, and the policies in the wider Development Plan, will be used by planning officers to make decisions on applications. A separate checklist is not considered necessary.

General responses

General comments received on the plan are summarised below along with officer responses.

Summary of representations	Officer response
There is a lack specific targets and standards in the policies that developers need to comply with.	The new preferred option version of the New Southwark Plan includes more detailed and specific requirements. It includes links to relevant strategies, standards and good practice guidance.
The Council needs to assess what the future population will be and what infrastructure is required to meet local needs	Please see the Council's Infrastructure Development Plan which identifies and costs what infrastructure is required. This will be updated to reflect the latest data.
The Council needs to set out a clear vision/spatial strategy for the borough and explain how the role and development potential of the Opportunity Areas fits into this.	We will be consulting on the area visions, site allocations and spatial strategy separately.
The relationship between neighbourhood plans and the New Southwark Plan should be more fully set out, including detailing how Southwark will support neighbourhood forums.	The New Southwark Plan includes a section on Neighbourhood Planning with a link to the council's web site where the latest information on neighbourhood planning in the borough is provided.
The New Southwark Plan should set out clear borough wide policy to regulate how developers should manage construction	Policy DM43 requires developers to demonstrate that the construction phase of development can be accomplished safely, minimising vehicle movements with the movement of vehicles strictly controlled to reduce danger to vulnerable road users. A Construction Management Plan (CMP) will be required to ensure that any adverse impacts of the construction process, both on-site and the transport servicing, on the surrounding community are minimised.
The NPPF states that Councils should identify specific needs and quantitative deficits or surpluses of open space, sports and recreational facilities in the local area. Sport England is not aware of a robust evidence base for playing pitches and indoor sports facilities for Southwark. It is not clear how this lack of evidence base has been/will be taken into account to develop this document.	The Physical Activity and Sport Strategy 2014-17 and Action Plan address provision of sports and recreational facilities. The Infrastructure Delivery Plan identifies sport and leisure projects to meet the needs of the growing population. This will be updated to reflect the latest data.
We recommend that the Council consider the Rotherhithe Gas Holder site within the New Southwark Plan Site Allocations for higher value uses such as residential, retail and mixed use, to ensure flexibility in terms of its potential use, in order to fund the decommissioning and remediation of the site	We will consider this site within the site allocations which will be consulted on separately.

5. Monitoring our Consultation

5.1 Why we monitor our consultation

Our statement of community involvement indicates that the success of consultation can be measured by the numbers and diversity of consultees and respondents. As a result we have tried to engage with as many different groups as possible.

We monitor our consultation at every stage so that we can see where we need to engage more with certain groups at the next stage of consultation.

5.2 How we monitor our consultation

After each stage of consultation we will carry out a review of the consultation to see how we could improve the next stage of consultation. This includes reviewing the consultation against the requirements of our statement of community involvement.

Where possible we try to monitor event attendance and monitor attendees' age range, gender and ethnicity by including a monitoring form within our consultation questionnaires so that we can monitor the range of people from our communities that responded to the consultation. However, in many cases respondents do not provide this information.

5.2.1 'Let's talk about your high street' consultation monitoring

The table below sets out the monitoring information we collected at the initial 'Let's talk about your high street' stage of consultation. The monitoring information suggests that the Council engaged with a diverse number of respondents. There were significantly more women than men who provided monitoring information. This suggests that the times when we consulted may have been less suitable for men than for women. There were relatively few young people who responded at this stage of consultation and the borough has a young population. At later stages of consultation we will use this information to ensure we target sections of the community which may be under-represented in the absence of a targeted consultation strategy. Targeted consultation may, for example, involve going to schools to engage students.

Ethnicity:

Ethnic/National Identity	Let's About High Street (number)	Talk Your Street	Percentage of Respondents	Southwark population Census 2011 (%)
Bengali	27		5.52%	1.40%
Black Caribbean	59		12.07%	No data available
Bolivian	1		0.20%	6.20%
British	151		30.88%	No data available
Chinese	3		0.61%	No data available
Colombian	1		0.20%	2.80%
Eastern European	4		0.82%	No data available
White British	60		12.27%	No data available
German	1		0.20%	54.00%

Gypsy, Roma, Traveler	2	0.41%	No data available
Indian	6	1.23%	No data available
Irish	4	0.82%	No data available
Ghanaian	11	2.25%	No data available
Nigerian	38	7.77%	16.00%
Sierra Leonean	7	1.43%	
Somali	3	0.61%	
Northern Irish	3	0.61%	
Other African	18	3.68%	No data available
Other Asian	6	1.23%	No data available
Other Black	5	1.02%	27.00%
Other Latin American	2	0.41%	No data available
Other Mixed	3	0.61%	No data available
Other White	29	5.93%	19.00%
Pakistani	6	1.23%	No data available
Spanish	1	0.20%	No data available
Turkish	3	0.61%	No data available
White and Asian	1	0.20%	No data available
White and Black African	6	1.23%	No data available
White and Black Caribbean	7	1.43%	No data available
Not Stated	21	4.29%	No data available

Gender:

Gender	Let's Talk About Your High Street (number)	Percentage of Respondents	Southwark population Census 2011 (%)
Male	169	34.70%	51%
Female	231	47.43%	49%
Left form blank	87	17.86%	

Age:

Age Group	Let's Talk About Your High Street (number)	Percentage of Respondents	Southwark population Census 2011 (%)
Under 16	23	4.72%	18.50%
16 to 17	10	2.05%	13.90%
18 to 24	41	8.42%	
25 to 34	86	17.66%	23.60%

35 to 44	72	14.78%	23.70%
45 to 54	95	19.51%	12.60%
55 to 64	76	15.61%	
65 to 84	68	13.96%	7.70%
85+	5	1.03%	
Not Stated	11	2.26%	

5.2.2 Options consultation monitoring

At the Options stage we undertook a targeted consultation strategy to ensure that people from different protected groups (there are nine protected characteristics: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion and belief, sex and sexual orientation) had ample opportunities to learn about and engage with the Options document. All events were open to anyone to attend, with a focus on venues that were accessible to all. Events were held on weekdays, weekends and at different times of the day to facilitate participation.

The consultation methods used at Options stage are summarised in section 4.2. These included:

- Announcements at all Community Councils to let the community know that the New Southwark Plan is out for consultation
- Workshops with stakeholders
- Local stakeholder group meetings
- Public exhibitions and community conversations

Council officers engaged residents at over 20 events spread across the different areas of the borough, including at Community Councils, tenants events, and a series of dedicated workshops. The events are listed below (further details are provided in Appendix D):

- Walworth Society
- Camberwell Community Council
- Peckham and Nunhead Community Council
- Tenants conference
- Southwark Living Streets Workshop
- Camberwell NSP Workshop
- Borough and Bankside NSP Workshop
- Forum for Equalities and Human Rights
- Council Assembly
- Southwark Planning Network
- Future Steering Board
- Dulwich and Herne Hill consultation workshop
- Peckham and Nunhead consultation workshop
- Tenant's Council
- Canada Water and Bermondsey consultation workshop
- Elephant and Castle / Walworth consultation workshop
- London Bridge consultation workshop

- Wells Way Triangle
- Southwark Planning Network (Housing Special)
- SE5 Forum
- Camberwell East Area Housing Forum
- Walworth East Area Housing Forum

We received a total of 329 responses at the Options stage of consultation. This included responses from the following diverse range of local groups/organisations, statutory consultees, infrastructure providers and developers/property interests as listed below:

Local groups/organisations

- Future Steering Board Members
- We Are The Public Office
- Grangeward.org
- Bede House Association
- Diocese of Southwark
- King's College London
- Southwark Green Party
- Bermondsey Street Area Partnership
- Friends of Burgess Park
- Better Bankside
- Elephant Amenity Network
- Friends of Nursery Row Car Park
- Friends of Southwark Park
- Southwark Travellers Action Group
- Penarth Centre
- Latin Elephant
- Friends of Nursery Row Park
- Columbia Point Society
- Guy's and St Thomas' NHS Foundation Trust
- Peabody
- Peckham Planning Network
- Peckham Society
- Tabard North Tenants and Residents Association
- London Gypsy and Traveller Unit
- South Bank Employers Group
- SE5 Forum
- Southwark Cyclists
- Southwark Liberal Democrats
- Southwark Residents Say No
- Shad Thames Area Management Partnership
- London Taxi Drivers Association
- Team London Bridge
- Transition Town Peckham
- What If Projects
- United Saviour's Charity

- Walworth Society
- Camberwell Society
- Friends of Peckham Rye Park
- Public Health team (Southwark)
- Peckham Coal Line
- Jam Factory Residents Association
- Bermondsey Village Action Group
- Southwark Living Streets
- Guy's and St Thomas' Charity
- East Walworth Forum
- Intergenerational Foundation
- Friday Social Group (at Southwark Disablement Association)

Statutory consultees

- Natural England
- English Heritage
- Environment Agency
- Corporation of London
- Mayor of London

Infrastructure providers

- Mobile Operators Association
- Port of London Authority
- Sustrans
- Network Rail
- National Grid
- Sport England
- Thames Water
- Theatres Trust
- British Signage Association
- TfL Taxi and Private Vehicle Hire

Developers/property interests

- Grosvenor
- Home Builders Federation
- Folgate Estates Limited

- CBRE Lionbrook (and Southwark Charities)
- CGIS Bridgehouse Limited
- Black Pearl Limited
- Taylor Wimpey Central London
- Dulwich Estate
- Berkley Group
- Spot Property Co.
- TfL Commercial Development (TfL Property)
- Great Portland Estates
- Bidwells
- British Land
- Development Securities PLC
- DV4 Properties Park Street Co. (Delancy)
- Goldcrest
- Kennedy Wilson Europe
- Land Securities
- LaSelle Investment Management
- Lend Lease
- Linden Homes
- London Square Developments Ltd
- Londonewcastle
- MacDonalds
- NHS London HUDU
- WM Morrisons Supermarkets Plc
- Jerwood Space
- Planning Potential
- Pocket Living
- Threadneedle Property Investments
- Scotia Gas Works
- Southwark Studios
- Kentucky Fried Chicken
- Everlasting Arms Ministeries
- Chris Thomas Ltd.
- DV4 Eadon Co. Ltd. And Elephant and Castle (BVI) Co. Ltd. (Delancy)
- Outdoor Media Centre
- Millais Management Ltd
- GL Hearn
- L&Q

6. Appendices

APPENDIX A: Let's Talk About Your Local High Street Consultation Questionnaire

Join our
COMMUNITY
CONVERSATION



Let's talk about ... **your local high street**

High streets and town centres are a specific focus of the New Southwark Plan, and we'd really like to hear your views on what's great, or not so great about our high streets. Please complete this short survey.

1. What do you like about your local high street?

2. What do you think about the way your local high street looks?

3. If you could change one thing about your local high street, what would it be?

4. Deciding how we transform Southwark's high streets requires a range of people to work together – businesses, community groups and individual residents. What role could you play in improving our high streets?

5. Do you have any further ideas or suggestions for how the council might go about transforming the borough's high streets?

www.southwark.gov.uk/communityconversation

Age

- Under 16 16 to 17 18 to 24 25 to 34 35 to 44
- 45 to 54 55 to 64 65 to 84 85+ Prefer not to say

Gender

- Male Female Prefer not to say

If you prefer to use your own term please do so here: _____

Ethnicity

A) White or White British

- British
 - English
 - Scottish
 - Welsh
 - Northern Irish
 - Irish
 - Gypsy, Roma, Romany or Irish Traveller
 - Turkish
 - Kurdish
 - Eastern European
 - Spanish
 - Any other white
- Please specify if you wish:

B) Mixed background

- White and Black Caribbean
 - White and Black African
 - White and Asian
 - Any other Mixed background
- Please specify if you wish:

- Prefer not to say

C) Asian or Asian British

- Indian
 - Pakistani
 - Bengali
 - Chinese
 - Vietnamese
 - Any other Asian background
- Please specify if you wish:

D) Black or Black British

- Caribbean
 - Ghanaian
 - Somali
 - Sierra Leonean
 - Nigerian
 - Other African
 - Any other black or black British background
- Please specify if you wish:

E) Latin American

- Caribbean
 - Bolivian
 - Brazilian
 - Colombian
 - Ecuador
 - Any other Latin American background
- Please specify if you wish:

Sexual orientation

- Bi-sexual Gay man Gay woman/lesbian
- Heterosexual Prefer not to say Other, please state _____

Disability

Are your day-to-day activities limited because of a health problem or disability which has lasted, or is expected to last, at least 12 months?

- Yes No Prefer not to say

Thank you for completing this form. The information provided will help us to improve our services to you and others in Southwark.

Data Protection All information is confidential and will only be used under the strict controls of the Data Protection Act 1998.

APPENDIX B: Prescribed bodies and our neighbouring boroughs

Section 110 of the Localism Act requires ongoing co-operation between local authorities and a range of prescribed bodies. It requires the body required to carry out the duty to engage constructively, actively and on an ongoing basis.

This requirement is known as “The Duty to Co-operate”.

The prescribed bodies are defined in section 4 of the Town and Country Planning (Local Planning)(England) Regulations 2012 and are:

- Environment Agency
- English Heritage
- Natural England
- Mayor of London
- Transport for London
- Highway Authority
- Civil Aviation Authority
- The Office of Rail Regulation
- Homes and Communities Agency
- Primary Care Trusts
- Maritime Management Organisation
- Local Enterprise Partnerships (LEPs)

The Localism Act and subsequent requirements of the duty to co-operate also require boroughs to engage and work with their neighbouring boroughs.

Our neighbouring boroughs are:

- Lewisham
- Lambeth
- Croydon
- Tower Hamlets
- Westminster
- The City
- Bromley

APPENDIX C: Other consultees referred to within our Statement of Community Involvement

Local Consultees

All Councillors

- Liberal
- Labour
- Conservatives
- Independent

Voluntary organisations and community groups

- Aaina Women's Group
- Abbeyfield Society
- ABC Southwark Housing Co-op
- Aborigine
- ACAPS
- Access London
- Action Southwark
- ADDACTION - Maya Project
- Adult Education
- Advice UK London Region
- AFFORD
- Agenda for Community Development
- Albert Academy Alumni Association
- Albert Association
- Albrighton Cricket Club
- Alcohol Counselling & Prevention Services - 1
- Alcohol Counselling & Prevention Services - 2
- Alcohol Recovery Project
- Alcohol Recovery Project
- Alleyn Community Centre Association
- Alone in London
- Anada Fund
- Anchor Sheltered Housing
- Apex Charitable Trust Ltd
- Art in the Park
- ARTLAT
- Artsline
- Artstree / Oneworks
- Ashbourne Centre
- Association of Waterloo Groups
- ATD Fourth World
- Aubyn Graham (The John Graham Group)
- Aylesbury Academic Grassroots
- Aylesbury Day Centre
- Aylesbury Everywoman's Group
- Aylesbury Food and Health Project
- Aylesbury Healthy Living Network
- Aylesbury Learning Centre
- Aylesbury NDC
- Aylesbury Nutrition Project
- Aylesbury Plus SRB
- Aylesbury Plus Young Parent Project
- Aylesbury Sure Start
- BAKOC
- Beacon Project
- Bede Café Training
- Bede House Association and Education Centre
- Bede House Community Development Women's Project
- Bells Garden Community Centre
- Beormund Community Centre
- Bermondsey and Rotherhithe Development Partnership
- Bermondsey Artists Group
- Bermondsey Citizens Advice Bureau
- Bermondsey Forum
- Bermondsey St Area Partnership
- Bermondsey St Community Association
- Bermondsey Street Area Partnership
- Bermondsey Street Association
- Bermondsey Village Action Group
- Better Bankside
- Blackfriars Advice Centre
- Blackfriars Settlement (Community Care Team)
- Blackfriars Work Centre
- Blue Beat Community Centre
- Blue Beat Police Centre
- Blue Elephant Theatre Company
- Book-Aid International
- Borough Community Centre
- Borough Music School
- Borough Partnership Team, Southwark Police Station
- Bosco Centre
- Bradfield Club in Peckham
- Breast Cancer Campaign
- Bredinghurst (day and residential)
- British Film Institute
- Brook Advisory Centre
- Bubble Youth Theatre & Adult Drama
- Burgess Park (Colts) Cricket Club
- Camberwell Advocacy Office
- Camberwell Arts Week
- Camberwell Community Forum

- Camberwell Credit Union
- Camberwell Green Magistrates Court
- Camberwell Grove
- Camberwell ME Support Group
- Camberwell Police Station 212a
- Camberwell Rehabilitation Association
- Camberwell Society
- Camberwell Supported Flats
- Camberwell Working Party
- Cambridge House & Talbot
- Cambridge House Advocacy Team
- Cambridge House Legal Centre
- Canada Water Campaign
- Canada Water Consultation Forum
- Carers Support Group
- Cares of Life
- Carnival Del Pueblo
- Castle Day Centre
- CDS Co-operatives
- Centre Point (40)
- Chair - Dulwich Sector Working Group
- Charterhouse - in- Southwark
- Cheshire House(Dulwich)
- Cheshire House(Southwark)
- Childcare First
- Childcare Support
- Childminding Project
- Children's Rights Society
- Choice Support Southwark
- Choices
- Chrysalis
- Citizen Advice Bureau - Peckham
- Clublands
- Coin Street Community Builders
- Coin Street Festival and Thames Festival
- Colby Road Daycare Project
- Colombo Street Sports and Community Centre
- Committee Against Drug Abuse
- Communicate User Group
- Community Alcohol Service
- Community Care Choices
- Community Drug Project
- Community Metamorphosis
- Community Music Ltd
- Community of DIDA in the UK
- Community Radio Station
- Community Regeneration
- Community Support Group
- Community TV Trust
- Confederation of Passenger Transport UK
- Connect
- Consumers Against Nuclear Energy
- Contact A Family In Southwark
- Cooltan Arts
- Corazon Latino
- Cornerstone Community Project
- Council of Igbo Communities
- CRISP / LSE / Balance for Life
- Crooke Green Centre Association
- Crossways Centre
- Crossways Housing
- CWS Southeast Co-op
- Delfina Studios Trust
- Detainee Support & Help Unit
- Diamond Project
- Divine Outreach Community Care Group
- Dockland Settlement
- Dominica Progressive Charitable Association
- Drugs Apogee
- Drum
- Dulwich Credit Union
- Dulwich Festival
- Dulwich Hamlet Supporters Trust
- Dulwich Helpline
- Dulwich Orchestra
- Dulwich Society
- East Dulwich Society
- East Dulwich Womens Action
- ECRRG
- Education 2000 Project
- Education Action Zone
- Education Links
- Education Support Centre
- Elephant Amenity Network
- Elephant Enterprises
- Elephants Links Project Team
- Elibariki Centre
- Employing People Responsibly
- Empowerment Projects Trust
- Encore Club
- Environmental Computer Communications
- Equinox
- ESOL Project
- Evelina Children's Hospital Appeal
- Evelyn Coyle Day Centre
- EYE (Ethio Youth England)
- Faces in Focus (TIN)
- Fair Community Housing Services
- Fairbridge in London
- Fairbridge South London
- Families Experiencing Drug Abuse

- Fast Forward
- First Place Children and Parents Centre
- First Tuesday Club
- Five Bridges Centre
- Five Steps Community Centre
- Flex-Ability
- Fortress Charitable Trust
- Foundation for Human Development/ Free Press Europe
- Friends of East Dulwich Station
- Friends of Fast Forward
- Funding Advice Consultancy & Training Service
- Garden House Project
- Gateway Project
- Gateway Training Centre
- GEMCE
- Globe Education Centre
- Gloucester Grove Community Association
- Goose Green Centre
- Goose Green Lunch Club
- Grange Rd Carers Support Group
- Greenhouse Trust
- Gye Nyame for Performing Arts
- Habitat for Humanity Southwark
- Herne Hill Society
- Holmhurst Day Centre (Social Services)
- HOURBank
- Ideas 2 Vision
- ILETO
- In Tolo Theatre
- Independent Adoption Service
- Independent Advocacy Service
- Inner City Link
- Inspire
- Integratus
- International Family Welfare Agency
- International Shakespeare Globe Centre Ltd
- Isigi Dance Theatre Company
- JAA
- Jennifer Cairney Fundraiser
- John Paul Association
- Joshua Foundation Superkid
- Jubilee Renewal Projects
- Jump
- Juniper House Co-op
- Kairos Community Trust
- Kaizen Initiative
- Keyworth
- Kick Start
- Kite
- Lady of Southwark
- Lambeth Crime Prevention Trust
- Lambeth MIND
- Laura Orsini (New Group)
- Level Ltd
- Lewisham & Southwark Jobshare Project
- Liberty Club
- Life Builders
- Lighthouse Informal Learning & Support Project
- Lighthouse Developments Ltd.
- Linden Grove Community Centre
- Links Community Hall
- Living in Harmony
- Local Accountancy Project (LAP)
- London Roses Community Services
- London Thames Gateway Forum
- London Voluntary Service Council
- Lorels Broadcasting Service
- Lorrimore Drop - In
- M. Hipro Words
- Magdalen Tenants Hall
- Manna Group
- Manna Society and Day Centre
- Marsha Phoenix Memorial Trust
- Mecower
- Media Action
- Meeting Point
- Members of Elephant Links
- Milewalk Project
- Millennium Reachout
- Mine Watch
- Morena
- Moses Basket Charity Care Organisation
- Multiskills Training & Recruitment
- MultisoSoc
- Myasthenia Gravis Association
- NAS International Charity
- New Generation Drug Agency
- New Peckham Varieties @ Magic Eye Theatre
- New Unity Centre Association (NUCA)
- Next Step Project
- North Lambeth Day Centre (BEDS)
- North Peckham Project
- North Southwark Community Care Support Project
- North Southwark Community Development Group
- North Southwark EAZ
- North-West Quadrant Community Development Network
- Nouvel Act

- Nunhead Community Forum
- Oasis Mentoring
- Oasis Trust
- OFFERS
- Old Kent Road Community Training Centre
- Omolara Sanyaolu Open Arms Foundation
- Only Connect
- Opendoor
- Opendoor Community Support Team
- OTDOGS
- Outset
- Outset Jobsearch Project
- Oval House Workshop
- Oxford and Bermondsey Club Forum
- Pachamama
- Panda London
- Papa Mandela London Project
- Parent Talk
- Parents Association
- Patchwork HA
- Pathways Trust
- Peckham Area
- Peckham Befrienders
- Peckham CAB
- Peckham Day Centre
- Peckham Open Learning Centre
- Peckham Pop-In
- Peckham Society
- Peckham Vision
- People Care Association
- People to People
- Peoples Association in Southwark
- Phoenix House
- Pierres Vivantes Charity
- Pitt Street Association
- Plunge Club
- Pneumonia Community Link
- Pool of London Partnership
- Positive Education Learning Centre
- Premier Self Defence
- Prisoners Families & Friends Service
- Psychosynthesis and Education Trust
- Publication
- Pumphouse Educational Museum
- Queens Road Parents & Carers Support Group
- Queensborough Community Centre
- Radiant Idea
- RAP Academy
- Realise IT Network
- Redriff Community Association
- Right Lines
- Rimin Welfare Charity Association
- Rise and Shine
- Rockingham Community Association
- Rockingham Community Centre
- Rockingham Management Committee
- Rockingham Women's Project
- Rolston Roy Art Foundation
- Rotela Tech Ltd
- RPS Rainer Housing
- RSPCA
- Ruban Educational Trust
- Rye Lane and Station Action Group (RLSAG)
- S.E. Lions Football Club
- Saffron Blue Promotions
- Sarcoidosis & Interstitial Lung Association
- SASS Theatre Company
- SAVO
- SCA Renew
- Scoglio Arts @ Community Centre
- SCOPE
- SCREEN
- SE5 Alive
- SELAH Social Action Network
- Selcops
- SETAA, Aylesbury Learning Centre
- Seven Islands Leisure Centre
- Seven Islands Swimming Club
- SGI-UK
- Shaka
- Shakespeare's Globe
- Shep-Su Ancestral Design
- Sicklenemia
- Silwood Family Centre
- Sirewa Project
- SITRA
- SKILL
- South Bank Employers' Group
- South Bermondsey Partnership
- Southside Rehabilitation Association
- Southwark Adult Education
- Southwark Alarm Scheme
- Southwark Alliance Partnership Team
- Southwark Arts Forum
- Southwark CABX (Citizens Advice Bureaux) Service
- Southwark Carers
- Southwark Cares Incorporated

- Southwark Caring Housing Trust
- Southwark Community Care Forum
- Southwark Community Development Agency
- Southwark Community Drugs Project
- Southwark Community Team
- Southwark Community Youth Centre & Arts Club
- Southwark Congolese Centre
- Southwark Consortium
- Southwark Co-op Party
- Southwark Co-operative Development Agency
- Southwark Council Benefits Campaign
- Southwark Dial-a-Ride
- Southwark Domestic Violence Forum
- Southwark Education & Training Advice for Adults (SETAA)
- Southwark Education and Cultural Development
- Southwark Education Business Alliance
- Southwark Habitat for Humanity
- Southwark Heritage Association
- Southwark Law Centre
- Southwark Libraries
- Southwark LSP/Alliance
- Southwark Mediation Centre
- Southwark Mind
- Southwark Model Railway Club
- Southwark Mysteries Drama Project
- Southwark Park Day Centre
- Southwark Park Group
- Southwark Playhouse
- Southwark Police & Community Consultative Group
- Southwark Social Services
- Southwark Trade Union Council
- Southwark Trade Union Support Unit
- Southwark Unity
- Southwark User Group
- Southwark Victim Support
- Southwark Women's Support Group
- SPAM
- Speaking Up
- Sports Action Zone
- Sports Out Music In
- Spreading Vine
- Springboard Southwark Trust
- Springboard UK
- Springfield Lodge
- St Clements Monday Club
- St Georges Circus Group
- St Jude's Community Centre
- St Matthew's Community Centre
- St. Martins Property Investment Ltd.
- Starlight Music Project
- STC Working Party
- Stepping Stones
- Surrey Docks Carers Group
- Sustainable Energy Group
- Swanmead
- Tabard Community Committee
- Tai Chi UK
- TGWU Retired
- Thames Reach
- The Black-Eyed Peas Project
- The British Motorcyclists Federation
- The Livesey Museum
- The Prince's Trust
- The Shaftesbury Society
- The Southwark Mysteries
- Three R's Social Club
- Thresholds
- Tideway Sailability
- Tokei Martial Arts Centre
- Tomorrow's Peoples Trust
- Tower Bridge Magistrates Court
- Trees for cities
- Trios Childcare Services
- Turning Point
- Unite
- United Colour & Naylor House Crew
- Urban Research Lab
- URBED
- Vauxhall St Peters Heritage Centre
- Victim Support Southwark
- Voice of Art
- Voluntary Sector Support Services
- Volunteer Centre Southwark
- Volunteers in Action
- Volunteers in Action Southwark
- Wakefield Trust
- Walworth Society
- Walworth Triangle Forum
- Waterloo Breakaway
- Waterloo Community Counselling Project
- Waterloo Community Regeneration Trust
- Waterloo Sports and Football Club
- Waterloo Time Bank
- Way Forward
- WCDG

- Welcare Mothers Group
- West Bermondsey '98
- West Bermondsey Community Forum
- Wickway Community Association
- Wild Angels
- Willowbrook Centre
- Windsor Walk Housing
- Woman of Peace Counselling Group
- Women Development Programme
- Women in Harmony
- Women's Ivory Tower Association
- Women's Self-Development Project
- Womens Worker
- Woodcraft Folk
- Workers Educational Association
- Working with Men
- XL Project
- Young Carers Project
- Young Women's Group AAINA

Major landowners and development partners in the borough

Businesses

- 7 Star Dry Cleaners
- A & J Cars
- A J Pain
- A R London Builders
- ABA (International) Ltd
- Abbey Rose Co Ltd
- Abbey Self Storage
- Abbeyfield Rotherhithe Society Ltd
- ABS Consulting
- Academy Costumes Ltd
- Accountancy Business Centre
- Ace
- Ace Food
- Addendum Ltd
- Albany Garage
- Alex Kennedy
- Alfa Office Supplies
- Alpha Employment Services
- Alpha Estates
- Alpha Logistics & Securities Ltd
- AM Arts
- AMF Bowling Lewisham
- Anchor at Bankside
- Andrews & Robertson
- Angie's Hair Centre
- Anthony Gold, Lerman & Muirhead
- Archer Cleaners
- Architype Ltd
- Archival Record Management plc

- Argent Environmental Services
- Argos Distributors Ltd
- Arts Express
- ARUP - Engineering Consultants
- ATAC Computing
- Auditel
- Austins
- Australia and New Zealand Banking Group Ltd
- Azhar Architecture
- Bankside Business Partnership
- Bankside Theatre
- Bankside Traders Association
- Barclays Bank PLC
- Barratt East London
- Barrie Howard Shoes
- Barton Willmore
- Baxhor Travel Ltd
- BBI
- BBW Solicitors
- Beaumont Beds Ltd
- Bedford Hill Gallery & Workshops Ltd
- Bells Builders Merchants (Dulwich) Ltd
- Bells Play Group
- Bellway Homes
- Bermondsey Goode Foods
- Bert's Fish Bar
- Big Box Productions Ltd
- Big Metal
- Bims African Foods
- Black Business Initiative
- Blackfriars Wine Bar/Warehouse
- Blakes Menswear
- Bloy's Business Caterers
- Boots the Chemist
- Boyson Car Service
- Bramah Museum
- Brian O'Connor & Co
- Britain at War Experience
- Brixton Online Ltd
- Brockwell Art Services
- Brook Advisory Centre
- Brook Street Bureau
- Brunel Engine House Exhibition
- BTA
- BTCV Enterprises Ltd
- Bubbles
- Burnet, Ware & Graves
- Bursand Enterprises
- C Demiris Laboratory Services Ltd
- C Hartnell
- C S M L (Computer Systems & Network Solutions)
- Caitlin Wilkinson MLIA (Dip)
- Calafield Ltd

- Camberwell Arts
- Camberwell Traders Association
- Cap UK, Confederation of African People
- Capital Careers
- Capital Carers
- Cascade Too Florist
- CB Richard Ellis Ltd
- CD Plumbers
- CGMS Consulting
- Charterhouse in Southwark
- Childsplay
- Choice Support
- Chris Thomas Ltd
- Cicely Northcote Trust
- Citiside Plc
- City Central Parking
- City Cruises PLC
- CityLink
- Claybrook Group Ltd
- Clean Up Services
- Cleaning Services (South London) Ltd
- Clearaprint
- Club Copying Co Ltd
- Cluttons
- Colliers CRE
- Colorama Processing Laboratories Limited
- Colworth House Ltd
- Community Radio Broadcasting
- Consultants at Work
- Consumers Food and Wine
- Continental
- Continental Café
- Copy Copy
- Copyprints Ltd
- Cosmic Training & Information Services
- CTS Ltd (Communication & Technical Services Ltd)
- Cuke Bar
- Cyclists Touring Club
- Cynth-Sinclair Music Venue
- Cyril Silver & Partners LLP Surveyors
- D E Cleaning Service
- David Trevor- Jones Associates
- Davis Harvey & Murrell Ltd
- Davy's of London (WM) Ltd
- Delta Security UK Limited
- Development Planning Partnership
- Dickens Developments
- District Maintenance Ltd
- Doble, Monk, Butler
- Dolland and Aitchison
- Dolphin Bay Fish Restaurant
- Donaldsons
- Donaldson's Planning
- Douglas Jackson Group
- DPDS Consulting Group
- Dr J Hodges
- Dransfield Owens De Silva
- Driscoll House Hotel
- Drivers Jonas
- Drivers Jonas
- Dulwich Books
- Dulwich Chiropody Surgery
- Dulwich Hamlet Football Club
- Dulwich Sports Club
- Dulwich Village Traders Association
- Duncan Vaughan Arbuckle
- Duraty Radio Ltd
- Dynes Self-Drive Cars
- Eagle Speed Car Services
- East Street Traders
- Easyprint 2000 Ltd
- ECRRG
- Edita Estates
- Edwardes of Camberwell Ltd
- Elephant Car Service
- Eminence Promotions
- Emma & Co Chartered Accountants
- EMP plc
- Employment Service
- English Partnerships (London and Thames Gateway)
- Equinox Consulting
- Etc Venues Limited
- Euroclean Services
- Euro-Dollar Rent-a-Car
- Express Newspapers/United Media Group Services Ltd
- Ezekiel Nigh Club
- F & F General Merchants
- F A Albin & Sons Ltd
- F W Woolworth plc
- Feltbrook Ltd
- Field & Sons
- Fillocraft Ltd
- Finishing Touches
- Firstplan
- Flint Hire & Supply Limited
- Florence Off-Licence & Grocery
- Focus Plant Ltd
- Foster-Berry Associates
- Franklin & Andrews
- Friends Corner
- Fruiterers & Florist
- G Baldwin & Co
- G M Imber Ltd

- G Worrall & Son Ltd
- GAAD Support Services
- General Commercial Enterprises
- George Yates Estate Office Ltd
- GHJ Commercials
- Gisella Boutique & Design Workshop
- Glaziers Hall Ltd
- Glenn Howells Architects
- Godwin Nede & Co
- Golden Fish Bar
- Gowers Elmes Publishing
- Grace & Mercy Fashion
- Graphic House
- Gregory Signs
- Gretton Ward Electrical Ltd
- Guy's & St Thomas' NHS Foundation Trust
- Haime & Butler
- Hair and Beauty
- Hair Extension Specialist
- Hairports International
- Hall & Dougan Management
- Harvey's Catering & Equipment Hire Ltd
- Hayward Brothers (Wines) Ltd
- HCS Building Contractors
- Heartbeat International
- Hepburns
- Herne Hill Traders Association
- Hollywood Nails
- Home Builders Federation
- Hopfields Auto Repairs
- Hopkins, Williams, Shaw
- HSBC PLC (Southwark Area)
- Hygrade Enterprises
- Hygrade Foods Ltd
- Iceland Frozen Foods Plc
- Icenj Projects Ltd
- Imperial War Museum
- Implement Construction Ltd
- Indigo Planning
- IPC Magazines Ltd
- Isaac & Co
- Isambard Environmental
- J K Computers Ltd
- J R Davies Associates
- J Sainsbury plc
- Jade Catering Services
- Jani-King (GB) Ltd
- Jay Opticians
- Jet Reprint
- JETS
- JK Computers
- Jones Yarrell & Co Ltd
- Juliets
- Kalmars
- Kalpna Newsagent
- Kamera Obscura
- Kellaway's Funeral Service
- Ken Creasey Ltd
- King Sturge
- Knight Office Supplies Ltd
- Kumasi Market
- L Tagg Sewing Machines
- Lainco, Lainco
- Lambert Smith Hampton
- Lambrucus Ltd
- Land Securities
- Lane Heywood Davies
- Lanes Butchers Ltd
- Leslie J Sequeira & Co
- Lex Volvo Southwark
- Life Designs
- Light Projects Ltd
- Lloyds Bank plc
- Local Recruitment Brokerage Ltd
- Londis & Jamaica Road Post Office
- London & City Central
- London Bridge Dental Practice
- London Bridge Hospital
- London Builders Merchants
- London Dungeon
- London Self-Storage Centre
- London Tile Warehouse
- London West Training Services
- London's Larder Partnership
- Look Good Design
- Lord Nelson
- Louise Moffatt Communications
- Lovefinders
- Lucy's Hairdressing Salon
- LWTS Ltd
- M & D Joinery Ltd
- M Armour (Contracts) Ltd
- M H Associates
- M H Technical Services
- M V Biro / Bookbiz
- Mackintosh Duncan
- Magreb Arab Press
- Malcolm Judd & Partners
- MARI
- Marks and Spencer Plc
- Marris & Cross and Wilfred Fairbairns Ltd
- Matthew Hall Ltd
- Mayflower 1620 Ltd
- McCarthy & Stone
- MCQ Entertainments Ltd
- Metrovideo Ltd
- Michael Dillon Architect & Urban Designer
- Minerva PLC

- Ministry of Sound
- Miss Brenda Hughes DMS
FHCIMA FBIM Cert. Ed.
- MK1 Ladies Fashion
- Mobile Phone World Ltd
- Mono Consultants Limited
- Montagu Evans
- Motability Operations
- movingspace.com
- Mulcraft Graphics Ltd
- Myrrh Education and Training
- Nabarro Nathanson
- Nandos
- Nathaniel Lichfield & Partners Ltd
- National Provincial Glass Co Ltd
- National Westminster Bank plc
- Neil Choudhury Architects
- Network Rail
- Nevins Meat Market
- New Dome Hotel
- New Future Now
- New Pollard UK
- New Start Up
- Ngomatiya Gospel Record
Production
- Nicholas D Stone
- Nichols Employment Agency
- Norman W Hardy Ltd
- Nutec Productions
- & S Builders
- OCR (Quality Meats) Ltd
- Office Angels
- Oliver Ashley Shoes
- Olley's Traditional Fish & Chips
- On Your Bike Ltd
- Over-Sixties Employment Bureau
- P J Accommodation
- Panache Exclusive Footwear
- Patel, K & S (Amin News)
- Paul Dickinson & Associates
- Peabody Pension Trust Ltd
- Peabody Trust
- Peacock & Smith
- PEARL
- Peppermint
- Peterman & Co
- Phil Polglaze
- Philcox Gray & Co
- Pillars of Excellence
- Pizza Hut
- Planning & Environmental
Services Ltd
- Planning Potential
- Pocock Brothers Ltd
- Port of London Authority
- Potter & Holmes Architects
- Precision Creative Services
- Premier Cinema
- PricewaterhouseCoopers
- Primavera
- Prodigy Ads
- Prontaprint
- Purser Volkswagen
- Q2 Design
- Quarterman Windscreens Ltd
- Quicksilver
- R B Parekh & Co
- R J Parekh & Co
- R Woodfall, Opticians
- Rajah Tandori and Curry
- Ranmac Employment Agency
- Ranmac Security Ltd
- Rapleys LLP
- Red Kite Learning
- Redder Splash
- Reed Employment
- Richard Harrison Architecture,
Trafalgar Studios
- Richard Hartley Partnership
- Rive Estate Agents
- Rizzy Brown
- RK Burt & Co Ltd
- Robert O Clotley & Co
- Rodgers & Johns
- Rodney Radio
- Roger Tym & Partners
- Roosters Chicken and Ribs
- Rose Bros
- Roxlee the City Cobbler
- Roy & Partners
- Roy Brooks Ltd
- Royal Mail
- RPS Planning Transport and
Environment
- Rusling, Billing, Jones
- S & S Dry Cleaners
- S C Hall & Son
- S T & T Publishing Ltd
- Sainsbury's plc
- Salon 3A Unisex Hairdressing
- Samuel Brown
- Savages Newsagents
- Savills Commercial Limited
- SCEMSC
- Scenic Art
- SEA / RENUÉ
- Sea Containers Services Ltd
- SecondSite Property Holdings
- Service Point
- Sesame Institute UK
- SETAA
- Shalom Catering Services
- Shopping Centres Ltd (Surrey
Quays)

- Simpson Millar (incorporating Goslings)
 - Sinclair Robertson & Co Ltd
 - Sitec
 - Skalps
 - Smile Employment Agency
 - Softmetal Web Designer
 - South Bank Employers Group
 - South Bank Technopark
 - South Central Business Advisory Centre
 - South East Cars
 - South Eastern Trains
 - South London Press Ltd
 - Southern Railway
 - Southwark & Kings Employees Credit Union Ltd.
 - Southwark Association of Street Traders
 - Southwark Chamber of Commerce
 - Southwark Credit Union
 - Southwark News
 - Spaces Personal Storage
 - Spacia Ltd
 - St. Michael Associates
 - Stage Services (London) Ltd
 - Start Consulting
 - Stephen Michael Associates
 - Steve Cleary Associates
 - Stitches Marquee Hire
 - Stream Records
 - Stroke Care
 - Studio 45
 - Studio 6
 - Sumner Type
 - Superdrug Stores Plc
 - Supertec Design Ltd
 - TA Property Consultants
 - Tangram Architects & Designers
 - Tate Modern
 - Taxaccount Ltd
 - Terence O'Rourke
 - Tesco Stores Ltd
 - Tetlow King Planning
 - The Bakers Oven
 - The Chapter Group PLC
 - The Clink & Bankside Co Ltd
 - The Clink Prison
 - The Design Museum
 - The Dulwich Estates
 - The Edge Couriers
 - The Financial Times
 - The Hive
 - The Mudlark
 - The New Dome Hotel
 - The Old Operating Theatre
 - The Peckham Experiment
 - The Stage Door
 - The Surgery
 - Thermofrost Cryo plc
 - Thomas & Co Solicitors
 - Thrifty Car Rental/Best Self Drive Ltd
 - Timchart Ltd
 - Tito's
 - TM Marchant Ltd
 - Tola Homes
 - Tom Blau Gallery
 - Toucan Employment
 - Tower Bridge Travel Inn Capital
 - Trade Winds Colour Printers Ltd
 - Trigram Partnership
 - Turning Point - Milestone
 - Two Towers Housing Co-Op
 - United Cinemas International (UCI)
 - United Friendly Insurance PLC
 - Unity Estates
 - Venters Reynolds
 - Victory Stores
 - Vijaya Palal
 - Vinopolis
 - W Uden & Sons Ltd
 - Wallace Windscreens Ltd
 - Walsh (Glazing Contractors) Ltd
 - Walter Menteth Architects
 - Wardle McLean Strategic Research Consultancy Ltd
 - Watson Associates
 - West & Partners
 - Wetton Cleaning Services Ltd
 - WGI Interiors Ltd
 - White Dove Press
 - Whitehall Clothiers (Camb) Ltd
 - Wilkins Kennedy
 - William Bailey, Solicitors
 - Wing Tai Super Market
 - Workspace Group
 - Workspace Ltd (C/o RPS PLC)
 - Xysystems Ltd
 - Yates Estate
 - Yinka Bodyline Ltd
- Environmental**
- Bankside Open Spaces Trust
 - Dawson's Hill Trust
 - Dog Kennel Hill Adventure
 - Dulwich Allotment Association
 - Dulwich Society Wildlife Committee
 - Friends of Belair Park
 - Friends of Burgess Park

- Friends of Geraldine Mary Harmsworth Park
- Friends of Guy Street Park
- Friends of Honor Oak Recreation Ground
- Friends of Nunhead Cemetery
- Friends of Nursery Row Park
- Friends of Peckham Rye
- Friends of Potters Field Park
- Friends of Southwark Park
- Groundwork Southwark
- Lamlash Allotment Association
- Lettsom Garden Association
- London Wildlife Trust
- National Playing Fields Association
- Nature Park
- North Southwark Environmental Network
- One Tree Hill Allotment Society
- Rotherhithe & Bermondsey Allotment Society
- Southwark Biodiversity Partnership
- Southwark Friends of the Earth
- Surrey Docks City Farm
- Victory Community Park Committee
- Walworth Garden Farm

Black and Minority Ethnic groups

- Afiya Trust
- African Research & Information Bureau (ARIB)
- African Child Association
- African Children and Families Support
- African Community Development Foundation
- African Community Link Project
- African Elders Concern
- African Foundation For Development
- African Graduate Centre
- African Heritage Association
- African Inform
- African Root Men's Project (ARMPRO)
- African Regeneration Association
- African Research
- African's People's Association
- African Women's Support Group
- Afro-Asian Advisory Service
- Afro-Caribbean Autistic Foundations
- Ahwazi Community Association
- AKWAABA Women's Group
- Alliance for African Assistance

- Amannagwu Community Association UK
- Anerley French & Swahili Club
- Anti-Racist Alliance
- Anti-Racist Integration Project
- Arab Cultural Community
- Arab Cultural Community
- Asian Society
- Asra Housing Association
- Association of Minority
- Association of Sri Lankans in UK
- Association of Turkish Women
- Aylesbury Turkish Women's Group
- Aylesbury Turkish Women's Project
- Bangladeshi Women's Group
- Bengali Community Association
- Bengali Community Development Project
- Bengali Women's Group
- Bhagini Samaj Women's Group
- Birlik Cemiyet Centre
- Black Awareness Group
- Black Cultural Education
- Black Elderly Group Southwark
- Black Elders Mental Health Project
- Black Organisation for Learning Difficulties
- Black Parents Network
- Black Training Enterprise Group
- Cara Irish Housing Association
- Caribbean Ecology Forum
- Caribbean Women's Network
- Carr-Gomm Society Limited
- Centre for Inter-African Relations
- Centre for Multicultural Development and Integration
- Charter for Non-Racist Benefits
- Chinese/Vietnamese Group
- Confederation of Indian Organisations (U.K.)
- Daryeel Somali Health Project
- Educational Alliance Africa
- Eritrean Community Centre
- Eritrean Education and Publication Trust
- Ethiopian Refugee Education & Careers Centre
- Ethno News
- French Speaking African General Council
- Ghana Refugee Welfare Group
- GHARWEG Advice, Training & Careers Centre
- Great Lakes African Womens Network

- Greek Community of South London
- Gulu Laity Archdiocesan Association
- Here & There - Somali Training Development Project
- Igbo Tutorial School
- Integration Project for the Francophone African Community
- International Ass of African Women
- International Association for Sierra Leoneans Abroad
- Irish Families Project
- Irish in Britain Representation Group
- Istrinsabbha-Sikh Women's Group
- Ivorian Social Aid Society
- Mauritius Association
- Mauritius Association of Women in Southwark
- Mercylina Africa Trust (UK)
- Mitali Asian Women's Project
- Multi- Lingual Community Rights Shop
- RCA/ Southwark Irish Pensioners Project
- Rockingham Somali Support
- Rondalya Phillipino-UK
- Sidama Community in Europe
- Sierra Leone Community Forum
- Sierra Leone Muslim Women Cultural Organisation
- Society of Caribbean Culture
- Somali Community
- Somali Community Association in Southwark
- Somali Counselling Project
- Somali Group
- Somali Health and Education Project
- Somali Mother Tongue & Supplementary Class
- Somali Project
- Somali Women & Children's Project
- South East Asian Elderly
- South London Arab Community Group
- Southwark African Support Services
- Southwark Asian Association
- Southwark Bhagini Samaj
- Southwark Chinese Women's Group
- Southwark Cypriot & Turkish Cultural Society
- Southwark Cypriot Day Centre & Elders Group
- Southwark Cypriot Turkish Association
- Southwark Ethnic Alliance
- Southwark Ethnicare Project
- Southwark Irish Festival
- Southwark Irish Forum
- Southwark Multicultural Link in Education
- Southwark Race and Equalities Forum
- Southwark Somali Advisory Forum c/o CIDU
- Southwark Somali Refugee Council
- Southwark Somali Union
- Southwark Travellers Action Group
- Southwark Turkish & Cypriot Group
- Southwark Turkish Association and Community Centre
- Southwark Turkish Education Group
- Southwark Turkish Perkunlunler Cultural Ass.
- Southwark United Irish Community Group
- Southwark Vietnamese Chinese Community
- Southwark Vietnamese Refugee Association
- Strategic Ethnic Alliance
- Sudanese Welfare Association
- Suubi-Lule African Youth Association
- The Burrow & Carragher Irish Dance Group
- Uganda Refugee Art & Education Development Workshop
- UK Ivorian Space
- Union of Ivorian Women
- Urhobo Ladies Association Ltd
- Vietnamese Women's Group
- Vishvas
- Walworth Bangladeshi Community Association
- West African Community Action on Health & Welfare
- West Indian Standing Conference
- Women of Nigeria International
- Yemeni Community Association

Religious

- Apostolic Faith Mission
- Bermondsey Methodist Central Hall

- Bethel Apostolic Ministerial Union
 - Bethnal Apostolic Ministerial Union
 - Brandon Baptist Church
 - British Red Cross
 - Celestial Church of Christ
 - Christ Church (Barry Road)
 - Christ Church Southwark
 - Christ Intercessor's Network
 - Christian Caring Ministries Trust
 - Christian Life Church
 - Christway Community Centre
 - Church of St John the Evangelist
 - Churches Community Care Project
 - Crossway United Reformed Church
 - Daughters of Divine Love Training Centre
 - Dulwich Islamic Centre
 - Elephant & Castle Mosque
 - English Martyrs Church
 - Finnish Church in London
 - Fountain of Life Ministries
 - Gospel Faith Mission
 - Grove Chapel
 - Herne Hill Methodist Church
 - Herne Hill United Reformed Church
 - Holy Ghost Temple
 - Jamyang Buddhist Centre
 - Mary's Association
 - Metropolitan Tabernacle
 - Muslim Association of Nigeria
 - New Peckham Mosque & Muslim Cultural Centre
 - Norwegian Church
 - Our Lady of La Salette & St Joseph
 - Pakistan Muslim Welfare
 - Peckham St John with St Andrew
 - Pembroke College Mission
 - Salvation Army
 - Sasana Ramsi Vihara
 - Seal of Rastafari
 - Single Parents Holistic Ministry
 - Sisters Community Delivery Health
 - Sisters of the Sacred Heart
 - South East Catholic Organisation
 - South East London Baptist Homes
 - South East Muslim Association
 - South London Industrial Mission
 - South London Tabernacle Baptist Church
 - South London Temple
 - Southwark Cathedral
 - Southwark Churches Care
 - Southwark Diocesan Housing Association
 - Southwark Hindu Centre
 - Southwark Islam Cultural Trust
 - Southwark Multi-Faith Forum c/o CIDU
 - Southwark Muslim Council & Dulwich Islamic Centre
 - Southwark Muslim Forum
 - Southwark Muslim Womens Association
 - Southwark Muslim Youth Project
 - Southwark Salvation Army
 - St Anne's Church, Bermondsey
 - St Anthony's Hall
 - St Christopher's Church (Pembroke College Mission)
 - St Georges Roman Catholic Cathedral
 - St Giles Church
 - St Giles Trust
 - St Hugh's Church
 - St John's Church, Peckham
 - St Mary Magdalene Church - Bermondsey
 - St Mary's Greek Orthodox Church
 - St Matthews at the Elephant
 - St Peters Church
 - St. Johns Church, Goose Green
 - St. Jude's Community Centre
 - St. Matthew's Community Centre
 - St. Michael's Vicarage
 - Sumner Road Chapel
 - Swedish Seaman's Church
 - Taifa Community Care Project
 - The Church Commissioners
 - The Church of the Lord (Aladura)
 - The Rectory
 - Tibetan Buddhist Centre
 - Trinity In Camberwell
 - Vineyard Community Church
 - Walworth Methodist Church
- Residents and resident's groups**
- Abbeyfield T&RA
 - Acorn T&RA
 - Adams Gardens T&RA
 - Alberta T&RA
 - Alvey T&RA
 - Applegarth House T&RA
 - Applegarth TMO
 - Astbury Road T&RA
 - Atwell T&RA
 - Aylesbury T&RA
 - Baltic Quay Residents and Leaseholders

- Barry Area T&RA
- Bellenden Residents Group
- Bermondsey Street T&RA
- Bermondsey Street TA.
- Bonamy & Bramcote Tenants Association
- Borough and Scovell T&RA
- Brandon T&RA
- Brayards Rd Estate TRA
- Brenchley Gardens T&RA
- Bricklayers Arms T&RA
- Brimtonroy T&RA
- Brook Drive T&RA
- Browning T&RA
- Brunswick Park T&RA
- Buchan T&RA
- Camberwell Grove T&RA
- Canada Estate T&RA
- Caroline Gardens T&RA
- Castlemead T&RA
- Cathedral Area RA
- Champion Hill T&RA
- Comus House T&RA
- Conant T&RA
- Congreve and Barlow T&RA
- Consort T&RA
- Cooper Close Co-op T&RA
- Cossall T&RA
- Crawford Road T&RA
- Crosby Lockyer & Hamilton T&RA
- Croxted Road E.D.E.T.R.A
- Delawyk Residents Association
- Delawyk T&RA
- D'Eynsford Estate T&RA
- Dickens T&RA
- Dodson & Amigo T&RA
- Downtown T&RA
- Draper Tenants Association
- East Dulwich Estate T&RA
- East Dulwich Grove Estate T&RA
- Elephant Lane Residents Association
- Elizabeth T&RA
- Elmington T&RA
- Esmeralda T&RA
- Four Squares T&RA
- Gateway T&RA
- Gaywood Estate TA
- Gaywood T&RA
- George Tingle T&RA
- Gilesmead T&RA
- Glebe North and South T&RA
- Gloucester Grove T&RA
- Goschen T&RA
- Grosvenor T&RA
- Grove Lane Residents Association
- Haddonhall Residents TMO
- Haddonhall Tenants Co-op
- Halimore TA
- Harmsworth Mews Residents Association
- Hawkstone T&RA
- Hayles T&RA
- Heygate T&RA
- House Buildings T&RA
- Juniper House T&RA
- Keetons T&RA
- Kennington Park House T&RA
- Kinglake T&RA
- Kipling T&RA
- L T&RA
- Lant T&RA
- Lawson Residents Association
- Lawson T&RA
- Leathermarket JMB
- Ledbury T&RA
- Lettsom T&RA
- Library Street Neighbourhood Forum
- Longfield T&RA
- Lordship Lane & Melford Court T&RA
- Magdalene Tenants & Residents Association
- Magdalen T&RA
- Manchester House T&RA
- Manor T&RA
- Mardyke House T&RA
- Mayflower T&RA
- Meadow Row T&RA
- Metro Central Heights RA
- Millpond T&RA
- Neckinger Estate T&RA
- Nelson Square Gardens T&RA
- Nelson Square Community Association
- New Camden T&RA
- Newington T&RA
- Northfield House T&RA
- Nunhead Residents Association
- Oliver Goldsmith T&RA
- Osprey T&RA
- Parkside T&RA
- Pasley Estate T&RA
- Pedworth T&RA
- Pelier T&RA
- Penrose T&RA
- Plough and Chiltern T&RA
- Puffin T&RA
- Pullens T&RA
- Pullens Tenants Association
- Redriff Tenants Association (Planning)
- Rennie T&RA

- Rochester Estate T&RA
- Rockingham Management Committee
- Rockingham TRA
- Rodney Road T&RA
- Rouel Road Estate T&RA
- Rye Hill T&RA
- Salisbury Estate T&RA
- Sceaux Gardens T&RA
- Setchell Estate T&RA
- SHACCA T&RA
- Silwood T&RA
- Southampton Way T&RA
- Southwark Group of Tenants Association
- Southwark Park Estate T&RA
- St Crispins T&RA
- St James T&RA
- Styles House T&RA
- Sumner Residents T&RA
- Surrey Gardens T&RA
- Swan Road T&RA
- Sydenham Hill T&RA
- Tabard Gardens Management Co-op
- Tappesfield T&RA
- Tarney Road Residents Association
- Tenant Council Forum
- Thorburn Square T&RA
- Thurlow T&RA
- Tooley Street T&RA
- Trinity Newington Residents Association
- Two Towers T&RA
- Unwin & Friary T&RA
- Webber and Quentin T&RA
- Wendover T&RA
- West Square Residents' Association
- Wilsons Road T&RA
- Winchester Estate TA
- Wyndam & Comber T&RA

Housing

- Affinity Sutton
- Central & Cecil Housing Trust
- Dulwich Right to Buy
- Excel Housing Association
- Family Housing Association Development
- Family Mosaic
- Habinteg
- Hexagon - Southwark Women's Hostel
- Hexagon Housing
- Hexagon RSL

- Home-Start
- Housing for Women
- Hyde RSL
- Lambeth & Southwark Housing Society
- London & Quadrant Housing Trust
- Love Walk Hostel
- Metropolitan Housing Trust
- Octavia Hill Housing Trust
- Peabody Estate (Bricklayers)
- Pecan Limited
- Rainer South London Housing Project
- Sojourner Housing Association
- South East London Housing Partnership
- Southern Housing Group
- Southwark & London Diocesan H A
- Southwark Park Housing
- Stopover Emergency & Medium Stay Hostels
- Wandle RSL

Education/young persons

- 8th East Dulwich Brownies
- Active Kids Network
- After School Clubs
- All Nations Community Nursery
- Alliance for African Youth
- Amott Road Playgroup
- Anti-Bullying Campaign
- Aylesbury Early Years Centre
- Aylesbury Plus SRB Detached Project: Youth Club
- Aylesbury Youth Centre
- Aylesbury Youth Club
- Bede Youth Adventure
- Bermondsey Adventure Playground
- Bermondsey Community Nursery
- Bermondsey Scout Group
- Bethwin Road Adventure Playground
- Blackfriars Housing for Young
- Blackfriars Settlement Youth Club
- British Youth Opera
- Camberwell After-School Project
- Camberwell Choir School
- Camberwell Scout Group
- Cambridge House Young People's Project
- Camelot After School Club
- Caribb Supplementary School and Youth Club
- Caribbean Youth & Community Association
- CASP Playground

- Charles Dickens After School Clubs
- Chellow Dene Day Nursery
- Child and Sound
- Children's Day Nursery
- Community Education Football Initiative
- Community Youth Provision Ass.
- Copleston Children's Centre
- Dyason Pre-School
- Early Years Centre
- Early-Birds Pre-School Playgroup
- East Dulwich Adventure Playground Association
- East Dulwich Community Nursery
- Ebony Saturday School
- Emmanuel Youth & Community Centre
- First Steps Montessori Playgroup
- Founder Union of Youth
- Future Generation Youth Club
- Garden Nursery
- Geoffrey Chaucer Youth Club
- Goose Green Homework Club
- Grove Vale Youth Club
- Gumboots Community Nursery
- Guys Evelina Hospital School
- Half Moon Montessori Playgroup
- Happy Faces Playgroup Under 5's
- Hatasu Students Learning Centre
- Heartbeat After School Project
- Heber After School Project
- Hollington Youth Club
- Joseph Lancaster After School Club
- Justdo Youth Network
- Ketra Young Peoples Project
- Kids Are Us Play centre
- Kids Company
- Kinderella Playgroup
- Kingsdale Youth Centre
- Kingswood Elfins
- Lawnside Playgroup
- Linden Playgroup
- Louise Clay Homework Club
- Millwall Community Sports Scheme
- Mint Street Adventure Playground
- Mission Youth Centre
- Mother Goose Nursery
- NCH Action for Children Eye to Eye Meditation
- Nunhead Community Education Service
- Nunhead Green Early Years
- Odessa Street Youth Club
- Peckham Drop in Crèche
- Peckham Park After School Club
- Peckham Rye After School Care
- Peckham Settlement Nursery
- Peckham Town Football Club
- Pembroke House Youth Club
- Pickwick Community Centre & Youth Club
- Playshack Playgroup
- Rainbow Playgroup
- Reconcillors Children's Club
- Riverside After School Club
- Rockingham Asian Youth
- Rockingham Community Day Nursery
- Rockingham Estate Play
- Rockingham Playgroup
- Rotherhithe Community Sports Project
- Sacred Heart Pre-School Day Care
- Salmon Youth Centre
- Save the Children Fund
- Scallywags Day Nursery
- Scarecrows Day Nursery
- Sesame Supplementary School
- Sheldon Health Promotion Toddlers Group
- Sixth Bermondsey Scout Group
- Somali Youth Action Forum
- South London Children's Scrap Scheme
- South London Scouts Centre
- Southwark Catholic Youth Service
- Southwark Childminding Association
- Southwark Children's Foundation
- Southwark Community Planning & Education Centre
- Southwark Opportunity Playgroup
- Southwark Schools Support Project
- Southwark Somali Homework Club
- Springboard for Children
- St Faiths Community & Youth Association
- St Giles Youth Centre
- St John's Waterloo YC
- St Marys Pre-School
- St Peters Monkey Park
- St. George's Youth Project
- St. Peter's Youth & Community Centre
- Surrey Docks Play Ass.
- Tabard After School Project
- Tadworth Playgroup
- Tenda Road Early Years Centre

- The Ink Tank Arts and Crafts After School Kids Club
 - Trinity Child Care
 - Tykes Corner
 - Union of Youth
 - Upstream Children's Theatre
 - Westminster House Youth Club
 - YCGN UK (Youth Concern Global Network)
 - YHA Rotherhithe
 - Youth Concern UK
 - Anando Pat Community School
 - Archbishop Michael Ramsey Sixth Form Centre
 - Beormund School
 - Boutcher CoE School
 - British School of Osteopathy
 - Brunswick Park Primary
 - Cathedral School
 - Cobourg Primary School
 - Crampton Primary
 - Crampton School (Parents)
 - Dachwyng Supplementary School
 - Dulwich College
 - Dulwich Hamlet Junior School
 - Dulwich Village CE Infants School
 - Dulwich Wood School
 - Emotan Supplementary School
 - English Martyrs RC School
 - Eveline Lowe School
 - Friars School
 - Gabriel Garcia Marquez School
 - Geoffrey Chaucer School
 - Gharweg Saturday School
 - Gloucester Primary
 - Goodrich Primary
 - Grange Primary
 - Institute of Psychiatry
 - James Allen's Girls School
 - Kingsdale School
 - Kintmore Way Nursery School
 - Lighthouse Supplementary School
 - Little Saints Nursery School Ltd
 - London College of Printing
 - London School of Law
 - London South Bank University
 - Morley School
 - Mustard Seed Pre-School
 - Nell Gwynn School
 - Notre Dame RC
 - Pui-Kan Community Chinese School
 - Robert Browning Primary School
 - Sacred Heart School
 - South Bank University
 - Southwark College (Southampton Way)
 - Southwark College (Surrey Docks)
 - Southwark College (Waterloo)
 - Southwark College Camberwell Centre
 - St Anthony's RC
 - St Francesca Cabrini RC
 - St Francis RC
 - St George's Cathedral
 - St George's CE
 - St John's CE School
 - St Josephs Infants School
 - St Josephs RC School
 - St Jude's CE School
 - St Olave's & St Saviour's Grammar School Foundation
 - St Paul's Primary School
 - St Peter's Walworth CE School
 - St Saviour's & St Olave's CE
 - St. George the Martyr School
 - Surrey Square Infant and Junior School
 - The Archbishop Michael Ramsey Technology College
 - The Charter School
 - Townsend Primary School
 - Victory Primary School
 - Walworth Lower School
 - Walworth Upper School
 - Waverley Upper School
 - Whitefield Pre-school
 - Whitstable Early Years Centre
- Health**
- Alzheimer's Disease Society
 - Bermondsey & Rotherhithe Mental Health Support Group
 - Community Health South London
 - Daryeel Health Project
 - Dyslexia Association of London
 - Guys and St. Thomas' Hospital Trust
 - Health Action Zone
 - Health First
 - Hospital and Prison Action Network
 - London Dyslexia Association
 - London Ecumenical Aids Trust
 - LSL Health Alliance
 - Maudsley Befrienders & Volunteers
 - Maudsley Social Work Team
 - Maudsley Volunteers
 - Mental Health Project
 - Oasis Health Centre
 - Phoenix Women's Health
 - Southwark Health Alliance

- Southwark HIV & Aids Users Group
- Southwark Phoenix Women's Health Organisation
- St Christopher's Hospice
- Terence Higgins Trust
- Aylesbury Health Centre
- Aylesbury Medical Centre
- Bermondsey & Lansdowne Medical Mission
- Blackfriars Medical Centre
- Borough Medical Centre
- Camberwell Green Surgery
- CHSL NHS Trust
- Elm Lodge Surgery
- Falmouth Road Group Practice
- Guy's and St Thomas' NHS Foundation Trust
- Maudsley Hospital
- Old Kent Road
- Parkside Medical Centre
- Princess Street Health Centre
- SHA Strategic Health Authority Southside
- The Diffley Practice
- The Grange Road Practice
- Townley Clinic
- Walworth Clinic
- Walworth Road Health Centre

Transport

- Green Lanes & REPA
- Lambeth and Southwark Community Transport (LASCOT)
- Living Streets
- London Cycling Campaign
- London Transport Users Committee
- Southwark Community Transport
- Southwark Cyclists
- Southwark Living Streets
- Southwark Pedestrian Rights Group
- Southwark Transport Group
- SUSTRANS

Pensioners/older people

- Age Concern Carers Support Group
- Age Concern Southwark Community Support
- Age Concern Southwark Primary Care Project
- Age Concern Southwark: Head Office
- Association of Greater London Older Women (AGLOW)
- Aylesbury Pensioners Group

- Bermondsey Care for the Elderly
- Bermondsey Pensioners Action Group
- East Dulwich Pensioners Action Group
- East Dulwich Pensioners Group
- Fifty+ Activity Club
- Golden Oldies Club
- Golden Oldies Community Care Project
- Golden Oldies Luncheon Club
- Local Authority Elderly Home
- Old Age Directorate
- Over 50's Club
- Pensioners Club
- Pensioners' Forum
- Pensioners Pop-In (Borough Community Centre)
- Rockingham Over 50's
- Rotherhithe Pensioners Action Group
- South Asian Elderly Organisation
- Southwark Black Elderly Group
- Southwark Irish Pensioners
- Southwark Muslim Pensioners Group
- Southwark Pensioners Action Group
- Southwark Pensioners Centre
- Southwark Pensioners Forum
- Southwark Turkish Elderly

Disability

- Action for Blind People
- Action for Blind People (Training Centre)
- Action for Dysphasic Adults
- Age Concern Southwark Black Elders Mentally Frail
- Bede Learning Disabilities Project
- Cambridge House Literacy Project
- Handicapped Playground Ass
- IBA for Children & Adults with Mental & Physical Disabilities
- Keskidee Arts for Disabled People
- Latin American Disabled People's Project
- Organisation of Blind African Caribbeans
- Sainsbury's Centre for Mental Health
- Sherrie Eugene Community Deaf Association
- Southwark Disabilities Forum c/o CIDU
- Southwark Disablement Association

- Southwark Multiple Sclerosis Society
- Southwark Phoenix and Leisure Club for People with Disabilities

Refugee Groups/Recent Immigrants

- Refugee Housing Association
- Refugee Youth
- South London Refugee Youth
- Southwark Day Centre for Asylum Seekers
- Southwark Refugee Artists Network
- Southwark Refugee Communities Forum
- Southwark Refugee Education Project
- Southwark Refugee Project
- The Refugee Council

Lesbian, gay, bisexual and transgender

- Southwark LGBT Network

Other Consultees

- Age Concern
- British Waterways, Canal owners and navigation authorities (Port of London)
- Centre for Ecology and Hydrology
- Southwark Chamber of Commerce
- Church Commissioners
- Commission for Architecture and the Built Environment (CABE)
- Commission for New Towns and English Partnerships
- Crown Estate Office
- Civil Aviation Authority
- English Partnerships
- Commission for Racial Equality
- Department of the Environment, Food and Rural Affairs
- Regional Public Health Group - London
- Diocesan Board of Finance
- Disability Rights Commission

- Disabled Persons Transport Advisory Committee
- H.M Prison Service
- Highways Agency
- Home Office
- National Grid
- Council for the Protection of Rural England (CPRE)
- London Wildlife Trust
- Royal Society for the Protection of Birds (RSPB)
- Equal Opportunities Commission
- Fields in Trust (formerly the National Playing Fields Association)
- Fire and Rescue Services
- Friends of the Earth Southwark
- Forestry Commission
- Freight Transport Association
- Gypsy Council
- Health and Safety Executive
- Help the Aged
- Housing Corporation
- Learning and Skills Council
- Southwark Equalities Council
- Regional Housing Boards
- Railfreight Group
- Road Haulage Association
- House Builders Federation
- Traveller Law Reform Coalition
- London Transport Buses
- London Underground
- National Disability Council Secretariat
- National Grid Company Plc.
- Network Rail
- Police/Crime Prevention
- Port of London Authority
- Post Office Property Holdings
- Southern Railway
- Sport England - London Region
- Thameslink Trains
- Transport for London
- Women's National Commission
- Southwark Volunteer Centre

Appendix D: Details of consultation events/workshops

No.	Name of exercise / group	Date / Location	Summary of event
1	Walworth Society	06/11/2014: 19:00 – 20:00	<ul style="list-style-type: none"> Presented the NSP to the group, with particular attention to strategic transport projects and plan policies relating to open space. A workshop then took place to discuss the potential implications of the policy proposals in detail.
2	Camberwell Community Council	15/11/2014	<ul style="list-style-type: none"> Gave a 10 minute presentation on the NSP, its purpose, how it relates to Camberwell, the status of the SPD and how to get involved in the consultation. A workshop then took place that gave participants the opportunity to voice any issues in the neighbourhood and how the NSP policies could affect said issues. Feedback forms were distributed.
3	Peckham and Nunhead Community Council	10/11/2014: 19:00 – 22:00. Harris Academy, Peckham	<ul style="list-style-type: none"> Gave a 10 minute presentation that covered the NSP, why it's important, how to comment on it, as well as explaining that the team would be running a workshop for Peckham and Nunhead in the new year.
4	Tenants conference	08/11/2014: 9:30 – 12:00. Salvation Army College, Camberwell	<ul style="list-style-type: none"> Held a stall in the foyer of the building, offering copies of the NSP and leaflets on the NSP and Cycling Strategy. Email addresses were collected of those who were interested in attending workshops.
5	Southwark Living Streets Workshop	20/11/2014: 19:00 – 20:30	<ul style="list-style-type: none"> Gave a presentation to the group about the NSP, providing particular attention to strategic transport projects and plan policies relations to open space. A workshop then took place which discussed the potential implications of the policy proposals in detail.
6	Camberwell NSP Workshop	24/11/2014: 18:30 – 20:30. Camberwell Leisure Centre	<ul style="list-style-type: none"> Coordinated a workshop which was split into two tables. The first table discussed Peckham and the implications of the NSP on PNAAP. The second table focused on transport improvements, particularly cycling and bus transport on key routes such as Walworth Road.
7	Borough and Bankside NSP Workshop	6/12/2014: Better Bankside	<ul style="list-style-type: none"> Better Bankside Workshop
8	Forum for Equalities and Human Rights	10/12/2014: St Peter's Crypt	<ul style="list-style-type: none"> This was a regular scheduled meeting for the Council's equalities

			<ul style="list-style-type: none"> group. Presentations on the NSP and Housing Strategy.
9	Council Assembly	18:00 – 19:00. Harris Academy, Peckham	<ul style="list-style-type: none"> Officers were available for an hour before the meeting for people to talk to them about the NSP.
10	Southwark Planning Network	19:00 – 22:00. Bussey Building, Peckham	<ul style="list-style-type: none"> Officers went through the NSP and took question from attendees.
11	Future Steering Board	Buller Close Community Centre	<ul style="list-style-type: none"> This workshop was attended by representatives from the Tenant's Council. Attendees expressed concern that the council's proposed policies regarding protection of amenity space were inadequate Residents were interested in how estates which have unique value can be protected – the example provided was the Brandon Estate.
12	Dulwich and Herne Hill consultation workshop	19/01/2015: 18:30 – 20:30. Dulwich Picture Gallery	<ul style="list-style-type: none"> Provided an overview of the plan and the consultation process. This was followed by a discussion of the concerns of attendees. Some of the attendees thought that communication of the event had been insufficient so the Council emailed all attendees the following day to reiterate that council officers would be happy to attend any further scheduled meetings to discuss the plan in more detail.
13	Peckham and Nunhead consultation workshop	26/01/2015: 18:30 – 20:30. Peckham Platform, Peckham	<ul style="list-style-type: none"> A 20-30 minute overview of the planning system in Southwark was presented. The Core Strategy, 2007 Southwark Plan and PNAAP were focused on. The NSP was explained, as well as how people can comment. Attendees were encouraged to submit responses. The group was then split into two groups, each having a more detailed discussion on some of the policies and topics.
14	Tenant's Council	26/01/2015: 19:00 – 21:00. Town Hall.	<ul style="list-style-type: none"> Cllr Williams and officers introduced the NSP and outlined the consultation process. The attendees were asked to consider the key questions in the report and advise whether they would like to invite planning policy officers to their area forums.
15	Canada Water and Bermondsey consultation workshop	2/2/2015: Alfred Salter School	<ul style="list-style-type: none"> Planning officers coordinated discussion with attendees on housing, transport, town centres and the consultation process.

16	Elephant and Castle / Walworth consultation workshop	St Peter's Crypt	<ul style="list-style-type: none"> Officers coordinated discussions around the NSP.
17	London Bridge consultation workshop	160 Tooley Street	<ul style="list-style-type: none"> Officers coordinated discussions around the NSP.
18	Wells Way Triangle	17/2/2015: Trinity Centre, Coleman Road	<ul style="list-style-type: none"> An overview of the NSP was provided.
19	Southwark Planning Network (Housing Special)	Crossways United Reform Church	<ul style="list-style-type: none"> Officers presented each of the NSP housing policies and explained the difference between the 11k homes strategy and the NSP. Attendees were given the chance to ask questions.
20	SE5 Forum		<ul style="list-style-type: none"> A series of points were discussed between Neil Kirby and the SE5 Forum about the NSP.
21	Camberwell East Area Housing Forum		<ul style="list-style-type: none"> A series of points relating to the NSP were discussed by Sarah Parsons and the Camberwell East Area Housing Forum.
22	Walworth East Area Housing Forum		<ul style="list-style-type: none"> Jack Ricketts provided details of the NSP.

APPENDIX E: Consultation materials

Mail out letter



Planning Policy

Direct line: 020 7525 5471

Email: planningpolicy@southwark.gov.uk

Sir / Madame
New Generation Drug Agency,
London
SE15 3JT

12 October 2015

Sir / Madame,

1. **NEW SOUTHWARK CONSULTATION**
2. **PECKHAM AND NUNHEAD AREA ACTION PLAN**
3. **OLD KENT ROAD AREA ACTION PLAN CONSULTATION**
4. **CANADA WATER AREA ACTION PLAN**
5. **COMMUNITY INFRASTRUCTURE LEVY**
6. **CAMBERWELL VISION**

I am writing to notify you on the progress of several key planning policy documents that are being taken forward by the Council.

1. **NEW SOUTHWARK PLAN CONSULTATION**

The New Southwark Plan will provide the overarching development strategy for Southwark. It will set out a vision for the borough and for the individual neighbourhoods within the borough. It will set out how we will meet local needs for more high quality housing, employment opportunities and attractive, safe and sustainable environments. It will also set out planning policies that will be used to make decisions on planning applications.

We are consulting on the New Southwark Plan Issues paper from 31st October 2014 to 6th March 2015. This is an informal consultation to gain an early understanding of the views of local residents, community groups,

businesses and other stakeholders into the main challenges and solutions for the future sustainable development of the borough.

Throughout this period we will be attending a number of workshops and events across the borough. Our first consultation workshop will be at Camberwell Leisure Centre on 24th November from 18:30 to 20:30. This will be followed by an event at Bankside Community Space on 6th December from 10:00 to 12:00. We will shortly be announcing further consultation around the borough.

You can find out more information about the New Southwark Plan on our web pages including information on our consultation events and how to share your views. We will continuously update this web page with information on consultation events and any other important information.

www.southwark.gov.uk/newsouthwarkplan

2. PECKHAM AND NUNHEAD AREA ACTION PLAN

We have nearly completed the preparation of an area action plan (AAP) for Peckham and Nunhead. The AAP will form part of Southwark's development plan and will be used to make decisions on individual planning applications. The area covered by the AAP is broadly the same as the area covered by the Peckham and Nunhead Community Council.

The AAP sets out a detailed vision for Peckham and Nunhead and provides policies to make sure that over the next ten to fifteen years we get the type of development we need to deliver this vision. The AAP sets out planning policies on issues such as housing and transport, as well as detailed policies appropriate to individual character areas within the plan area.

Following public consultation an independent Planning Inspector considered the AAP and recommended some changes. We have accepted the recommended changes and we now fully expect to adopt the AAP in November.

You can find more information about the AAP on our website:

www.southwark.gov.uk/futurepeckham

3. OLD KENT ROAD AREA ACTION PLAN

Together with the Mayor of London we are preparing a new plan for the Old Kent Road and surrounding area. The plan will guide and manage new development and growth over the next 15 years. It will provide a vision and objectives for the area supported by detailed planning policies on issues such as:

- Growth in jobs and businesses
- Locations for housing, including new council homes
- New shopping and town centre facilities

- The design and heights of buildings and spaces
- Improvements for pedestrians and cyclists, including new links and making existing routes safer
- Public transport improvements
- The infrastructure that will be needed to support growth such as schools, open space and public realm, health and other community facilities

The plan will be an area action plan (AAP) and it will be used to make decisions on planning applications.

The AAP will be prepared in stages. We will consult on issues and options over late 2014 and early 2015 and then consult on a preferred options report in autumn 2015.

Details of consultation events for the new plan will be published shortly on the website: <http://www.southwark.gov.uk/oldkentrodaap>

4. REVISED CANADA WATER AREA ACTION PLAN

The Canada Water Area Action Plan (AAP) is a plan to regenerate the area around Canada Water. Looking forward to 2026, it sets out a vision which describes the kind of place that Canada Water will become and a strategy for implementing the vision. We have been reviewing parts of the AAP to put in place a planning framework for the Harmsworth Quays printworks, following the decision of the Daily Mail group to move its printing operations to Essex.

We submitted the Revised Canada Water AAP to the Secretary of State for public examination in May 2014. The examiner has now issued an interim findings report in which he has asked for some additional evidence.

You can find more information about the Revised Canada Water AAP and see the interim findings report on our website: <http://www.southwark.gov.uk/canadawateraap>

5. COMMUNITY INFRASTRUCTURE LEVY

The Community Infrastructure Levy (CIL) is a new charge which allows us to raise funds from new developments in our area to help pay for the infrastructure that is needed to support growth. To adopt a local CIL we have to prepare a CIL charging schedule which specifies how much different types of development must pay the Council. It is important that the charges which are set are affordable to developers and do not reduce investment in the borough.

We submitted our Revised Draft CIL Charging Schedule to the Planning Inspectorate for a public examination in April 2014. Following the examination the examiner issued an interim findings report. We are now undertaking

further research to support the Revised Draft CIL Charging Schedule. We will also consider whether any amendments to the Revised Draft CIL Charging Schedule are required in order to address the examiner's concerns. We plan to publish additional evidence and any changes to the Revised Draft CIL Charging Schedule for a further period of consultation in November 2014.

You can find more information about the CIL on our website:

http://www.southwark.gov.uk/info/856/planning_policy/2696/community_infrastucture_levy

6. CAMBERWELL VISION

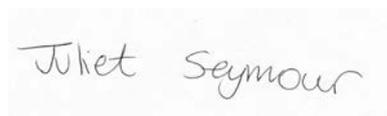
The improvement of Camberwell has long been a priority for the Council. From January to April 2013 the Council consulted on a Vision and Issues paper for Camberwell and later a Sustainability Appraisal Scoping Report. Based on a thorough review of the issues raised in the consultation responses the Council has come to the view that a Supplementary Planning Document (SPD) is not the most suitable form of planning policy guidance through which to achieve the Council's vision. Local aspirations can be more effectively addressed through borough-wide planning documents and other Council documents, initiatives and projects. In particular the New Southwark Plan sets out an updated vision for Camberwell and will provide many policies to address the needs of those living and working in Camberwell. Unlike a SPD, the New Southwark Plan can set new policy, which is required to address many of the issues raised through consultation. Our new approach has been agreed by the Cabinet Member for Regeneration, Planning and Transport.

For all of these documents please contact the planning policy team for further information on:

0207 525 4530
planning.policy@southwark.gov.uk

As part of our forthcoming consultations, we will be happy to attend your community meetings, so please get in contact with us.

Yours faithfully

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

Juliet Seymour
Planning Policy Manager

Reminder Email-Letter on NSP consultation

Subject: New Southwark Plan Consultation Reminder

This is a reminder that the consultation on the New Southwark Plan Options Paper will close on Friday 6 March. This is an informal consultation to gain an early understanding of the views of local residents, community groups, businesses and other stakeholders into the main challenges and solutions for the future sustainable development of the borough.

The New Southwark Plan will provide the overarching development strategy for Southwark. It will set out a vision for the borough and for the individual neighbourhoods within the borough. It will set out how we will meet local needs for more high quality housing, employment opportunities and attractive, safe and sustainable environments. It will also set out planning policies that will be used to make decisions on planning applications.

You can find out more information about the New Southwark Plan on our web pages.

www.southwark.gov.uk/newsouthwarkplan

Please ensure you submit any comments by the 6 March deadline. The council will consult on a preferred option in the autumn of 2015.

We have recently launched an interactive map which allows stakeholders to comment on the potential proposal sites identified in the New Southwark Plan Options Paper. These are the sites identified in Figure 3. If you have any views on the type of development these sites could accommodate, or if you wish to nominate further potential proposal sites, please leave comments on the map.

<http://southwark.communitymaps.org.uk/#/welcome>

The map also identifies all council estates, as shown in Figure 1 in the New Southwark Plan Options Paper. The council would like to hear any views about whether these sites could provide opportunities to achieve the council's commitment to build 11,000 new council homes.

Please provide your comments on the interactive map by Monday 6 April.

If you do not wish to receive emails regarding Southwark's planning policy please reply 'unsubscribe'.

Kind regards,

Philip Waters
Planning Policy Officer
5th Floor, Hub 4
Southwark Council
PO Box 64529, London SE1P 5LX
Address for visitors: 160 Tooley Street, London SE1 2QH
Tel: 020 7525 0146
www.southwark.gov.uk

NSP Issues Consultation Press Notice

NOTICE OF CONSULTATION ON THE NEW SOUTHWARK PLAN ISSUES PAPER

CONSULTATION ON THE NEW SOUTHWARK PLAN ISSUES PAPER

The New Southwark Plan will provide the overarching planning framework for the borough. It will cover topics including how much and what type of new housing should be provided and where it should be located. It will also cover how much space is needed for employment and of what type, where community facilities and social infrastructure should be provided, which open spaces we should continue to protect, what environmental and design standards should be applied to development and what strategic transport improvements will be supported.

It will replace the adopted Core Strategy (2011) and the saved policies of the Southwark Plan (2007) and it will form the development plan for Southwark alongside the London Plan and any area action plans. The New Southwark Plan Issues paper sets out an emerging development and regeneration strategy for Southwark alongside suggested planning policies which could address key development challenges and issues over the coming years. The Council will consult on the Issues paper to allow residents, businesses and other organisations to shape the revised strategy and policies from the very outset. From autumn 2015 the Council will formally consult on proposed policies for the New Southwark Plan.

The New Southwark Plan Issues paper is available for formal public consultation from **Friday 29th October 2014**.

How to comment

If you would like to make comments on New Southwark Plan Issues paper, you can do so by filling in a consultation questionnaire or writing a letter and sending it by freepost to **Planning policy, Chief Executive's Department, FREEPOST SE1919/14, London, SE1P 5LX** or by e-mail to planningpolicy@southwark.gov.uk

If you provide comments the council will keep you updated on the progress of the New Southwark Plan and let you know in advance of further consultation.

Deadline for submitting comments

Web link

http://www.southwark.gov.uk/download/download_options_version_consultation_questionnaire

All representations must be submitted to the council by **5pm on Friday 6th March 2015**.

Where to view the documents and get copies of representations forms

The New Southwark Plan Issues paper and New Southwark Plan Issues Questionnaire is available on the Council's website at www.southwark.gov.uk/newssouthwarkplan and it is available in hard copy to view at the locations listed below.

You can request copies of these documents from the planning policy team on 020 7525 5471 (between 9am-5pm, Monday-Friday) or email planningpolicy@southwark.gov.uk.

Southwark Council: 160 Tooley Street, London, SE1 2QH Libraries (Opening times listed individually below):

- **Blue Anchor Library:** Market Place, Southwark Park Road, SE16 3UQ
(Monday; Tuesday & Thursday 09:00 – 19:00, Friday 10:00 – 18:00, Saturday 09:00 – 17:00)
- **Brandon Library:** Maddock Way, Cooks Road, SE17 3NH
(Monday, Tuesday & Thursday 14:00 – 17:00, Friday 10:00 – 15:00, Saturday 10:00 – 17:00)
- **Camberwell Library:** 17-21 Camberwell Church Street, SE5 8TR
(Monday, Tuesday & Thursday 9:00 – 20:00, Friday 10:00 – 18:00, Saturday 09:00 – 17:00)
- **Canada Water Library:** 21 Surrey Quays Road, SE16 7AR
(Monday – Friday 09:00 – 20:00, Saturday 09:00 – 17:00, Sunday 12:00– 16:00)
- **Dulwich Library:** 368 Lordship Lane, SE22 8NB
(Monday, Wednesday, Thursday & Friday 09:00 – 20:00, Tuesday 10:00 – 20:00, Saturday 09:00 – 17:00, Sunday 12:00 – 16:00)
- **East Street Library:** 168-170 Old Kent Road, SE1 5TY
(Monday & Thursday 10:00 – 19:00, Tuesday 10:00 – 18:00, Saturday 10:00 – 17:00)
- **Grove Vale Library:** 25-27 Grove Vale, SE22 8EQ
(Monday, Tuesday & Thursday 14:00 – 17:00, Friday 10:00 – 15:00, Saturday 10:00 – 17:00)
- **John Harvard Library:** 211 Borough High Street, SE1 1JA
(Monday – Friday 09:00 – 19:00, Saturday 09:00 – 17:00)
- **Kingswood Library:** Seeley Drive, SE21 8QR
(Monday – Friday 10:00 – 14:00, Tuesday & Friday 14:00 – 18:00, Saturday 13:00 17:00)
- **Newington Library:** 155-157 Walworth Road SE17 1RS
(Monday, Tuesday & Friday 09:00 – 20:00, Wednesday & Thursday 10:00 – 20:00, Saturday 09:00 – 17:00, Sunday 12:00 – 14:00)
- **Nunhead Library:** Gordon Road, SE15 3RW
Monday, Tuesday & Thursday 14:00 – 19:00, Friday 10:00 – 18:00, Saturday 10:00 – 17:00)
- **Peckham Library:** 122 Peckham Hill Street, SE15 5JR
(Monday, Tuesday, Thursday & Friday 09:00 – 20:00, Wednesday 10:00 – 20:00, Saturday 10:00 – 17:00, Sunday 12:00 – 16:00)

Area Housing Offices:

Kingswood - Seely Drive, Dulwich SE21 8QR
(Monday, Wednesday and Friday, 9am to 5pm)
Camberwell - Harris Street, London, SE5 7RX
Rotherhithe - 153-159 Abbeyfield Road, Rotherhithe, SE16 2LS
Peckham One Stop Shop -122 Peckham Hill Street, London SE15 5JR
(All open 9am- 5pm Monday - Friday)

My Southwark Service Points and One Stop Shop:

Peckham One Stop Shop - 122 Peckham Hill Street, London, SE15 5JR
Bermondsey - My Southwark Service Point , 11 Market Place, The Blue, Bermondsey, SE16 3UQ
(All open 9am- 5pm Monday - Friday)

NSP Consultation Workshop form – Camberwell

New Southwark Plan Consultation Workshop - Camberwell

The New Southwark Plan sets out how we will deliver further regeneration and wider improvements across Southwark. It sets out new visions for Southwark’s different areas and updates borough-wide planning policies used to make decisions on planning applications.

Name	
Address	
Email Address	
Organisation you represent (if applicable)	

Would you like to be kept informed about future changes to local planning policy?

Yes

No

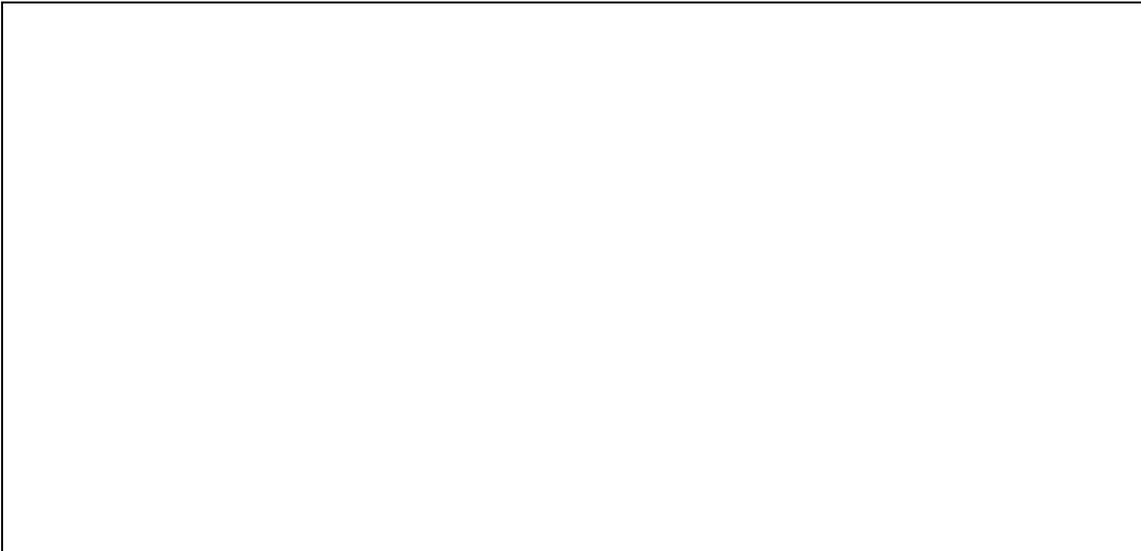
Part 1: Meeting Camberwell’s Housing Challenge

There is a shortage of housing in Southwark and London and we need to build more housing to meet the needs of people who want to live in Southwark. The New Southwark Plan will set out policies for how to ensure the delivery of the right new homes in the right new places across the borough. Our current housing target, set by the Mayor of London, is to build 2,005 new homes per year. However, the Mayor of London wants to raise our target to 2,736 homes per year. We currently build around 1,650 new homes per year.

To meet the Mayor’s higher target we will need to consider allowing some development at higher densities, lowering our residential design standards or releasing land that is currently used by businesses or protected as open space. To support new homes we also need to fund new infrastructure and find new land to build it on.

We have set out on our potential development sites map some sites we think might be potential sites for development in the future, this could be for new homes, shops, businesses or other infrastructure such as schools or health facilities.

Do you think we should aim to deliver the Mayor’s higher housing target or should we set a lower, more achievable target?
Are there any potential development sites which have not been identified in the New Southwark Plan Issues paper which you think may be suitable for building new homes?



Part 2: High Quality Homes

We believe that new homes should have excellent design, including making them accessible and safe, with good standards of play space and amenity space. We also require all new development to meet minimum space standards suitable for households of different sizes (See policy DM6 in the New Southwark Plan Issues paper).

We want to offer housing choice for people who want to live in Southwark. We are proposing that more family homes will be required in lower density parts of the borough. To support everyone to live as independently as possible, at least 10% of new homes should be suitable for wheelchair users or adaptable to meet the needs of people with other disabilities. New development should also provide homes to meet the needs of residents who may have additional needs, such as the elderly.

**What do you think are the most important aspects of a high quality home?
What types of housing do we need to meet people's needs?**

Part 3: Affordable Homes

Affordable homes are essential for many households in Southwark.

Do you agree that we should require large developments to provide 35% of the homes as affordable homes?

Do you agree with our proposed target split between social rent and intermediate?

Should we accept affordable rent homes in exceptional circumstances?

What more could we do to provide affordable homes?

Bankside, London Bridge and Borough - New Southwark Plan Consultation Response

The New Southwark Plan sets out how we will deliver further regeneration and wider improvements across Southwark. It sets out new visions for Southwark's different areas and updates borough-wide planning policies used to make decisions on planning applications.

We are seeking the views of residents, local businesses and other stakeholders to help shape the development of the Plan. Please let us know what you think about the proposals in the New Southwark Plan Issues paper and what more we can do to build a better borough.

Name	
Address	
Email Address	
Organisation you represent (if applicable)	

Would you like to be kept informed about future changes to local planning policy?

Yes

No

Part 1: A new vision for Bankside, London Bridge and Borough

The New Southwark Plan will set out a new vision for the future development of Bankside, and of London Bridge. The Issues paper starts off this process by proposing a brief vision which embraces the area's valued characteristics and what we understand to be key aspirations:

Bankside

"Bankside is a central London location steeped in history, culture and innovation. The area attracts large numbers of tourists each year and is also a home for residents. It has had to balance this with pressures of large-scale development that has already taken place.

New development in Bankside will help provide a range of opportunities to bring forward new housing, business space for large offices and small and start-up businesses, shops, community and cultural facilities. This will be

delivered and integrated in a way that enhances the current dynamic mix of cultures, as well as the heritage of the area, the business community and the living space for the local residents. Securing better green spaces and green links through development will be a key priority, as well as improving routes for pedestrians and cyclists.”

London Bridge

“London Bridge is part of Central London, and is a globally significant, historic and vibrant place of modern commerce, connectivity, enterprise and connectivity. It will continue to have excellent transport links, and attractions such as Borough Market, the Shard and Bermondsey Street will be enhanced with new cultural facilities and a wide range of high quality shops, restaurants and bars. Opportunities to increase business space in both large and small-scale flexible offices, will be maximised. Growth in the wider London Bridge, Borough and Bankside opportunity area will help create over 25,000 new jobs.

The transformation of the London Bridge area has delivered world-class developments that have helped raise the profile of Southwark and London as a whole, at the same time as greatly improving national and local transport links. This will deliver benefits with the realisation of development opportunities around Guy’s hospital and St Thomas Street. The use of the St Thomas Street rail arches as shops, bars and cafes will continue to make Southwark a more attractive destination. We will continue to work with Network Rail, Transport for London and major land-owners to ensure north and south pedestrian and cycle routes are improved.”

Do you agree with the visions for Bankside, London Bridge and Borough? How could the vision be improved?

-

Part 2: New Southwark Plan Policies

The New Southwark Plan will refresh our planning policies relating to homes, travel, town centres, employment space, urban design, heritage, infrastructure and the environment.

What do you think about the policy suggestions in the New Southwark Plan? How could these be improved to support the development of Bankside, London Bridge and Borough further?