

## Appendix H: Section 106 Planning Obligations/Community Infrastructure Levy SPD Consultation Report

No.	Title
Appendix A	Examiner's Report on the Southwark CIL Revised Draft Charging Schedule (RDSCS)
Appendix B	Southwark Community Infrastructure Charging Schedule
Appendix C	Regulation 123 List
Appendix D	Southwark CIL Infrastructure Plan (available on the website)
Appendix E	Southwark CIL Updated equalities Analysis (available on the website)
Appendix F	Southwark CIL Consultation Report (available on the website)
Appendix G	Section 106 Planning Obligations and Community Infrastructure Levy (CIL) Supplementary Planning Document (SPD)
Appendix H	SPD Consultation Report (available on the website)
Appendix I	SPD Updated Equalities Analysis (available on the website)
Appendix J	SPD Table of Modifications (available on the website)
Appendix K	SPD Draft Adoption Statement (available on the website)
Appendix L	SPD Habitats Regulations Assessment (available on the website)
Appendix M	SPD Sustainability Appraisal Screening Assessment and Statement of Reasons (available on the website)

March 2015

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## **1. Introduction**

### **1.1 What are Section 106 Planning Obligations and the Community Infrastructure Levy?**

- 1.1.1. The Community Infrastructure Levy (CIL) is a new fixed levy that local authorities can choose to charge on new developments in their area. The money can be used to support development by helping to fund strategic local infrastructure that the council, local community and neighbourhoods want. Because the purpose of CIL is to support growth rather than mitigate impacts of specific developments, it can be used more strategically than s106 contributions.
- 1.1.2. Under the Community Infrastructure Levy Regulations (2010) (as amended), the amount of CIL to be paid has to be explained in a formal document called a Charging Schedule. Once the Cabinet have adopted the Charging Schedule, it will sit alongside the Core Strategy (or New Southwark Plan), and help us deliver our development objectives.
- 1.1.3. The process for preparing a CIL involves a number of stages which are identified below. The Charging Schedule must be supported by evidence, which includes the economic viability of new development and the area's infrastructure needs.
  - i. Consultation on a Preliminary Draft Charging Schedule (this is the first CIL document the council consulted on between July and October 2012).
  - ii. Consultation on a Draft Charging Schedule (the council consulted on Southwark's draft CIL between February and April 2013 and a Revised Draft Charging Schedule (RDCS) between December 2013 and February 2014).
  - iii. Submission of the Draft Charging Schedule to the planning inspectorate, consultation on any post-submission modifications and examination-in-public (July 2014).
  - iv. Receipt of the inspector's report and approval of CIL.
- 1.1.4. The council is now at the final stage in the process. Following the hearings, the examiner issued an interim findings report which advised that the council would need to prepare and consult on further evidence in order to justify its proposed rates. The council also proposed a number of modifications to the RDCS in the light of the examiner's interim findings and the further evidence. The council consulted on the modifications and further evidence between 11 December 2014 and 13 January 2015. Representations received were passed to the examiner and on 2 March 2015 he submitted his final report.
- 1.1.5. Section 106 Planning obligations are used to mitigate impacts of a development. They can be used to specify the nature of developments (for example, requiring a given portion of housing to be affordable), compensate for loss or damage created by a development (for example, loss of open space), or address a development's impact (for example, through a contribution towards public realm improvements in the local area). They can involve a financial or non-financial obligation.
- 1.1.6. The introduction of the Planning Act 2008 and the CIL Regulations has changed the way that developments contribute towards the funding of strategic infrastructure. Section 106 planning obligations will continue to be used, but will have a much more restricted role. Once a CIL has been adopted or by 6 April 2015 (whichever is the sooner) local authorities will not be able to pool more than 5 separate planning obligations to pay for one item of infrastructure. The intention of

the CIL Regulations is that section 106 planning obligations should mainly be used to secure site specific infrastructure which is needed to directly mitigate the impact of development. Examples might include an access road needed to make the development acceptable or public realm improvements around the site. This restriction will make it very difficult for the council to apply the standard charges in the existing s106 Planning Obligations SPD (2007) which are based on the principle of pooling funding. However, affordable housing will continue to be secured through s106 planning obligations.

- 1.1.7. The council has prepared and consulted on a revised Section 106 Planning Obligations and CIL SPD to be adopted at the point that Southwark's CIL comes into effect. The revised SPD will supersede the existing Section 106 Planning Obligations SPD (2007) and provides detailed guidance on the use of planning obligations alongside CIL. It explains the circumstances in which the council will seek to negotiate section 106 obligations. This includes circumstances where public realm or site specific transport improvements are required and where developments do not meet on-site policy requirements for amenity space provision, play facilities and carbon dioxide reductions. The SPD must be consistent with Southwark's Core Strategy and in general conformity with the London Plan.
- 1.1.8. The council consulted on the draft SPD for a period of 12 weeks between December 2013 and February 2014. All responses have been considered and a number of amendments have been in the final SPD in the light of these responses.

## **1.2 What is this consultation report?**

- 1.2.1. We published a consultation plan in December 2013 which set out the consultation we intended to do on the draft SPD. This is in accordance with our adopted Statement of Community Involvement (SCI) (2007), which explains how we will consult stakeholders, landowners, the community and businesses in the preparation of planning policy documents and the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 1.2.2. The purpose of this consultation report is to summarise the consultation that has taken place, the comments that have been submitted, our responses to these comments, and overall, the ways in which we have met the requirements set out in our SCI and the Regulations.
- 1.2.3. Appendix D sets out our comments on all of the responses we received on the draft SPD stating whether we have made changes to reflect the response, and our reasoning for why we have/have not made amendments.
- 1.2.4. The Localism Act (2011) introduced the "Duty to Co-operate", which requires local authorities 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 new Duty to Co-operate is already covered in our SCI and has been an integral part of the preparation of new planning policy and guidance in the borough. We have engaged with other local planning authorities and other public bodies on the preparation of the draft SPD, following the approach set out in the NPPF. The mechanisms for and evidence of cooperation and engagement is set out in section 3.

### **1.3 How to find your way around this document?**

1.3.1 Within this consultation report we set out the following:

- Section 1: Introduction to the SPD and this consultation report.
- Section 2: The stages of consultation we have carried out so far and what happens next
- Section 3: The consultation we carried out and a summary of comments we received.
- Section 4: How and why we monitor our consultation.
- Appendices: We set out a copy of the consultation plan, our press notice, the consultation mail out letter, and all the responses and our officer comments received on the draft SPD

### **1.4 Where to get more information**

1.4.1 The draft SPD and all the documents that support the proposed charging schedule can be viewed on our website:

[www.southwark.gov.uk/info/856/planning\\_policy/2696/community\\_infrastructure\\_levy](http://www.southwark.gov.uk/info/856/planning_policy/2696/community_infrastructure_levy)

1.4.2 Copies are also available by contacting the planning policy team at:

Email: [planningpolicy@southwark.gov.uk](mailto:planningpolicy@southwark.gov.uk) or telephone 020 7525 5411

## **2. Stages of consultation**

### **2.1 What stages of consultation have been carried out so far?**

<b>STAGE OF CONSULTATION</b>	<b>WHEN DID IT OCCUR?</b>
Consultation on the draft SPD	3 December 2013 – 25 February 2014 (with formal consultation between 14 January – 25 February 2014)

### **2.2 What was consulted on?**

- The draft Section 106 Planning Obligations/Community Infrastructure Levy SPD
- The Strategic Environmental Assessment (SEA) Screening Report: to determine whether the contents of the draft SPD requires a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004 ('2004 Regulations').
- The Equalities Analysis: Assesses the likely impact of the draft SPD on the nine protected characteristics groups (age, disability, gender re-assignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation). It looks at the impact of the guidance in relation to equality, diversity and social cohesion.

### **2.3 What happens next?**

- 2.3.1 All consultation responses have been considered and a number of amendments have been made to the final SPD in the light of these responses.
- 2.3.2 The final SPD will be adopted on the day that the Southwark CIL Charging Schedule takes effect.

### 3. Draft Section 106 Planning Obligations/Community Infrastructure Levy SPD

#### 3.1. Who was consulted and how?

3.1.1. Table 1 sets out the main consultation that has been carried out. It shows how we met our statutory requirements in the Town and Country Planning (Local Planning) (England) Regulations 2012 and the additional consultation we carried out in accordance with our statement of community involvement. We carried out 12 weeks of consultation. This consisted of 6 weeks informal consultation and 6 weeks formal consultation. Feedback that we have received at any point in the 12 week period is considered in the same way.

**Table 1**

	<b>Method</b>	<b>Further detail</b>	<b>Date</b>
<b>Statutory requirement</b>	Letter sent to consultees inviting representations on the draft SPD.	A letter (appendix B) explaining the purpose of the draft SPD was sent to over 3,000 consultees on our mailing list including residents, schools, local traders, local businesses, land owners, community groups and voluntary organisations. The mailing list includes the statutory consultees set out in Town and Country Planning (Local Planning) (England) Regulations 2012	19 December 2013
<b>Additional consultation</b>	Display the draft SPD and supporting documents at libraries, one-stop shops and area housing offices.	The draft SPD was made available in all of the libraries, the one stop shops and area housing offices (see appendix A of the consultation plan in appendix A of this report.	Beginning of December 2013
	Display the draft SPD and accompanying documents on the council's website	The draft SPD and its supporting documents were displayed on the Planning Policy website.	3 December 2013
	Place a press notice in the local newspaper to advertise the start of the formal consultation period.	An advertisement was published in the Southwark News to announce the start of the formal consultation period and to invite representations to the consultation (Appendix C).	9 January 2014
	Presentations to community councils	We attended community councils and provided a 5 minute presentation introducing the purpose of the consultation Peckham and Nunhead Camberwell Dulwich Bermondsey and Rotherhithe	Throughout January and February 2014

	<b>Method</b>	<b>Further detail</b>	<b>Date</b>
		Bankside, Borough and Walworth	
	Consultation with Southwark's Planning Committee	A report was presented to Planning Committee requesting their views.	February 2014

3.1.2. We have and continue to engage constructively with the GLA, TfL and other local authorities and public bodies on the preparation of the SPD.

3.1.3. Table 2 sets out details of engagement with some of our key stakeholders and other bodies.

**Table 2:**

<b>Public body</b>	<b>Council's engagement and cooperation</b>
Local Planning Authorities	The production of both CIL charging schedules and planning policy documents is a standing item on the Association of London Borough Planning Officers (ALBPO) meetings which occur bi-monthly. ALBPO includes representatives from all of London's local authorities. Officers provide an update on the preparation of documents, timetables and discuss current issues. In addition to briefing updates via ALBPO Southwark has met with Lambeth and Lewisham to discuss cross-boundary matters, potential for joint working and to update each other on local plan development and recent experiences. No concerns were raised. Upon publication of the draft SPD, all neighbouring local authorities were formally sent notification. No responses were received. We will continue to update our neighbouring local authorities on progress with CIL and our approach to securing planning obligations.
The Environment Agency	The Environment Agency (EA) was formally notified of the publication of the draft SPD. The EA have provided comments on regarding the alignment of the SPD with the Thames Estuary 2100 (TE2100) Plan and support the flood risk management measures identified by the Plan. We have reviewed their response and responded accordingly within Appendix D of this report.
English Heritage	English Heritage was formally notified of the publication of the draft SPD. EH have provided comments acknowledging that the council's intention is to address at risk heritage issues through S106 obligations as set out in the SPD and recommends that the Council continues to monitor heritage issues. We have reviewed their response and responded accordingly within Appendix D of this report.

<b>Public body</b>	<b>Council's engagement and cooperation</b>
The Historic Buildings & Monuments Commission	The conservation, management and maintenance of Southwark's historic buildings and scheduled monuments are considered to be site/asset specific matters and therefore continue to fall within the remit of Section 106 agreements for private assets and site specific mitigation and management requirements or the Council's own asset management plans, where such assets are located within public land. As such, other than notifying the Historic Buildings & Monuments Commission of the publication of the draft SPD, we have not sought more active engagement with this particular body. No representation was received from this body; however, we will continue to notify the Commission of the publication of our guidance and policy documents.
Natural England	Natural England (NE) has and continues to be engaged in the preparation of Southwark's various local planning policy documents. NE was formally notified of publication of the draft SPD. No response was received. We will continue to engage with NE over the production and implementation of our guidance and policy documents and seek to address and respond to any issues raised by NE.
Thames Water	Thames Water has and continues to be engaged in the preparation of Southwark's various local planning policy documents. Thames Water was formally notified of publication of the draft SPD. Comments were received relating to the potential for funding wastewater infrastructure through CIL. We have reviewed their response and responded accordingly within Appendix D of this report. We will continue to engage with Thames Water over the production and implementation of our guidance and policy documents and seek to address and respond to any issues raised by Thames Water.
The GLA	The Mayor of London is engaged in the preparation of Southwark's planning policy documents. The GLA were formally notified of the publication of the draft SPD. Comments were received which indicate that the Mayor is content with our draft SPD with minor amendments included to ensure general conformity with the London Plan. We have reviewed their response and responded accordingly within Appendix D of this report.
Homes and Communities Agency	The Mayor of London has now taken over the responsibilities of the HCA within London, so our engagement with HCA functions is now undertaken as part of our engagement with the Mayor of London (see comments above).

<b>Public body</b>	<b>Council's engagement and cooperation</b>
Lambeth and Southwark Public Health	<p>With the change in responsibility for public health transferred from the NHS to local authorities in April 2013, the new joint venture creates one integrated public health service between the two boroughs. At the strategic level the Lambeth and Southwark Public Health promotes good health amongst residents and plans for primary and community health care. We have meet with the team on many occasions over the years to understand key health issues facing the borough, the need/demand/levels and specific requirements for new healthcare provision to serve existing and new communities and Southwark's changing demographics, as well as the proposed capital and estates strategies for the borough. The Lambeth and Southwark Public Health team were notified of the draft SPD at an early stage of its preparation, prior to the public consultation and officers provided informal comments. We also received comments from NHS London Healthy Urban Development Unit and the NHS Southwark Clinical Commissioning Group prior to the public consultation on the draft. We subsequently addressed the comments in the preparation of the draft SPD. We will continue to notify and consult the public health team and all known local GPs and health providers on such matters as local planning.</p>
Transport for London	<p>TfL have been engaged both in the review of the Council's Transport Plan and more recently in reviewing the options for the Elephant and Castle northern roundabout and the Northern Line ticket hall, Camberwell town centre scheme and Rotherhithe pedestrian and cycling improvements. The discussions and preliminary costings for these projects have informed the Infrastructure Plan. The Council hopes to continue its joint working with TfL to continue to refine the potential transport measures to be employed for specific sites/junctions as well as in the design, costing, funding and delivery of transport improvements. Such information will be important in any review of the CIL in coming years. TfL were directly notified of the publication of the draft SPD and they submitted a representation suggesting some additions/amendments to the SPD which we have reviewed and responded to in Appendix D of this report. We will continue to seek TfL engagement in the preparation of our local planning policy documents and the supporting transport infrastructure requirements.</p>
Highway Authority	<p>Southwark Council and TfL are the Highways Authority within Southwark. See comments above regarding engagement of TfL.</p>

### **3.2 How many comments were received on the Preliminary Draft CIL Charging Schedule?**

3.2.1 We received 17 responses to the consultation from landowners/developers/groups and individuals.

### **3.3 Summary of responses**

- 3.3.1. The responses we received on the draft SPD are set out in full with our officer comments in Appendix D. The comments received have informed the preparation of the final draft SPD. We have set out a summary of the responses below.

#### Statutory consultees

- 3.3.2. English Heritage - Recognition that the council's intention is to address at risk heritage issues through S106 obligations as set out in the SPD. Recommend that the Council continues to monitor the efficacy of these mechanisms in respect of impact on development which affects the historic environment.
- 3.3.3. Environment Agency – Support provided for planning obligations to be sought on a case by case basis where there are identified direct impacts from development. Pleased to note the Storm Water Storage Areas: Dulwich, Peckham Rye, Camberwell and North Peckham have been included in the Draft Regulation 123 List and welcomes that it will be kept up to date to take into account any changes in circumstances and/or infrastructure needs identified in the future. For developments fronting the Thames, the EA seeks the draft SPD to align with the Thames Estuary 2100 (TE2100) Plan and support the flood risk management measures identified by the Plan.
- 3.3.4. Greater London Authority – Supports the SPD and welcomes the approach to Carbon Offset which is in line with London Plan Policy 5.2 and the Mayor's draft Sustainable Design and Construction SPG. Encouraged the council to prepare its list of potential CO<sup>2</sup> retro-fit projects, or types of projects as soon as possible and to consider the viability of the carbon off-set price options set out in the Zero Carbon Hub's/DCLG's latest consultation document (August 2013) on 'Next steps to zero carbon homes - Allowable Solutions.'
- 3.3.5. Transport for London – Recommended including reference to bus service enhancements as a potential s106 obligation, and to specifically state what the councils priorities are for s106 obligations.
- 3.3.6. Thames Water – Provided general comments relating to the National Planning Practice Guidance and on the consideration of using planning obligations or the Community Infrastructure Levy to fund wastewater infrastructure if after liaison with the water and sewerage companies and regulators this would be an appropriate option to support development.

#### Residents and councillors

##### 3.3.7. Local CIL spending

- Further clarification is needed on the decision making and the spending protocol of local CIL. A community involvement policy is needed to give meaning to the statement that 25% of CIL money will be spent locally on project ideas created by the local community.
- Clarification on the decision to have a flat rate of 25% of CIL for the local proportion, instead of 15% with a cap at £100 per council tax dwelling, or 25% with no cap for areas with an adopted neighbourhood plan. Considered to have the potential to damage the progress that is being made in developing more neighbourhood plan areas across the borough.

- Concern raised on the distribution of CIL funding. Community Council areas considered too large and where the development does not fall within a neighbourhood plan or opportunity area this should be examined on a case by case basis to ensure those residents whose lives are affected by the development can benefit from the new investment.
- More clarity is needed on consultation, selection and approval of CIPL projects to spend the Local CIL percentage. Clarification needed on the purpose of this sequence of priority areas for spending Local CIL.
- The current project banks should still be used for s106, even though projects will need to address the impacts of a single development. The current wording in SPD implies there will be no more “community benefit” from s106 which is inaccurate. An evaluation of the community experience should be done.

#### 3.3.8. Borough CIL spending

- No decision making process for CIL spend, only a process for assembling a projects list. All CIL spend should be formally approved by the Neighbourhood Forum or the Community Council and listed in the minutes of these meetings.
- CIL monitoring reports should be reported to Community Councils and Neighbourhood Forums, not only published on the web.
- Monitoring and administration percentage of CIL should include a portion for the capacity building of neighbourhood forums so they can be an effective partner in the CIL process.

### **Developers/Landowners**

#### 3.3.9. Carbon Offset Fund

- Further guidance on the position of whether or not financial obligations would be sought if a major development fell short of the 20% aspiration for on-site renewable target, but achieved the 40% overall reduction target on 2010 Building Regulations. Contributions should be linked only to the overall carbon reduction targets and this should be clarified in the next iteration of the document.
- Inclusion of wording to ensure that the policy requirement is monitored in the context of changes in technology and policy.

#### 3.3.10. Children’s Play Space

- Suggestion to remove the Mayor’s Play and Informal Recreation SPG (2011) guidance rather than replicate it in the SPD. Also, off-site contributions should only be required if there is not appropriate on site or local capacity;
- The reference to ‘Child Bed Spaces’ is confusing –refer to ‘Child Yield’ as that is what the formulae provide.
- Reference could be made to funding for a specific play space based on actual costs if agreed with the Council as an alternative to the £/sqm payment.

#### 3.3.11. Employment and Business Contributions

- Important to ensure that obligations can be implemented flexibly to reflect the particular issues and opportunities associated with individual sites. Density standards applied to the formulae should therefore reflect the actual nature of existing and proposed stock.

### 3.3.12. General comments

- The CIL guidance in the SPD should be removed given the specific and technical nature of the subject matter, and put in a separate guidance note;
- Include a reference on where planning obligations meet the tests set out in CIL Regulation 122, these are not generally expected to be onerous or greater than the equivalent of around £1,500 per unit as assumed in the CIL viability study.
- Requested clarification on the council's instalments policy, the content of a Planning Obligations Statement; remove the reference to 'clay-back' mechanisms.

## 4.1. Why we monitor our consultation?

4.1.1. Our statement of community involvement (SCI) indicates that the success of consultation can be measured by the numbers and diversity of consultees and respondees. This is particularly important for a borough such as Southwark which is very varied and includes a high proportion of groups that can traditionally be hard to reach. By monitoring the responses we receive through consultation at each stage, we can see whether there are any obvious gaps or areas that we need to focus on at the next stage of consultation.

## 4.2. How we monitor our consultation

4.2.1. After every stage of consultation we look at the different people and groups that have commented on the planning document and look back over the events and consultation activities we carried out to see whether we should have targeted more or different groups.

4.2.2. We received 5 responses from residents, 6 responses from developers/landowners, 5 responses from statutory consultees and 1 response from a local councillor.

4.2.3. We will continue to work closely with the council's Community Engagement team to consider where we can improve the response rate to our consultations. We want to try and encourage people from all groups and areas to get involved in responding to the consultation on our planning documents. This includes people across all nine protected characteristics groups (Equalities Act 2010) including different ethnic, age and religious groups.

4.2.4. We have made a strong effort to involve a variety of consultees so that we can better understand the issues that are important to them. We are confident that we have undertaken sufficient publicising and consultation of the draft SPD and have fulfilled the statutory consultation requirements as set out in the Town and Country Planning (Local Planning) (England) Regulations 2012 and also our Statement of Community Involvement (SCI).

## APPENDIX A: CONSULTATION PLAN

# CONSULTATION PLAN

Draft Section 106 Planning Obligations/Community  
Infrastructure Levy SPD

December 2013

## **1. INTRODUCTION**

- 1.1 We are preparing a new supplementary planning document (SPD) to provide guidance and information on how to implement planning policies. An SPD cannot set new policy. The SPD provides more detail to the strategic policies in the Core Strategy and Area Action Plans.
- 1.2 The council adopted the current Section 106 Planning Obligations SPD in 2007 and it sets out the council's approach to securing planning obligations which are used when there is a requirement to mitigate the impact of a development. Currently, financial section 106 planning obligations towards strategic infrastructure, such as schools and health facilities, open spaces and strategic transport provision are secured through a standard charging approach which is set out in the adopted SPD and pooled together. However, the introduction of the Planning Act 2008 and the Community Infrastructure Levy Regulations 2010 (as amended) has changed the way that developments contribute towards the provision of strategic infrastructure. The council will now only be able to fund the provision of new strategic infrastructure through the adoption of a borough-wide Community Infrastructure Levy (CIL). CIL will be charged when planning permissions are implemented and will be based on a rate (£) per square metre that can be varied by the type, size and location of development.
- 1.3 Under the Community Infrastructure Levy Regulations (CIL) (2010) the amount of CIL to be paid needs to be explained in a formal document called a Charging Schedule. The Council has to carry out two rounds of public consultation on its proposed Charging Schedule – the Preliminary Draft Charging Schedule and the Draft Charging Schedule, prior to submission of the Draft Charging Schedule to the examiner.
- 1.4 On adoption of a CIL Charging Schedule, or after the defined cut off date set out within the CIL Regulations (it is anticipated that this will be April 2015) it will be very difficult to pool Section 106 planning obligations (even if they are not included in the Regulation 123 list). The principle is that all eligible developments must pay CIL. The council will be able to continue to negotiate Section 106 planning obligations from developments but they will generally only be required where the identified pressure from a proposed development cannot effectively be dealt with by planning conditions where the obligation is not covered by CIL and where the obligation is site specific in nature. The provision of affordable housing lies outside of the remit of CIL and will continue to be secured through Section 106 planning obligations.

- 1.5 The current Section 106 Planning Obligations SPD (2007) will be out of date when the council adopts its Community Infrastructure Levy in 2014 and this will change the way that provision for infrastructure is made. The draft SPD will supersede the adopted SPD and provide detailed guidance on the use of planning obligations alongside Southwark's CIL.
- 1.6 The draft SPD provides applicants with guidance on the most commonly sought site specific Section 106 planning obligations and also provides a clear methodology for calculating these obligations. It should also be read within the context of our other planning policy documents, which can be found on our website at: [www.southwark.gov.uk/planningpolicy](http://www.southwark.gov.uk/planningpolicy)

## **2. HOW WE ARE CONSULTING ON THE DRAFT SPD**

- 2.1 This consultation plan sets out the methods of consultation that will be carried out on the draft SPD. This is in accordance with our adopted Statement of Community Involvement (SCI) (2007), which explains how we will consult the community in the preparation of planning documents and also the Local Development Regulations 2012. The following sections set out how we plan to meet the statutory consultation requirements.
- 2.2 Once we have finished consulting on the SPD we will collate all the responses we receive and see whether we need to amend the SPD to take into account the responses received. We will provide officer comments on all the responses we receive which will set out whether we have changed the SPD to reflect the response, and will explain our reasoning for why we have/have not amended the SPD. The SPD will then be taken to our Cabinet for adoption. We will provide Cabinet with a consultation report setting out a summary of the responses we receive and how we have taken the comments into consideration, and also a statement showing how we have met the requirements of our Statement of Community Involvement. We will also provide Cabinet with the original responses and our officer comments on these responses.
- 2.3 This consultation plan should be read alongside the following documents:
- Draft Section 106 Planning Obligations/Community Infrastructure Levy SPD
  - Draft CIL Charging Schedule (2013): To charge CIL the Council must produce and adopt a Charging Schedule setting out the levy rates.
  - Strategic Environmental Assessment (SEA) Screening Report
  - The draft Equalities Analysis: Assesses the likely impact of the Draft SPD on the nine protected characteristics groups (age, disability, gender re-assignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation). It looks at the impact of the SPD in relation to equality, diversity and social cohesion.

2.3 All of these documents can be found on our website at:  
[http://www.southwark.gov.uk/info/200151/supplementary\\_planning\\_documents\\_and\\_guidance/3243/section\\_106\\_planning\\_obligationscil\\_spd](http://www.southwark.gov.uk/info/200151/supplementary_planning_documents_and_guidance/3243/section_106_planning_obligationscil_spd)

2.4 They will also be available in all of our libraries and locations listed in appendix A.

### **3. THE TIMETABLE AND METHODS OF CONSULTATION**

#### ***Consultation timeframe***

3.1 We are required to consult on planning documents for a minimum of six weeks. However, we have found that six weeks does not always allow the community enough time to provide their comments, and so in accordance with our SCI, we will be consulting on the draft SPD for 12 weeks.

3.2 This will include a period of “informal” consultation, when the document is available to the public and during which time the SPD will be formally agreed for consultation by the Cabinet. The draft SPD will then be made available for formal consultation for six weeks. Comments received during both stages of consultation will be taken into consideration in finalising the SPD for adoption.

3.3 The dates of consultation are:

- Available to the public from 3 December 2013 to 25 February 2014
- Taken to Cabinet for agreement for public consultation on 10 December 2013
- Available for formal consultation from 14 January 2014 to 25 February 2014

3.4 Once adopted, the SPD will be a material consideration in determining planning applications and will supersede the existing adopted SPD. The new SPD must be consistent with Southwark’s Core Strategy and in general conformity with the London Plan

3.5 **All responses must be received by 5pm on 25 February 2014**

**Consultation methods**

- 3.6 The tables below sets out the different consultation methods we propose to use. We have set out the statutory minimum required to meet the Local Plan Regulations (2012) and the further methods additional to the statutory requirements that we propose to carry out. We set out dates where these are already agreed. We hope to consult with as many people as possible so that the final SPD reflects the needs and aspirations of our diverse community.
- 3.7 As well as making the document available on the web and in local libraries, the council will write to around 1,000 consultees in the Planning Policy team’s database and officers will be available to attend meetings as required. The document will be publicised at community council meetings.
- 3.8 This table is not exhaustive and throughout the consultation period we look at ways in which to carry out different types of consultation with as many different groups as possible.

**TABLE 1: STATUTORY CONSULTATION**

Method of Consultation – Draft SPD	Consultee	Date	Comments
Display the SPD and accompanying documents on the council’s website.	All	3 December 2013	Our website will continually be updated. The final draft SPD (with any changes from Cabinet if required) will be available on our website by the start of the formal consultation period (14 January 2013).

Method of Consultation – Draft SPD	Consultee	Date	Comments
Mail out to all the prescribed statutory consultation bodies	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 A).	By the start of the informal consultation period on 14 January 2014	This includes the bodies identified as statutory consultees in the SCI), all the prescribed bodies as set out in the Local Plan Regulations (2012) and that we are required to consult with as part of the Duty to co-operate, and all our neighbouring boroughs.
Display the SPD and its supporting documents at all libraries and one stop shops.	All	By the start of the formal consultation period on 14 January 2014	
Place a press notice in the local newspaper to advertise the start of the formal consultation period	All	By 14 January 2014	This will be in the Southwark News

**TABLE 2: NON-STATUTORY CONSULTATION**

Method of Consultation	Consultee	Date	Comments
Letter sent to all non-statutory consultees setting out the consultation of the SPD and the details of where the SPD and supporting documents can be inspected	All on planning policy consultation database (see list in Appendix B)	w/c 2 December 2013 and follow up letter confirming the start of formal consultation before 14 January 2014	
Attend Community Councils and provide an announcement or presentation	All who attend community councils		The meeting agendas can be found at: <a href="http://modern.gov.southwarksites.com/ieDocHome.aspx?bcr=1">http://modern.gov.southwarksites.com/ieDocHome.aspx?bcr=1</a>

Attend meetings with local groups, such as tenants and residents associations if requested.	All	Tbc	
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**4. HOW TO COMMENT ON THE DRAFT CIL CHARGING SCHEDULE**

- 4.1 We welcome your comments on the Draft SPD and the supporting documents. Please contact us if you would like to know more about Section 106 Planning Obligations or CIL or to find out more about our consultation.
- 4.2 All comments must be received by **5pm on 25 February 2014**
- 4.3 Representations can be emailed or sent to:

Planning Policy  
 Chief Executive's Department  
 FREEPOST SE1919/14  
 London SE1P 5LX

[planningpolicy@southwark.gov.uk](mailto:planningpolicy@southwark.gov.uk)

Tel: 0207 525 5471  
 Fax: 0207 084 0347

## **Appendix A: List of locations where documents were made available**

### **Libraries (*Opening times listed individually below*)**

- Brandon Library - Maddock Way, Cooks Road, SE17 3NH  
(Monday and Tuesday 2pm – 7pm, Thursday 2pm to 7pm, Friday 10am-3pm, Saturday 10am to 5pm)
- Camberwell Library - 17-21 Camberwell Church Street, SE5 8TR  
(Monday, Tuesday and Thursday 9am to 8pm, Friday 10am to 6pm, Saturday 9am to 5pm)
- Canada Water Library – 21 Surrey Quays Road, SE16 7AR  
(Monday - Friday 9am to 8pm, Saturday 9am to 5pm, Sunday 12pm to 4pm)
- Dulwich Library - 368 Lordship Lane, SE22 8NB  
(Monday, Wednesday, Thursday and Friday 9am to 8pm, Tuesday 10am to 8pm, Saturday 9am to 5pm, Sun 12pm to 4pm)
- East Street Library - 168-170 Old Kent Road, SE1 5TY  
(Monday and Tuesday 2pm to 7pm, Thursday 10am to 3pm, Friday 2pm-7pm, Saturday 10am to 5pm)
- Grove Vale Library - 25-27 Grove Vale, SE22 8EQ  
(Monday and Tuesday 2pm to 7pm, Thursday 2pm to 7pm, Friday 10am-3pm, Saturday 10am to 5pm)
- John Harvard Library - 211 Borough High Street, SE1 1JA  
(Monday, Tuesday, Wednesday and Thursday, Friday 9am to 7pm, Saturday 9am to 5pm)
- Kingswood Library - Seeley Drive, SE21 8QR  
(Monday and Thursday 10am to 2pm, Tuesday and Friday 2pm to 4pm, Sat 1pm to 5pm)
- Newington Library - 155-157 Walworth Road, SE17 1RS  
(Monday, Tuesday and Friday 9am to 8pm, Wednesday and Thursday 10am to 8pm, Saturday 9am to 5pm, Sunday 12pm to 4pm)
- Nunhead Library - Gordon Road, SE15 3RW  
(Monday to Thursday 2pm to 7pm, Friday 10am to 3pm, Saturday 10am to 5pm)
- Peckham Library - 122 Peckham Hill Street, SE15 5JR  
(Monday, Tuesday, Thursday and Friday 9am to 8pm, Wednesday 10am to 8pm, Saturday 10am to 5pm, Sunday 12pm to 4pm)

## **Area Housing Offices**

Kingswood - Seeely 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)*

## Appendix B: List of consultees including statutory consultees

\* Please note this list is not exhaustive and also relates to successor bodies where re-organisations occur.

### Statutory

In accordance with the Local Development Regulations 2012 and our Statement of Community Involvement (SCI) (2007) we also will consult with the following bodies and organisations

- (a) The Coal Authority
- (b) The Environment Agency
- (c) The Historic Buildings and Monuments Commission for England (known as English Heritage)
- (d) The Marine Management Organisation
- (e) Natural England
- (f) Network Rail Infrastructure Limited (company number 2904587),
- (g) The Highways Agency
- (h) A relevant authority any part of whose area is in or adjoins the local planning authority's Area (Bromley Council, Lewisham Council, Lambeth Council)
- (i) Any person—
  - (i) to whom the electronic communications code applies by virtue of a direction given under section 106(3)(a) of the Communications Act 2003, and
  - (ii) who owns or controls electronic communications apparatus situated in any part of the local planning authority's area (British Telecommunications)
- (j) If it exercises functions in any part of the local planning authority's area—
  - (i) a Primary Care Trust established under section 18 of the National Health Service Act 2006 or continued in existence by virtue of that section;
  - (ii) a person to whom a licence has been granted under section 6(1)(b) or (c) of the Electricity Act 1989
  - (iii) a person to whom a licence has been granted under section 7(2) of the Gas Act 1986
  - (iv) a sewerage undertaker; and
  - (v) a water undertaker; (Thames Water Property Services)
- (k) The Homes and Communities Agency; and
- (l) Where the local planning authority are a London borough council; the Mayor of London.

## **Non-Statutory 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 Everywomen'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 St Area Partnership
- Bermondsey St Community Association
- Bermondsey Street Area Partnership
- Bermondsey Street Association
- Bermondsey Village Action Group
- 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
- Breedinghurst (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 Women's 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 South Bank University (LSBU)
- 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 Action Group
- Nunhead Community Forum
- Nunhead's Voice
- 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
- 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
- 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
- Women's Worker
- Woodcraft Folk
- Workers Educational Ass.
- Working with Men
- XL Project
- Young Carers Project
- Young Women's Group AAINA

### **Neighbourhood Forums**

- Bankside Residents Forum
- Bermondsey Neighbourhood Forum

### **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
- Better Bankside
- 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
- Business Extra
- Bywater Properties
- 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
- GHL 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
- Icen 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
- Key Property Investments 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
- London South Bank University (LSBU)
- 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
- Marrs & 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
- Rodney Road Traders Association
- Roger Tym & Partners
- Roosters Chicken and Ribs
- Rose Bros
- Roxlee the City Cobbler
- Roy & Partners
- Roy Brooks Ltd
- Royal Mail Group
- 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
- Savills Planning
- SCEMSC
- Scenic Art
- SEA / RENU
- 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
- Team London Bridge
- 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

### **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

### **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

- William Bailey, Solicitors
- Wing Tai Super Market
- Workspace Group
- Workspace Ltd (C/o RPS PLC)
- Xysystems Ltd
- Yates Estate
- Yinka Bodyline Ltd

- 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

- 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 Women's 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
- Mercyline 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 Women's 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

### **Residents 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

- Tibetan Buddhist Centre
- Trinity In Camberwell
- Vineyard Community Church
- Walworth Methodist Church

- 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

### **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

- 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

- 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
- Southwark Housing Association Group (SOUHAG)
- 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
- Butcher 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 Francesa 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 Judes 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
- 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
- Southwark Primary Care Trust
- 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

- Electricity, Gas, Telecommunications Operators
- National Grid
- Council for the Protection of Rural England
- London Wildlife Trust
- Royal Society for the Protection of Birds
- Equal Opportunities Commission
- 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.
- National Playing Fields Association
- 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 B:  
CONSULTATION LETTER (Town and Country  
Planning (Local Planning) (England)  
Regulations 2012)**



19 December 2013

Dear «First\_name» «Last\_name»

I am writing to notify you that we are currently consulting on the following planning documents.

### **1. REVISED DRAFT COMMUNITY INFRASTRUCTURE LEVY (CIL) CHARGING SCHEDULE**

The Community Infrastructure Levy (CIL) is a new levy that local authorities can choose to charge on new developments in their area. The money can be used to support new development by funding strategic infrastructure that the council, local community and neighbourhoods want.

Southwark is intending to become a CIL charging authority under the Planning Act 2008 and Community Infrastructure Levy Regulations 2010 (as amended). In order to do so, Southwark must prepare and consult on a charging schedule which sets out the charging rate(s) (per square metre of new floorspace) to be levied on new development in the borough. These rates need to be supported by evidence including a study of the economic viability of new development and an Infrastructure Plan which sets out Southwark's infrastructure needs over the next 15 years.

We have consulted previously on the 'Preliminary' draft CIL Charging Schedule from July to October 2012 and a Draft CIL Charging Schedule from February to April 2013. We have now revised the Draft CIL Charging Schedule and have published it for a second round of consultation. Following this second round of consultation we will be submitting the Revised Draft CIL Charging Schedule and all of the representations received during the consultation to the Planning Inspectorate for an examination-in-public (EIP).

There are a number of documents which support the Revised Draft CIL Charging Schedule including a Draft Regulation 123 List, an Infrastructure Plan, an Equality Analysis, a Consultation Plan, a Consultation Report and economic viability studies.

In your representation to us please also let us know if you would like to be notified at a specified address of any of the following:

- (i) That the Revised Draft CIL Charging Schedule has been submitted to the CIL Examiner in accordance with section 212 of the Planning Act 2008;
- (ii) The publication of the recommendations of the CIL Examiner and the reasons for those recommendations; and
- (iii) The approval of the CIL charging schedule by the council.

**Planning Policy** – Chief Executive's Department, PO Box 64529, London SE1P 5LX  
**Switchboard** - 020 7525 5000 **Website** - [www.southwark.gov.uk](http://www.southwark.gov.uk)  
**Chief Executive** – Eleanor Kelly

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At the EIP you have a right to be heard by the CIL Examiner. In your representation you must notify us if you wish to speak at the EIP hearings.

## **2. DRAFT SECTION 106 PLANNING OBLIGATIONS/COMMUNITY INFRASTRUCTURE LEVY SUPPLEMENTARY PLANNING DOCUMENT**

The council is consulting on a draft SPD concurrently with the Revised Draft CIL Charging Schedule. The draft SPD will supersede the existing Section 106 Planning Obligations SPD (2007) which will be out-of-date when the council adopts its Community Infrastructure Levy in 2014. The draft SPD provides detailed guidance on the use of planning obligations alongside Southwark's CIL. The draft SPD provides applicants with guidance on the most commonly sought site specific Section 106 planning obligations and also provides a clear methodology for calculating these obligations.

There are a number of documents which support Draft Section 106 Planning Obligations/Community Infrastructure Levy SPD including an Equality Analysis, a Consultation Plan and a Strategic Environmental Assessment Screening Report.

## **3. REVISED CANADA WATER AREA ACTION PLAN (PUBLICATION/SUBMISSION VERSION)**

The council is consulting on the Revised Canada Water area action plan (AAP) (publication/submission version). The AAP was agreed in March 2012 and sets out the vision and policy that guides the development of the area. In 2011 the Daily Mail announced it would be moving its printworks away from Harmsworth Quays. We are revising the AAP to put in place a policy framework to guide a redevelopment of Harmsworth Quays and take account of the implications of this for the wider area. The changes to the agreed AAP relate mainly to:

- The mix of land uses we would like to see on Harmsworth Quays and the adjacent sites, such as higher education, business, leisure etc.
- Transport, including pedestrian and cycle routes.
- The height of new buildings and potential for public realm improvements.
- Open spaces to be protected from development.
- Infrastructure, including schools and leisure facilities.

There are a number of documents which support the Revised Canada Water AAP including a Sustainability Appraisal Report, an Equality Analysis, a Consultation Plan, a Consultation Report, an Appropriate Assessment and feasibility and viability studies.

Following consultation, we will submit the Revised Canada Water AAP to the Secretary of State for Communities and Local Government for an examination-in-public (EIP).

In your representation to us please also let us know if you would like to be notified at a specified address of any of the following:

- (i) That the Revised Canada Water AAP has been submitted to the Secretary of State in accordance with section 20 of the Act;
- (ii) The publication of the recommendations of the person appointed to carry out an independent examination of the Revised Canada Water AAP under section 20 of the Act; and
- (iv) The adoption of the Revised Canada Water AAP by the council.

### **Where can I view the documents?**

**Planning Policy** – Chief Executive's Department, PO Box 64529, London SE1P 5LX  
**Switchboard** - 020 7525 5000 **Website** - [www.southwark.gov.uk](http://www.southwark.gov.uk)  
**Chief Executive** – Eleanor Kelly

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The Revised Draft CIL Charging Schedule, the Draft Section 106 Planning Obligations/Community Infrastructure Levy SPD and the Revised Canada Water AAP and supporting documents are available to view on the council's website at:

Revised Draft CIL Charging Schedule:

[http://www.southwark.gov.uk/info/856/planning\\_policy/2696/community\\_infrastructure\\_levy](http://www.southwark.gov.uk/info/856/planning_policy/2696/community_infrastructure_levy)

Draft Section 106 Planning Obligations/Community Infrastructure Levy SPD:

[http://www.southwark.gov.uk/info/200151/supplementary\\_planning\\_documents\\_and\\_guidance/3243/section\\_106\\_planning\\_obligationscil\\_spd](http://www.southwark.gov.uk/info/200151/supplementary_planning_documents_and_guidance/3243/section_106_planning_obligationscil_spd)

Revised Canada Water AAP: <http://www.southwark.gov.uk/canadawateraap>

From 14 January 2014 you will be able to view the Revised Draft CIL Charging Schedule, the Draft Section 106 Planning Obligations/Community Infrastructure Levy SPD and the Revised Canada Water AAP in the locations listed on the final page of this letter at the specified times. The supporting feasibility and economic viability studies are available to view at the council's offices and on the website.

#### **How do I comment on the documents?**

To comment on the documents you can:

- use the online response forms available on our website
- email us at: [planningpolicy@southwark.gov.uk](mailto:planningpolicy@southwark.gov.uk)
- write to us at: Planning policy, Chief Executive's Department, FREEPOST SE1919/14, London, SE1P 5LX

Formal public consultation on all the documents will commence on **Tuesday 14 January 2014**. Comments on all documents must be received by **5pm Tuesday 25 February 2014**.

Yours faithfully



Juliet Seymour  
Planning Policy Manager

You can see a hard copy of all of the documents at the locations listed below.

### **LOCATIONS**

**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** - Seeley 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)

**Planning Policy** – Chief Executive's Department, PO Box 64529, London SE1P 5LX

**Switchboard** - 020 7525 5000 **Website** - [www.southwark.gov.uk](http://www.southwark.gov.uk)

**Chief Executive** – Eleanor Kelly

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**APPENDIX C:  
PRESS NOTICE (Town and Country Planning  
(Local Planning) (England) Regulations 2012)**



## NOTICE OF FORMAL CONSULTATION ON DRAFT PLANNING DOCUMENTS

### 1. REVISED DRAFT COMMUNITY INFRASTRUCTURE LEVY (CIL) CHARGING SCHEDULE

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We have consulted previously on the 'Preliminary' draft CIL Charging Schedule from July to October 2012 and a Draft CIL Charging Schedule from February to April 2013. We have now revised the Draft CIL Charging Schedule and have published it for a second round of consultation. Following this second round of consultation we will be submitting the Revised Draft CIL Charging Schedule and all of the representations received during the consultation to the Planning Inspectorate for an examination-in-public (EIP).

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At the EIP you have a right to be heard by the CIL Examiner. In your representation you must notify us if you wish to speak at the EIP hearings.

### 2. DRAFT SECTION 106 PLANNING OBLIGATIONS/COMMUNITY INFRASTRUCTURE LEVY SUPPLEMENTARY PLANNING DOCUMENT

The council is consulting on a draft SPD concurrently with the Revised Draft CIL Charging Schedule. The draft SPD will supersede the existing Section 106 Planning Obligations SPD (2007) which will be out-of-date when the council adopts its Community Infrastructure Levy in 2014. The draft SPD provides detailed guidance on the use of planning obligations alongside Southwark's CIL. The draft SPD provides applicants with guidance on the most commonly sought site specific Section 106 planning obligations and also provides a clear methodology for calculating these obligations.

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[http://www.southwark.gov.uk/info/20015/supplementary\\_planning\\_documents\\_and\\_guidance/3243/section\\_106\\_planning\\_obligationscil\\_spd](http://www.southwark.gov.uk/info/20015/supplementary_planning_documents_and_guidance/3243/section_106_planning_obligationscil_spd)

Revised Canada Water AAP: <http://www.southwark.gov.uk/canadawaterAAP>

From 14 January 2014 you will be able to view the Revised Draft CIL Charging Schedule, the Draft Section 106 Planning Obligations/Community Infrastructure Levy SPD and the Revised Canada Water AAP in the locations listed below at the specified times. The supporting feasibility and economic viability studies are available to view at the council's offices (160 Tooley Street) and on the website.

#### How do I comment on the documents?

To comment on the documents you can:

- use the online response forms available on our website (see the weblinks above)
- email us at: [planningpolicy@southwark.gov.uk](mailto:planningpolicy@southwark.gov.uk)
- write to us at: Planning policy, Chief Executive's Department, FREEPOST SE1919/14, London, SE1P 5LX

Formal public consultation on all the documents will commence on **Tuesday 14 January 2014**. Comments on all documents must be received by **5pm Tuesday 25 February 2014**.

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(Monday – Friday 09:00 – 19:00, Saturday 09:00 – 17:00)

Continued on next page

**APPENDIX D:  
Consultation responses and officer comments  
on the draft Section 106 Planning  
Obligations/CIL SPD  
(Town and Country Planning (Local Planning)  
(England) Regulations 2012)**

Representation Ref	Objector Ref	Details of Representation	Officer Response to Representation
443	961	<p>Thank you for consulting English Heritage on the London Borough of Southwark's Community Infrastructure Levy (CIL) Draft Charging Schedule and the Draft Section 106 Planning Obligations/CIL Supplementary Planning Document. As the Government's Statutory Advisor on the Historic Environment, English Heritage is pleased to comment on these documents.</p> <p>English Heritage recognises the importance of S106 to address site specific impacts and the importance of Community Infrastructure Levy as a source of funding to deliver the infrastructure necessary to support the Borough's development.</p> <p>English Heritage commented on the previous draft CIL Charging Schedules on 25th March 2013 (letter from Graham Saunders to Barbara-Ann Overwater) and on 16th October 2013 (letter from Nick Bishop to Janet Seymour). Our letters set out the desirability of making the historic environment a recipient of CIL, and of ensuring that charges do not impact negatively upon the significance and sustainability of heritage assets, or within the context of the level of enabling development required to make schemes viable. However, we recognise that the current nature of land values and proposed CIL within Southwark means that viability issues for "at risk" heritage assets should be exceptional and that the Council's intention is to address such issues through S106 obligations as set out in the Planning Obligations and Community Infrastructure Levy SPD. In light of the proposed Charging Schedule and SPD we would recommend that the Council continues to monitor the efficacy of these mechanisms in respect of impact on development which affects the historic environment.</p> <p>We would advise that the local authority's conservation staff are involved throughout the preparation and implementation of the CIL Charging Schedule and the S106 SPD, as they are often best placed to advise on local historic environment issues and priorities, data sources, and options relating to the historic environment.</p> <p>Finally it must be noted that this advice is based on the information provided by you and for the avoidance of doubt does not affect our obligation to advise you on, and potentially object to any specific development which may arise from the Charging Schedule or SPD, and which may have adverse effects on the historic environment.</p>	<p>The council will continue to assess the impact of development on the historic environment, ensuring that suitable mitigation is put in place where required. Staff in the council's Design and Conservation team will be involved where relevant in matters relating to the historic environment.</p>
448	974	<p>S.106 Planning Obligation and Community Infrastructure Levy- Draft SPD</p> <p>Carbon Fund</p> <p>At present, the draft SPD seeks to secure financial contributions where schemes do not meet the development plan target for reducing carbon dioxide emissions. Southwark's Core Strategy seeks the achievement of a 44% saving in carbon emissions above the Building</p>	<p>We have amended the text in Appendix 1: Carbon Offset: Green Fund, to provide further clarification on the target and specify that offsetting will be sought where developments do not reach overall CO2 reduction targets, rather than the target associated with renewable technologies.</p>

Representation Ref	Objector Ref	Details of Representation	Officer Response to Representation
		<p>Regulations (2006) and requires major development to achieve a reduction in carbon dioxide of 20% from using on-site or local low and zero carbon sources of energy. From October 2013, the London Plan sets a minimum target reduction in carbon dioxide emissions of 40% on 2012 Building regulations.</p> <p>The draft SPD is silent on the position of whether or not financial obligations would be sought if a major development fell short of the 20% aspiration for on-site renewable target, but achieved the 40% overall reduction target on 2010 Building Regulations. Our client considers that the contributions should be linked only to the overall carbon reduction targets and this should be clarified in the next iteration of the document.</p>	
468	178	<p>Para 6.6</p> <p>There is a need for more clarity regarding HOW project ideas are created by the local community and approved by the relevant community council. HOW will consultation on CIPLs happened ?. A very small percentage of the community attend CCs . What is the constitution of CCs ? Does it state that x percentage of the local community must be in attendance / reply before a decision on anything can be taken.</p> <p>Para 6.8</p> <p>Where there is a neighbourhood forum, recognise its legal status under the Localism Act and that it has the authority to add projects to CIPL and to make decisions about the selection of projects for CIL spend.</p> <p>PROJECTS TO ADD TO CIPL</p> <ol style="list-style-type: none"> <li>1. An additional river pier in / near Rotherhithe Conservation area</li> <li>2. A state of the art aquatic centre for the Rotherhithe Community</li> </ol>	<p>The five community councils are an important part of the council's decision making process and provide an established forum for consultation with local people on various issues, giving residents the opportunity to influence how services and funding is delivered. The local elected ward councillors at community councils involve local people in discussions on local issues and they can take decisions on key matters. The Council's Constitution (part 3H) sets out the role and functions of community councils.</p> <p>These are:</p> <ol style="list-style-type: none"> <li>1. To promote the involvement of local people in the democratic process and to bring decision making closer to local people.</li> <li>2. To take decisions about local matters. At present community councils have delegated authority in the following key areas: the cleaner, greener, safer capital and revenue programmes, community council fund, traffic management and community project banks.</li> <li>3. To act as a formal consultation mechanism on council wide policies and strategies.</li> <li>4. To be a focal point for discussion and consultation on matters that affects the area.</li> </ol> <p>Given that the community councils are established forums for local discussion and have delegated authority to take decisions about local matters, it is</p>

Representation Ref	Objector Ref	Details of Representation	Officer Response to Representation
			<p>appropriate for CIPL projects to be proposed by the community, discussed and agreed at these meetings.</p> <p>In relation to consultation and spending of local CIL funds, the governments National Planning Practice Guidance (NPPG) paragraph 073 sets out that "the charging authority will retain the levy receipts but should engage with the communities where development has taken place and agree with them how best to spend the neighbourhood funding. Charging authorities should set out clearly and transparently their approach to engaging with neighbourhoods using their regular communication tools e.g. website, newsletters, etc. The use of neighbourhood funds should therefore match priorities expressed by local communities, including priorities set out formally in neighbourhood plans."</p> <p>Furthermore, the NPPG sets out that "The Government does not prescribe a specific process for agreeing how the neighbourhood portion should be spent. Charging authorities should use existing community consultation and engagement processes. This should include working with any designated neighbourhood forums preparing neighbourhood plans that exist in the area, theme specific neighbourhood groups, local businesses (particularly those working on business led neighbourhood plans), and using networks that ward councillors use. Crucially this consultation should be at the neighbourhood level. It should be proportionate to the level of levy receipts and the scale of the proposed development to which the neighbourhood funding relates."</p> <p>We have amended the SPD to provide additional clarification on the engagement process, and the council's website will be updated regularly to</p>

Representation Ref	Objector Ref	Details of Representation	Officer Response to Representation
			<p>provide further details on the CIPLs and local consultation.</p> <p>Inclusion of potential projects on the CIPL will need to be publically accessible physical infrastructure improvements in the local area which support growth. There will be opportunity to update the CIPL and add new projects in the next round of consultation.</p>
492	907	<p>S.106 Planning Obligation and Community Infrastructure Levy- Draft SPD</p> <p>Carbon Fund</p> <p>At present, the draft SPD seeks to secure financial contributions where schemes do not meet the development plan target for reducing carbon dioxide emissions. Southwark's Core Strategy seeks the achievement of a 44% saving in carbon emissions above the Building Regulations (2006) and requires major development to achieve a reduction in carbon dioxide of 20% from using on-site or local low and zero carbon sources of energy. From October 2013, the London Plan sets a minimum target reduction in carbon dioxide emissions of 40% on 2012 Building regulations.</p> <p>The draft SPD is silent on the position of whether or not financial obligations would be sought if a major development fell short of the 20% aspiration for on-site renewable target, but achieved the 40% overall reduction target on 2010 Building Regulations. Our client considers that the contributions should be linked only to the overall carbon reduction targets and this should be clarified in the next iteration of the document.</p>	<p>We have amended the text in Appendix 1: Carbon Offset: Green Fund, to provide further clarification on the target and specify that offsetting will be sought where developments do not reach overall CO2 reduction targets, rather than the target associated with renewable technologies.</p>
510	140	<p>I would like to make the following outline comments on the SPD. As I am out of the country this week, and commenting on the CIL Charging Schedule is the 1st priority, I would like to elaborate on my comments on SPD Section 6 Implementation by the close of play Friday. I hope this will be acceptable to you.</p> <p>In a nutshell, my comment is that when Section 6 of the SPD says project ideas for CIL spend will be created by the local community and approved by Community Council, there is No information on how the local community will put forward ideas  No mention of a role for community groups  No mention of neighbourhood forums  I would therefore seek the following changes:-</p> <p>Local community groups, area based community networks and neighbourhood forums must have a significant role in the spend of CIL and s106 money. They are not mentioned in</p>	<p>In relation to consultation and spending of local CIL funds, the government's National Planning Practice Guidance (NPPG) paragraph 073 sets out that "the charging authority will retain the levy receipts but should engage with the communities where development has taken place and agree with them how best to spend the neighbourhood funding. Charging authorities should set out clearly and transparently their approach to engaging with neighbourhoods using their regular communication tools e.g. website, newsletters, etc. The use of neighbourhood funds should therefore match priorities expressed by local communities, including priorities set out formally in</p>

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		<p>Section 6 of the draft SPD which should be revised to include the following:</p> <ol style="list-style-type: none"> <li>1. A community involvement policy that is agreed with the community sector to give meaning to the statement that 25% of CIL will be spent locally on project ideas created by the local community.</li> <li>2. Where there is a neighbourhood forum, recognise its legal status under the Localism Act and that it has the authority to make decisions about the selection of projects for CIL spend.</li> <li>3. The process of s106 project banks - where projects are listed by the Community Council and selected for spend by officers - has been criticised by some community groups for lack of transparency and accessibility. There should be an evaluation of the community experience with the s106 project banks before adopting the same system for CIL spend.</li> </ol> <p>More detailed commentary and changes follow. The paragraph numbers are those in section 6 of the consultation draft.</p> <p>6.2 To only publish reports on CIL spend on the Council's website is not an accessible method. It has been difficult to find the monitoring of s106 spend. The change required is that Reports also need to go to Community Councils and Neighbourhood Forums. There is no decision making process for CIL spend, only a process for assembling a projects list. The change required is that All CIL spend will be formally approved by the Neighbourhood Forum or the Community Council and listed in the minutes of these meetings.</p> <p>6.3 The 5% of CIL money that can be used for monitoring and administration should include a portion for the capacity building of neighbourhood forums so they can be an effective partner in the CIL process.</p> <p>6.6 The consultation on the CIL project lists should be annually rather than regularly.</p> <p>6.7 The project bank can still be and should still be used for s106, even though projects will need to address the impacts of a single development. The current wording implies there will be no more "community benefit" from s106 which is inaccurate.</p> <p>6.8 There is no explanation as to how these different areas will identify and select projects. If in all cases the officers consult the local community and create a project list which Community Council then approves, what is the purpose of this sequence of areas?</p> <p>6.9 This paragraph is particularly disempowering and top-down. Even where there is a neighbourhood plan, it is Southwark Council that will select projects! There must be the insertion of wording that projects will be agreed with the neighbourhood forum, where there</p>	<p>neighbourhood plans."</p> <p>Furthermore, the NPPG sets out that "The Government does not prescribe a specific process for agreeing how the neighbourhood portion should be spent. Charging authorities should use existing community consultation and engagement processes. This should include working with any designated neighbourhood forums preparing neighbourhood plans that exist in the area, theme specific neighbourhood groups, local businesses (particularly those working on business led neighbourhood plans), and using networks that ward councillors use. Crucially this consultation should be at the neighbourhood level. It should be proportionate to the level of levy receipts and the scale of the proposed development to which the neighbourhood funding relates."</p> <p>The five community councils throughout the borough are an important part of the council's decision making process and provide an established forum for consultation with local people on various issues, giving residents and community groups the opportunity to influence how services and funding is delivered. The local elected ward councillors at community councils involve the local community in discussions on local issues and they can take decisions on key matters. Given that the community councils are established forums for local discussion and have delegated authority to take decisions about local matters, it is appropriate for CIPL projects to be proposed, discussed and agreed at these meetings.</p> <p>The percentage of CIL that can be used for monitoring and administration includes the ongoing administration functions such as billing and payment systems, enforcing the levy, monitoring</p>

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		<p>is one, and otherwise by working with those community groups listed as local consultees in Appendix E of the Statement of Community Involvement (SCI). A further change required is that the Statement of Community Involvement will be reviewed and updated before this SPD is adopted.</p>	<p>and reporting on CIL activity.</p> <p>The council's website will be updated regularly to provide details on the development of the CIPL project lists, community involvement and CIL spend reporting.</p> <p>Projects in the CIPLs will need to be publically accessible physical infrastructure improvements in the local area which support growth. Section 106 planning obligations will be negotiated where items sought are clearly linked to the development site and are needed to make that particular development acceptable. Therefore the s106 project banks can not have the same spending protocol, and will be replaced by the CIPLs.</p> <p>We have amended section 6 of the SPD to provide further clarification on the consultation and monitoring processes for the CIPLs.</p>
513	643	<p>Thank you for consulting the Environment Agency on the above document which we received on 13 January 2014. We provided comments to the Southwark's adopted Section 106 Planning Obligations SPD (2007) and the preliminary and Draft CIL Charging Schedule consultation regarding the inclusion of projects which could be funded in part or wholly through CIL. We support Southwark's Core Strategy (2011) policy 14 which aims to seek planning obligations on a site-by-site basis to ensure that development proposals provide or fund local improvements to mitigate the impact of development and/or additional facilities made necessary by the proposal.</p> <p>We support paragraph 3.4 of the Draft Section 106 Planning Obligations SPD which states inter- alia that planning obligations may also be sought on a case by case basis where there are identified direct impact from development to address among other matters Conservation, creation and enhancement of areas of plant and wildlife habitat, flood risk management and Sustainable Urban Drainage Systems (SUDS). We are pleased to note that that Storm Water Storage Areas: Dulwich, Peckham Rye, Camberwell and North Peckham have been included in the Draft Regulation 123 List. We welcome paragraph 4.3 which points out that Regulation 123 list will be kept up to date to take into account any changes in circumstances and / or infrastructure needs identified in the future.</p> <p>We do acknowledge that some areas earmarked for regeneration in Southwark are located</p>	<p>Comments noted and welcomed.</p> <p>The SPD sets out the list of 'standard charges' but in addition to this list planning obligations may also be sought, on a case by case basis, where there are identified direct impacts from development to address matters such as flood risk management. The borough Strategic Flood Risk Assessment will be updated in 2015 and take into account the Thames Estuary 2100 Plan. In addition, individual planning application flood risk assessments need to take into account the EA's Thames Estuary 2100 Plan.</p>

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		<p>in Flood Zone 3a although it is well defended by the Thames Barrier and River Walls. Even so, there is a residual risk of flooding from overtopping or breaches in the river wall. Future development within the Borough, if not carefully managed, can influence the risk of flooding posed to residents within the borough and neighbouring areas. Conversely, inappropriate planning decisions within adjacent districts can also impact adversely upon flooding within the Borough. For developments fronting the River Thames, we would wish to see the Draft Section 106 Planning Obligations/Community Infrastructure Levy SPD aligning with the Environment Agency Thames Estuary 2100 (TE2100) Plan which was approved by DEFRA in November 2012. The TE2100 Plan is the result of a detailed assessment of the options available to manage flood risk and their economic costs, benefits and environmental impacts. It sets out the strategic direction for managing flood risk across the Estuary, and contains recommendations on what actions we and others will need to take in the short term (next 25 years), medium term (the following 15 years) and long term (to the end of the century). The Plan is based on current climate change guidance, but is adaptable to changes in predictions for sea level rise and climate change over the century.</p> <p>It is our intention to use proposals for Community Infrastructure Levy charging schedules to secure funding for FCRM schemes that are unlikely to be wholly funded through Central or Local government funds. The Government recognises that in planning for prosperity adequate infrastructure needs to be provided (NPPF para 7) and the Local Plan has a crucial role in this (Para 157). The Community Infrastructure Levy is seen by Government as a key way to fund new infrastructure and unlock land for growth.</p> <p>We will support the London borough of Southwark with interpretation of TE2100 data and information as required to ensure the revision of the borough Strategic Flood Risk Assessment (SFRA) and flood plans are developed with an understanding of TE2100 analysis and recommendations. We hope the supplementary planning document will support the flood risk management measures identified by the TE2100 Plan.</p>	
533	1303	<p>S.106 Planning Obligation and Community Infrastructure Levy- Draft SPD</p> <p>Carbon Fund</p> <p>At present, the draft SPD seeks to secure financial contributions where schemes do not meet the development plan target for reducing carbon dioxide emissions. Southwark's Core Strategy seeks the achievement of a 44% saving in carbon emissions above the Building Regulations (2006) and requires major development to achieve a reduction in carbon dioxide of 20% from using on-site or local low and zero carbon sources of energy. From October 2013, the London Plan sets a minimum target reduction in carbon dioxide emissions of 40% on 2012 Building regulations.</p>	<p>We have amended the text in Appendix 1: Carbon Offset: Green Fund, to provide further clarification on the target and specify that offsetting will be sought where developments do not reach overall CO2 reduction targets, rather than the target associated with renewable technologies.</p>

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		<p>The draft SPD is silent on the position of whether or not financial obligations would be sought if a major development fell short of the 20% aspiration for on-site renewable target, but achieved the 40% overall reduction target on 2010 Building Regulations. Our client considers that the contributions should be linked only to the overall carbon reduction targets and this should be clarified in the next iteration of the document.</p>	
541	190	<p>These representations are submitted to Southwark Council (the "Council") on behalf of our client Lend Lease (Elephant and Castle) Limited ("Lend Lease") in respect of Southwark's Draft Section 106 Planning Obligations and Community Infrastructure Levy Supplementary Planning Document (SPD) (December 2013).</p> <p>As the Council's development partner, Lend Lease is committed to the delivery of significant regeneration at Elephant and Castle, which is a key policy aspiration of the Council, and has obtained planning permissions in the last 15 months for the Heygate Masterplan and its first detailed phase (MP1), Trafalgar Place and One the Elephant. The total combined quantum of development currently permitted on Lend Lease's schemes is up to 2,989 residential units, 22,763 sqm (GEA) of retail and leisure floorspace, 5,413 sqm (GEA) of business floorspace, up to 5,000 sqm (GEA) of community and culture floorspace, a new energy centre which will be able to serve the wider neighbourhood, and a new park. This level of investment in the borough over the next 10 plus years will see Lend Lease continue to look at opportunities for further development and optimisation. Lend Lease, therefore, takes a very serious interest in the emerging borough CIL and its impact on future development.</p> <p>As a result of its significant regeneration and associated viability and Section 106 discussions with the Council over the last 3 years, Lend Lease is fully informed and well placed to comment on the implications of the draft SPD.</p> <p>We understand that once adopted, the document will supersede the current Section 106 Planning Obligations SPD (July 2007). The draft SPD explains the circumstances in which the Council will seek to negotiate Section 106 obligations (S106) and how S106 and CIL will work together.</p>	Comments noted.
542	190	<p>Relationship of the SPD and CIL</p> <p>As a general comment, Lend Lease supports the review of this draft document in parallel with the emerging borough CIL to ensure no double counting in the provision of financial planning obligations. In this regard, the SPD specifies that S106 will relate only to site specific infrastructure or situations where development does not meet policy requirements, and that CIL will relate to local and strategic infrastructure required to support the borough as a whole.</p> <p>The draft document sets out aspirations to achieve S106 obligations in relation to affordable</p>	<p>The SPD includes reference to considering the viability of schemes to achieve planning obligations. The SPD advocates the submission of a full 'open book' financial viability assessment to Southwark.</p> <p>We have updated the SPD in Section 5 to make clear that CIL will replace the section 106 tariffs set out in the Aylesbury Area Action Plan and the strategic transport section 106 tariff in the</p>

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		<p>housing, archaeology, carbon offset, playspace, amenity space, employment and enterprise, public realm, student housing, site specific transport measures and wheelchair accessible housing. The rates at which these obligations are sought have not significantly differed, but in most cases have increased, from those set out in the current S106 Planning Obligations SPD (2007). Given that CIL is a non-negotiable tax on development and considering the current proposed S106 aspirations, Lend Lease questions the ability for the Council to achieve these standard S106 charges. Lend Lease has provided comments on the Revised Draft Charging Schedule under separate cover.</p> <p>The level of contributions sought should be negotiated on a site by site basis. It should also take in to account circumstances where a scheme delivers infrastructure, for example a community facility or major public realm improvements, as part of the development proposal i.e. benefit in kind over and above policy requirements. It should also recognise that in some instances, the cost of such provision may be a disproportionate burden on scheme viability, but the infrastructure is nonetheless provided in the interests of achieving wider benefits and meeting other policy objectives. This should be taken in to account in assessing the potential for a scheme to meet other obligations, including affordable housing.</p> <p>Lend Lease also considers that the draft SPD should be clear on the future role of tariffs set out in other policy documents (for example the Elephant and Castle Strategic Transport Tariff) and the updated SPD and borough CIL moving forward.</p>	Elephant and Castle SPD/OAPF.
543	190	<p>Specific Comments on Standard Charges</p> <p>Lend Lease would like to make specific comments on a number of the standard planning obligations set out in the Appendix of the draft SPD.</p> <p>Wheelchair Accessible Housing: Off-set Fund</p> <p>We note that the draft SPD allows for, in exceptional circumstances where 10% policy requirement is not feasible on site, a financial S106 planning obligation to contribute towards the adaptation of other homes in the borough to meet the needs of people with a range of disabilities. Each of Lend Lease's three main developments in Elephant and Castle includes a policy compliant provision of 10% of all new residential units as wheelchair accessible. Recent marketing experience on One the Elephant and Trafalgar Place, however, has indicated that even with dedicated and appropriate marketing there have been minimal sales of the private wheelchair accessible units. On this basis, Lend Lease considers that the Council should consider allowing contributions to the Off-set fund in lieu of the on-site provision of private wheelchair accessible units, even if it might appear feasible at design and planning stage to include 10% provision on-site. This would need to be assessed and justified on a case by case basis, but should be reflected in the SPD.</p>	<p>It is not considered appropriate to include the suggested amendment into the SPD. Both the London Plan and saved Southwark Plan require 10% provision of wheelchair accessible housing on site. In exceptional circumstances, the council will consider contributions to be made to the off-set fund.</p>

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544	190	<p>Carbon Fund</p> <p>At present, the draft SPD seeks to secure financial contributions where schemes do not meet the development plan target for reducing carbon dioxide emissions. Southwark's Core Strategy seeks the achievement of a 44% saving in carbon emissions above the Building Regulations (2006) and requires major development to achieve a reduction in carbon dioxide of 20% from using on-site renewables or local low and zero carbon sources of energy. From October 2013, the London Plan sets a minimum target reduction in carbon dioxide emissions of 40% on 2012 Building regulations.</p> <p>The draft SPD is silent on the position of whether or not financial obligations would be sought if a major development fell short of the 20% aspiration for on-site renewable provision, but achieved the 44% overall reduction target on 2010 Building Regulations. Lend Lease considers that the contributions should be linked only to the overall carbon reduction targets and this should be clarified in the next iteration of the document.</p>	<p>We have amended the text in Appendix 1: Carbon Offset: Green Fund, to provide further clarification on the target and specify that offsetting will be sought where developments do not reach overall CO2 reduction targets, rather than the target associated with renewable technologies.</p>
545	190	<p>Employment and Enterprise</p> <p>Following recent discussions and experiences within Southwark, Lend Lease is of the view that minimum targets for the creation of jobs during and after the construction period, should be devised through a combination of sustained jobs and person months of employment and not only by the number of people in employment for a period of 26 weeks. The obligation should provide a reward mechanism that incentivises the provision of longer term jobs.</p> <p>In summary, Lend Lease welcomes the early review of the SPD in parallel with the emerging borough CIL, however, has some concerns about the ability to achieve the obligations as drafter and requests further clarity on specific matters.</p>	<p>The council is looking at ways to improve coordination between different sites and improve the mechanisms to support and track people across different jobs. Our focus is on improving the long-term employment outcomes for the beneficiaries of employment initiatives secured in S106 agreements, rather than amending the targets.</p>
564	167	<p>Draft Supplementary Planning Document: CIL &amp; Planning Obligations</p> <p>We welcome the Council's revised SPD on CIL and Section 106, which does provide confidence that Southwark Council intends to properly scale back S106 planning obligations. Paragraphs 3.3 and 3.4 refer to the broad types of obligation that may continue to be required to be funded from Section 106 contributions. As the Council is aware, and has assumed in its viability assessment, they are not usually expected to require obligations where they have not provided relevant evidence for their cost at the time of the CIL setting process. We would therefore suggest that it might be appropriate to include a reference saying that whilst it is important to maintain flexibility to require obligations where they meet the tests set out in Regulation 122 of the CIL regulations, these are not generally expected to be onerous or greater than the equivalent of around £1,500 per unit as assumed in the CIL viability study.</p> <p>The draft document also provides some background commentary on CIL in a number of</p>	<p>It is not considered appropriate to include the suggested reference of an average of £1500 per unit into the SPD. The SPD states clearly that when carrying out negotiations for section 106 planning obligations, the tests set out in the Community Infrastructure Levy Regulations must be met. Each scheme will have different impacts and different costs.</p> <p>We have amended the SPD to clarify that Southwark will publish its own instalments policy on the internet (as per the CIL Regulations) and that the council will have the freedom to decide the number of payments, the amount and the time</p>

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		<p>places, which, once a Borough CIL is introduced, would probably be better included in a specific guidance note to applicants given the specific and technical nature of the subject matter,</p> <p>There are a number of issues relating to CIL which require clarification including:</p> <ul style="list-style-type: none"> <li>• The Instalments policy where the revised CIL and Section 106 SPD refers to the default payment position in the regulations, whereas in other CIL documents the Council refers to adopting the Mayor's instalments policy;</li> <li>• References to pooling should include references to 'types' as well as 'items' of infrastructure (paras 1.4 and 4.1);</li> <li>• In relation to Permitted Development we assume that paragraph 5.2 should read 'after' rather than 'before' April 2012;</li> </ul> <p>At paragraph 5.10 the document requires the submission of a 'Planning Obligations Statement' with planning applications. Given the Government's desire to reduce the number and scope of application documents and the intention that CIL should reduce bureaucracy it might be useful to clarify the limited content of this and the fact that it should be proportionate to the size of the application. We assume that it is intended to be a list of Section 106 heads with appropriate commentary/justification where necessary. If this is indeed the case it would be useful if that could be confirmed.</p> <p>Paragraph 5.11 suggests that where a viability assessment has been undertaken the Council may require 'claw-back' mechanisms should land values rise. In our view, given that most viability assessments already assume value growth and that developers are required to take on significant risk including the implications of values falling, such mechanisms should not usually be included.</p>	<p>due.</p> <p>Reference to 'type' of infrastructure has also now been included in the SPD.</p> <p>Regarding the submission of a Planning Obligations Statement, we have amended the paragraph in the SPD to make it clearer that they need to accompany major development proposals and what should be included.</p> <p>The council's approach of requiring claw-back mechanisms has worked in practice and is considered appropriate in particular circumstances.</p>
565	167	<p>In relation to three of the specific items required by the SPD, we would make the following comments:</p> <ul style="list-style-type: none"> <li>• Carbon Offset – Green Fund: We would welcome the inclusion of wording to ensure that this policy requirement is monitored in the context of changes in technology and policy. There needs to be clarity at the planning permission stage what the expectations in relation to carbon-offsetting will be.</li> </ul>	<p>Further clarification has been included within Appendix 1.</p>
566	167	<ul style="list-style-type: none"> <li>• Children's Play Space: This section effectively replicates the Mayor's Play and Informal Recreation SPG (2011). It might be simpler to refer to that document rather than replicate it here. It should be noted that, contrary to the revised CIL and Section 106 SPD text, the Mayor's SPG does not require all play space to be delivered on site provided there is capacity close to the site, with the distance being based on the needs of different age groups. Off-site contributions should only be required if there is not appropriate on site or</li> </ul>	<p>For completeness, it is considered appropriate to include the Mayor's SPG figures for calculating child yield within the SPD, because Southwark is utilising this as its local approach to the provision of playspace. Reference to child 'bed spaces' has been replaced by child 'yield' to remove any</p>

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		<p>local capacity. The reference to 'Child Bed Spaces' in the document is confusing – and might better refer to 'Child Yield' as that is what the formulae on the following page provide. It would also be useful if reference could be made to funding for a specific play space based on actual costs if agreed with the Council as an alternative to the £/sqm payment.</p>	<p>confusion.</p> <p>The council's priority is for all developments with an estimated child occupancy of ten or more children should seek to make appropriate play provision to meet the needs arising from the development. The benchmark standard for onsite provision gives a more effective measure of need and will reflect variations in population characteristics and the mix of housing types and tenures. The guidance in the SPD takes account of circumstances where by this is not feasible.</p> <p>The inclusion of a benchmark cost figure to calculate the shortfall of space and financial contribution is necessary to ensure the councils average costs of improving playspace are considered at the outset.</p>
567	167	<p>• Employment and Business Contributions: The Berkeley Group is committed to ensuring the economic and social sustainability of its developments and is already working with the Council to ensure that local residents can access employment in its sites. It will be important to ensure that the proposed employment and business obligations can be implemented flexibly to reflect the particular issues and opportunities associated with individual sites. In particular, in relation to 'loss of employment floorspace' (p.28), new development generally involves replacement of old or inefficient floorspace with new higher quality and higher density space as part of mixed use developments. Density standards applied to the formulae should therefore reflect the actual nature of existing and proposed stock.</p>	<p>The SPD sets out the calculation based upon the Full Time Employees arising from all types of business floorspace.</p>
619	1308	<p>S.106 Planning Obligation and Community Infrastructure Levy- Draft SPD</p> <p>Carbon Fund</p> <p>At present, the draft SPD seeks to secure financial contributions where schemes do not meet the development plan target for reducing carbon dioxide emissions. Southwark's Core Strategy seeks the achievement of a 44% saving in carbon emissions above the Building Regulations (2006) and requires major development to achieve a reduction in carbon dioxide of 20% from using on-site or local low and zero carbon sources of energy. From October 2013, the London Plan sets a minimum target reduction in carbon dioxide emissions of 40% on 2012 Building regulations.</p> <p>The draft SPD is silent on the position of whether or not financial obligations would be</p>	<p>We have amended the text in Appendix 1: Carbon Offset: Green Fund, to provide further clarification on the target and specify that offsetting will be sought where developments do not reach overall CO2 reduction targets, rather than the target associated with renewable technologies.</p>

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		<p>sought if a major development fell short of the 20% aspiration for on-site renewable target, but achieved the 40% overall reduction target on 2010 Building Regulations. Our client considers that the contributions should be linked only to the overall carbon reduction targets and this should be clarified in the next iteration of the document.</p>	
641	127	<p>Thames Water Utilities Ltd (Thames Water) Property Services function is now being delivered by Savills (UK) Limited as Thames Water's appointed supplier. Savills are therefore pleased to respond to the above consultation on behalf of Thames Water.</p> <p>Thames Water are the statutory sewerage and water undertaker for the Borough and are hence a "specific consultation body" in accordance with the Town &amp; Country Planning (Local Planning) Regulations 2012.</p> <p>General Comments</p> <p>The timescales for works to be carried out by water and sewerage companies do not always fit with development needs in some areas. Where upgrade work is required on the existing wastewater network, and funding has not been approved by Thames Water's regulator Ofwat, then the developer has the option to requisition the infrastructure. In some circumstances a local planning authority could consider using planning obligations or the Community Infrastructure Levy to fund wastewater infrastructure as set out in the draft National Planning Practice Guidance which states that:</p> <p>A local planning authority could consider using planning obligations or the Community Infrastructure Levy to fund wastewater infrastructure if after liaison with the water and sewerage companies and regulators this would be an appropriate option to support development'.</p> <p>Thames Water would therefore welcome a discussion with the Council to determine whether the Community Infrastructure Levy would be an appropriate tool to secure wastewater infrastructure funding which hasn't been secured through their Business Plan.</p>	<p>Comments noted and we will continue to liaise with Thames Water regarding infrastructure provision and CIL spend.</p>
642	974	<p>Carbon Fund</p> <p>At present, the draft SPD seeks to secure financial contributions where schemes do not meet the development plan target for reducing carbon dioxide emissions. Southwark's Core Strategy seeks the achievement of a 44% saving in carbon emissions above the Building Regulations (2006) and requires major development to achieve a reduction in carbon dioxide of 20% from using on-site or local low and zero carbon sources of energy. From October 2013, the London Plan sets a minimum target reduction in carbon dioxide emissions of 40% on 2012 Building regulations.</p> <p>The draft SPD is silent on the position of whether or not financial obligations would be sought if a major development fell short of the 20% aspiration for on-site renewable target,</p>	<p>We have amended the text in Appendix 1: Carbon Offset: Green Fund, to provide further clarification on the target and specify that offsetting will be sought where developments do not reach overall CO2 reduction targets, rather than the target associated with renewable technologies.</p>

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		<p>but achieved the 40% overall reduction target on 2010 Building Regulations. Our client considers that the contributions should be linked only to the overall carbon reduction targets and this should be clarified in the next iteration of the document.</p>	
643	907	<p><b>Carbon Fund</b>  At present, the draft SPD seeks to secure financial contributions where schemes do not meet the development plan target for reducing carbon dioxide emissions. Southwark's Core Strategy seeks the achievement of a 44% saving in carbon emissions above the Building Regulations (2006) and requires major development to achieve a reduction in carbon dioxide of 20% from using on-site or local low and zero carbon sources of energy. From October 2013, the London Plan sets a minimum target reduction in carbon dioxide emissions of 40% on 2012 Building regulations.  The draft SPD is silent on the position of whether or not financial obligations would be sought if a major development fell short of the 20% aspiration for on-site renewable target, but achieved the 40% overall reduction target on 2010 Building Regulations. Our client considers that the contributions should be linked only to the overall carbon reduction targets and this should be clarified in the next iteration of the document.</p>	<p>We have amended the text in Appendix 1: Carbon Offset: Green Fund, to provide further clarification on the target and specify that offsetting will be sought where developments do not reach overall CO2 reduction targets, rather than the target associated with renewable technologies.</p>
644	1177	<p>Dear Planning Policy Team,  I write in response to the consultations on the above-named documents on behalf of the Liberal Democrat group at Southwark Council.</p> <p>Overall, I am pleased that officers have put a significant amount of work into getting these documents right, and I am happy with most aspects of both documents, and the changes that have been made since the first draft. However, a number of issues still need to be addressed, and I would like to take this opportunity to raise these concerns formally.</p> <p>Firstly, it is very important that the charging levels are consistent with existing council policies. The Southwark Plan, which was independently assessed and agreed to be implementable by BNP Paribas, establishes the council policy of achieving a minimum of 35% affordable housing on large housing developments – a percentage that is regrettably not regularly achieved in our borough at present. We need to be absolutely sure that the new CIL charges are set at a rate that does not further compromise the implementation of this policy. I also have concerns about the distribution of the funding once it has been collected, particularly about the split between local and borough-wide distribution. All efforts should be made to ensure that the portion of the funds that is to be spent locally is genuinely spent on improvements in the communities affected by the development.</p> <p>Although they will be used as a last resort, the current Community Council areas are far too large to be used for this purpose. Rather, examples where the development does not fall within a neighbourhood plan or opportunity area should be examined on a case by case basis to ensure those residents whose lives are affected by the development can benefit</p>	<p>The council has sought as far as possible to align the development plan designations with areas in which local CIL funding can be spent, hence the identification of neighbourhood plan areas, action areas etc. The development plan designations generally reflect distribution of growth and the SPD should ensure that local CIL funding is available to help mitigate impacts of growth in those areas. While not perfect, there are relatively few areas which fall outside a neighbourhood/opportunity/action/SPD area. The sequential approach to spending local CIL prioritises the delivery of projects on the CIPLs which fall within an area with an adopted neighbourhood plan, thereby providing support to infrastructure projects identified within neighbourhood plans.</p> <p>In relation to consultation and spending of local CIL funds, the government's National Planning Practice Guidance (NPPG) paragraph 073 sets out that "the charging authority will retain the levy receipts but should engage with the communities where development has taken place and agree</p>

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		<p>from the new investment. Government guidelines state that the percentage of the CIL charge that should be spent locally should be set at 15% with a cap at £100 per council tax dwelling, or 25% with no cap for areas with an adopted neighbourhood plan. This distinction has quite rightly been made to encourage the adoption of neighbourhood plans, and the council's decision to eliminate this distinction has the potential to damage the progress that is being made in developing more neighbourhood plan areas across the borough. Whilst the decision to spend more money locally is welcome, it would be useful to understand the council's thinking behind this decision.</p> <p>Taken in conjunction with the possibility of spending local CIL funding in much larger areas if a neighbourhood plan is not in place, this measure will inevitably lead to local CIL funding being invested further away from the communities who have been affected by development, and according to an agenda that is not set by local people. The 75% remaining CIL is already being put towards borough-wide infrastructure projects that will benefit a greater proportion of residents.</p>	<p>with them how best to spend the neighbourhood funding. Charging authorities should set out clearly and transparently their approach to engaging with neighbourhoods using their regular communication tools e.g. website, newsletters, etc. The use of local CIL funds should therefore match priorities expressed by local communities, including priorities set out formally in neighbourhood plans."</p>
646	1303	<p><b>Carbon Fund</b></p> <p>At present, the draft SPD seeks to secure financial contributions where schemes do not meet the development plan target for reducing carbon dioxide emissions. Southwark's Core Strategy seeks the achievement of a 44% saving in carbon emissions above the Building Regulations (2006) and requires major development to achieve a reduction in carbon dioxide of 20% from using on-site or local low and zero carbon sources of energy. From October 2013, the London Plan sets a minimum target reduction in carbon dioxide emissions of 40% on 2012 Building regulations.</p> <p>The draft SPD is silent on the position of whether or not financial obligations would be sought if a major development fell short of the 20% aspiration for on-site renewable target, but achieved the 40% overall reduction target on 2010 Building Regulations. Our client considers that the contributions should be linked only to the overall carbon reduction targets and this should be clarified in the next iteration of the document.</p>	<p>We have amended the text in Appendix 1: Carbon Offset: Green Fund, to provide further clarification on the target and specify that offsetting will be sought where developments do not reach overall CO2 reduction targets, rather than the target associated with renewable technologies.</p>
647	1310	<p>I am a local resident who lives at Draper House and would like to submit my comments on the draft SPD, as there is complete lack of how community groups can feed in and influence how money gained through s106 should be spent for local benefit.</p> <p>Having just experienced a very poor officer led decision making process as to how £50K of s106 money gained from the Strata development was wasted through a failed attempt to clean our building. It is vital that local communities and key stakeholders influence how such money is allocated and spent from the start to avoid valuable limited public resources being misused in circumstances that lead to public mistrust, anger and have a detrimental impact on the lives of people who are meant to benefit from such contributions.</p>	<p>In relation to consultation and spending of local CIL funds, the governments National Planning Practice Guidance (NPPG) paragraph 073 sets out that "the charging authority will retain the levy receipts but should engage with the communities where development has taken place and agree with them how best to spend the neighbourhood funding. Charging authorities should set out clearly and transparently their approach to engaging with neighbourhoods using their regular</p>

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		<p>Local community groups, area based community networks and neighbourhood forums should have a significant role in the spend of CIL and s106 money. They are not mentioned in Section 6 of the draft SPD which should be revised to include the following:</p> <ol style="list-style-type: none"> <li>1. A community involvement policy to give meaning to the statement that 25% of CIL will be spent locally on project ideas created by the local community.</li> <li>2. Where there is a neighbourhood forum, recognise its legal status under the Localism Act and that it has the authority to make decisions about the selection of projects for CIL spend.</li> <li>3. The process of s106 project banks - where projects are listed by the Community Council and selected for spend by officers - has been criticised by some community groups for lack of transparency and accessibility. There should be an evaluation of the community experience with the s106 project banks before adopting the same system for CIL spend.</li> </ol>	<p>communication tools e.g. website, newsletters, etc. The use of neighbourhood funds should therefore match priorities expressed by local communities, including priorities set out formally in neighbourhood plans." Furthermore, the NPPG sets out that "The Government does not prescribe a specific process for agreeing how the neighbourhood portion should be spent. Charging authorities should use existing community consultation and engagement processes. This should include working with any designated neighbourhood forums preparing neighbourhood plans that exist in the area, theme specific neighbourhood groups, local businesses (particularly those working on business led neighbourhood plans), and using networks that ward councillors use. Crucially this consultation should be at the neighbourhood level. It should be proportionate to the level of levy receipts and the scale of the proposed development to which the neighbourhood funding relates."</p> <p>The five community councils throughout the borough are an important part of the council's decision making process and provide an established forum for consultation with local people on various issues, giving residents and community groups the opportunity to influence how services and funding is delivered. The local elected ward councillors at community councils involve the local community in discussions on local issues and they can take decisions on key matters. Given that the community councils are established forums for local discussion and have delegated authority to take decisions about local matters, it is appropriate for CIPL projects to be proposed, discussed and agreed at these meetings.</p> <p>The council will consult community forums and</p>

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			<p>groups and the wider local community using established community consultation and engagement processes, and at Community Councils. We have amended section 6 of the SPD to provide clarification on the engagement process for the creation of the CIPLs.</p> <p>Projects in the CIPLs will need to be publically accessible physical infrastructure improvements in the local area which support growth. Section 106 planning obligations will be negotiated where items sought are clearly linked to the development site and are needed to make that particular development acceptable. Therefore the s106 project banks can not have the same spending protocol, and will be replaced by the CIPLs.</p>
648	1309	<p>I am writing regarding the consultation for the draft policy of the above funds.</p> <p>I have a number of concerns:</p> <p>1) What facilities will be provided in order for the local community to make suggestions? 2) The respective figures of 15% and 25% regarding the amount of the CIL to be spent in local areas: this seems very low, and should be adjusted to the extent of building developments. The Heygate development is absolutely enormous and will have a massive effect on the immediate surrounding area; in addition, the process of demolishing and rebuilding has a toll on the existing community, which should be reflected in a higher proportion of the CIL being spent in that area - as a 'reward' for experiencing tremendous and sustained disruption, especially due to construction noise; 3) You mention adopted neighborhood plans, and consulting local communities, but there is no mention of giving status to other types of community groups and forums already in existence;</p>	<p>Ideas for new projects to be included in the CIPLs can be submitted to the council or at one of the five Community Councils. The CIPLs will be updated yearly and ideas for projects submitted at anytime. Given that the community councils are established forums for local discussion and have delegated authority to take decisions about local matters, it is appropriate for CIPL projects to be proposed, discussed and agreed at these meetings.</p> <p>The CIL Regulations (amendment) 2014 require the amount of CIL to be spent locally at 15% with a cap at £100 per council tax dwelling. For areas with an adopted neighbourhood plan the amount is 25% with no cap. The council has committed to spent at least 25% of CIL on projects in the local area, whether there is an adopted neighbourhood plan or not, to ensure there is a higher proportion of CIL funds spent locally across the borough.</p> <p>The council will consult community forums and groups and the wider local community using established community consultation and</p>

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			engagement processes, and at Community Councils. We have amended section 6 of the SPD to provide clarification on the engagement process for the creation of the CIPLs.
651	1309	<p>Local community groups, area based community networks and neighbourhood forums should have a significant role in the spend of CIL and s106 money. They are not mentioned in Section 6 of the draft SPD which should be revised to include the following:</p> <ol style="list-style-type: none"> <li>1. A community involvement policy to give meaning to the statement that the apportioned percentage of the CIL to be spent locally will be done so on project ideas created by the local community.</li> <li>2. Where there is a neighbourhood forum, recognise its legal status under the Localism Act and that it has the authority to make decisions about the selection of projects for CIL spend.</li> <li>3. The process of s106 project banks - where projects are listed by the Community Council and selected for spend by officers - has been criticised by some community groups for lack of transparency and accessibility. There should be an evaluation of the community experience with the s106 project banks before adopting the same system for CIL spend. The process of decision-making for the expenditure of the moneys should be transparent and available to the community during and beyond the process.</li> </ol>	<p>In relation to consultation and spending of local CIL funds, the governments National Planning Practice Guidance (NPPG) paragraph 073 sets out that "the charging authority will retain the levy receipts but should engage with the communities where development has taken place and agree with them how best to spend the neighbourhood funding. Charging authorities should set out clearly and transparently their approach to engaging with neighbourhoods using their regular communication tools e.g. website, newsletters, etc. The use of neighbourhood funds should therefore match priorities expressed by local communities, including priorities set out formally in neighbourhood plans." Furthermore, the NPPG sets out that "The Government does not prescribe a specific process for agreeing how the neighbourhood portion should be spent. Charging authorities should use existing community consultation and engagement processes. This should include working with any designated neighbourhood forums preparing neighbourhood plans that exist in the area, theme specific neighbourhood groups, local businesses (particularly those working on business led neighbourhood plans), and using networks that ward councillors use. Crucially this consultation should be at the neighbourhood level. It should be proportionate to the level of levy receipts and the scale of the proposed development to which the neighbourhood funding relates."</p> <p>The five community councils throughout the borough are an important part of the council's decision making process and provide an established forum for consultation with local</p>

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			<p>people on various issues, giving residents and community groups the opportunity to influence how services and funding is delivered. The local elected ward councillors at community councils involve the local community in discussions on local issues and they can take decisions on key matters. Given that the community councils are established forums for local discussion and have delegated authority to take decisions about local matters, it is appropriate for CIPL projects to be proposed, discussed and agreed at these meetings.</p> <p>The council will consult community forums and groups and the wider local community using established community consultation and engagement processes, and at Community Councils. We have amended section 6 of the SPD to provide clarification on the engagement process for the creation of the CIPLs.</p> <p>Projects in the CIPLs will need to be publically accessible physical infrastructure improvements in the local area which support growth. Section 106 planning obligations will be negotiated where items sought are clearly linked to the development site and are needed to make that particular development acceptable. Therefore the s106 project banks can not have the same spending protocol, and will be replaced by the CIPLs.</p>
653	1311	<p>To whom it may concern</p> <p>I am concerned that Community groups such as CoolTan Arts who have a section 106 promise which was written into a section 106 agreement which is not being meet.</p> <p>As CA is a local community group, without a permeate home we would like to have this opportunity to gain the space we were promised in a section 106 with the council and a developer.</p> <p>We have heard that the new developer wants to change the plans and CoolTan Arts out?</p>	<p>Specific concerns regarding the relationship of CoolTan Arts with an existing s106 agreement linked with a development scheme, possible new street signage and the current s106 Project bank spending will need to be discussed directly with the council and addressed separately.</p> <p>The five community councils throughout the borough are an important part of the council's decision making process and provide an</p>

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		<p>CoolTan arts is a much needed community project.</p> <p>CoolTan Arts role in the local community is massive and therefore we believe we should be able to add our voices to the spend of all CIL and s106 money. CoolTan notes at present due to council policy this does not happen. (This is not mentioned in Section 6 of the draft SPD which should be revised to include the following)</p> <p>CoolTan Arts feels we should be part of the community involvement policy to give meaning to the statement that 25% of CIL money will be spent locally on project ideas created by the local community.</p> <p>The process of s106 project banks - where projects are listed by the Community Council and selected for spend by is unclear as CoolTan Arts was chosen as a 106 project banks project –yet we have never received any allocation of funds and this was for our Lagyctal shuffle walks.</p> <p>We also urgently need street signage for our new building so people know where we are thanks you</p>	<p>established forum for consultation with local people on various issues, giving residents and community groups the opportunity to influence how services and funding is delivered. The local elected ward councillors at community councils involve the local community in discussions on local issues and they can take decisions on key matters. Given that the community councils are established forums for local discussion and have delegated authority to take decisions about local matters, it is appropriate for CIPL projects to be proposed, discussed and agreed at these meetings.</p> <p>The council will consult community forums and groups and the wider local community using established community consultation and engagement processes, and at Community Councils. We have amended section 6 of the SPD to provide clarification on the engagement process for the creation of the CIPLs.</p>
654	1292	<p>Thank you for your letter consulting the Mayor on the draft stage of Section 106 Planning Obligations/CIL Supplementary Planning Document (SPD). The Mayor has afforded me delegated authority to make comments on his behalf on emerging SPDs. The GLA welcomes the opportunity to consider the document at this draft stage. These comments are officer - level only and do not preclude any further comment the Mayor may make on future consultation phases of the Council's Local Development Framework. The SPD appears comprehensive and is supported. However, suggestions have been made below to clarify and improve the document.</p> <p>Carbon Offset — Green fund Southwark Council's approach is very welcomed and clearly sets out the borough's rationale in line with London Plan Policy 5.2 and the Mayor's draft Sustainable Design and Construction SPG guidance. The borough is encouraged to prepare its list of potential C02 retro-fit projects, or types of projects as soon as possible. The borough may also like to consider the viability of the carbon off-set price options set out in the Zero Carbon Hub's/DCLG's latest consultation document (August 2013) on 'Next steps to zero carbon homes - Allowable Solutions.' <a href="https://www.govuk/government/uploads/system/uploads/attachment_data/file/226610/130731_ALLUWABLLSOLUTIONS_CONDOC_FOR_PUBLISHING.pdf">https://www.govuk/government/uploads/system/uploads/attachment_data/file/226610/130731_ALLUWABLLSOLUTIONS_CONDOC_FOR_PUBLISHING.pdf</a></p>	<p>Comments noted and we have amended Appendix 1 Carbon Offset: Green Fund to include the carbon off-set price options as set out in the government's consultation document.</p> <p>The SPD has also been amended to refer to bus stops and dedicated bus service improvements, consistent with the comments made by TfL.</p>

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		<p>The document (page 36) recommends a central carbon price of £60 a tonne of CO2 with a high price at £90 a tonne.</p> <p>Transport Transport for London's representation is attached to this letter (Appendix 1).</p> <p>As you are aware all local development documents including Supplementary Planning Documents have to be in general conformity with the London Plan under section 24 (1)(b) of the Planning and Compulsory Purchase Act 2004 The SPD should be amended in line with the comments in this letter to ensure general conformity.</p>	
655	878	<p>Below are Transport for London's comments on the draft Si 06/GIL SPD. Comments from TfL on the revised draft CIL charging schedule will also be provided separately. The comments below relate solely to the planning policy and in particular how it might affect responses to planning applications.</p> <p>S106 Planning Obligations and Community Infrastructure Levy draft SPD</p> <p>Page 9 — Types of section 106 planning obligations</p> <p>The Council could consider adding Land bus service enhancements' after 'Transport measures: site specific'. Bus service pump priming is not 'infrastructure' but revenue funded and, as such, cannot attract CIL funding. There are a number of locations in the borough, for example Elephant and Castle, Aylesbury area and Canada Water where it may be appropriate (and required) to continue to collect s106 funding from a number of developments, on a pro rata basis, to fund bus service enhancements to benefit the area as a whole, as well as, more generally, on a site specific basis.</p>	<p>In addition to the list of standard charges set out in Appendix 1, we have included in the list of other planning obligations which may also be sought, on a case by case basis where there are identified direct impacts from development (section 3) - Bus stops and other dedicated bus service improvements</p>
656	878	<p>Page 12— section 106 planning obligations</p> <p>The Council could consider stating what their priorities for si 06 funding are, as the London Plan does (London Plan Policy 8.2D — which states that affordable housing and public transport improvements should be prioritised for s106 funding). The SPD promotes a wide and extensive range of potential planning obligations, but with the introduction of GIL, the amount of s106 funding available is likely to be reduced if development is to remain viable, increasing the importance of clarifying priorities and to avoid the SPD becoming an undeliverable 'wish list'.</p>	<p>The London Plan is part of the council's development plan and therefore it is not considered necessary to repeat the priorities set out in policy 8.2D of the London Plan.</p>
657	878	<p>Page 43 — Transport measures: site specific</p> <p>As per the comment and reasons outlined above, bus service enhancements (whether site specific or area wide), and the requirement to continue to collect s106</p>	<p>We have included reference to bus stops and other dedicated bus service improvements</p>

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		for such purposes, should be specifically mentioned and explained here, for clarity and avoidance of doubt.	