

Representation	Officer Response
<p data-bbox="188 317 665 347">SP1a Southwark's Development Targets</p> <p data-bbox="188 357 365 421">Derek Kinrade NSPPSV47.5</p> <p data-bbox="188 467 1099 639">SP1a : By my reckoning 11,000 new council homes equates to about 18% of the aspiration of 2,355 new homes per annum over 26 years. If you agree it would be helpful to say so. It would also helpful to understanding to present annual targets for social rented, intermediate , council and open market housing in average percentage terms.</p>	<p data-bbox="1140 467 1868 497">These housing targets are clearly set out in SP1a, SP1 and P1.</p>
<p data-bbox="188 756 356 820">John Bussy NSPPSV373.2</p> <p data-bbox="188 866 741 896">"SP1a: SOUTHWARK'S DEVELOPMENT TARGETS</p> <p data-bbox="188 901 819 932">Not Justified, Not Effective & Not Positively Prepared</p> <p data-bbox="188 936 1111 1433">These targets for homes and jobs are just numbers (huge numbers) to be imposed wherever possible in the Borough. This Plan should be growing from the ground up, building from what is there at the moment. It should be encouraging developments that would be a positive benefit to what exists and make places better to live and work in. It should not be the job of any constructive plan to start with a number, look at what can be bulldozed away and then squeeze excessive numbers of homes, jobs, offices, or shops into whatever empty sites it has made. That is bad planning; meaning this Plan is not positively prepared, not justified and will not be effective in meeting the stated reasons for this policy. The fact that the Council is having to build up to 48 storeys is already proof of failure as they are not creating good places to live; they are creating investment opportunities. Please build from what already exists – don't bulldoze away the people and the life and try to start all over again.</p>	<p data-bbox="1140 866 1223 896">Noted.</p> <p data-bbox="1140 936 2051 1109">Policy IP7 (Statement of Community) sets out the requirement to consult on planning applications and draft planning policy and guidance and documents in accordance with the Statement of Community Involvement. Planning applications are subject to public consultation where residents and stakeholders can have their say on development proposals.</p>

<p>"... new development must provide housing ...to integrate with existing communities and improve places for existing residents and businesses particularly in the areas around where the new development is being built." This policy is not positively prepared or effective because in Pages Walk, Willow Walk and Crimscott Street the Council is doing the opposite. Alternative - See above"</p>	
<p>Matthew Robinson NSPPSV469.3</p> <p>SP1 a "This is particularly important if a sufficiently flexible supply of deliverable and developable land is to be maintained over the plan period. It is noted that the revised standard method proposals stipulate an annual housing requirement for Southwark of 3,547 homes per annum which is significantly more than the 2,355 homes proposed within the New Southwark Plan. We therefore support the introduction of the words "at least" before the housing, jobs and new office space targets (84,000 and 460,000 sqm respectively) in particular. I trust that these representations will be taken into account moving forward."</p>	<p>Noted.</p>
<p>CBRE Ltd on behalf of Royal London NSPPSV344.1</p> <p>SP1a</p> <p>As noted above we support the ambitious target for 2,355 new homes per year and acknowledge the need for significant numbers of new council homes. The target of 84,000 new jobs over the next 20 years is ambitious and likely to be challenging to achieve. We also note ambitious new office floorspace and net new retail floorspace targets. Redevelopment of the Six</p>	<p>Noted.</p>

<p>Bridges site will be able to contribute to these targets.</p>	
<p>GLA NSPPSV66.1</p> <p>It is positive to see new Policy SP1a clearly sets out the strategic targets for Southwark over the plan period including the requirement for the borough to deliver 2,355 new homes each year. This is in line with Southwark's 10-year housing target of 23,550 to be delivered between 2019/20 and 2028/29 set out in Table 4.1 of Policy H1 of the ItP London Plan.</p>	<p>Noted.</p>

Representation	Officer Response
<p data-bbox="188 316 488 343">SP1b Southwark's Places</p> <p data-bbox="188 355 365 419">Derek Kinrade NSPPSV47.6</p> <p data-bbox="188 499 931 526">SP1b: Why do you use an end date of 2033, rather than 2043?</p>	<p data-bbox="1140 464 2000 528">It is a 15 year Plan. 2043 is the timeframe for the delivery of 11,000 new homes.</p>
<p data-bbox="188 612 365 676">John Bussy NSPPSV373..3</p> <p data-bbox="188 719 1008 767">"SP1b: SOUTHWARK'S PLACES - The same comments apply [as SP1a] "</p>	<p data-bbox="1140 683 1223 710">Noted.</p>
<p data-bbox="188 868 365 932">Mike Wilson NSPPSV495.2</p> <p data-bbox="188 975 253 1002">SP1b</p> <p data-bbox="188 1045 824 1072">"1. A definition of effective neighbourhoods & places</p> <p data-bbox="188 1117 1102 1361">Under SP1b "Southwark's Places" the plan rightly sets out an aspiration "to strengthen the distinctive network of diverse places so that they will continue to be successful and vibrant as part of the overall plan for Southwark". This is followed through in a sequence of Area Plans for specific areas but there is not, as yet, an adequate description or evidence base for the core ingredients or shared characteristics of neighbourhoods that would mark them out as successful and vibrant.</p> <p data-bbox="188 1406 1070 1433">The pandemic has highlighted the importance of access to support, goods</p>	<p data-bbox="1140 975 2016 1072">Noted. The Plan plans for and considers the delivery of services when development is coming forward. Consideration of this is required under a number of the policies.</p> <p data-bbox="1140 1117 2047 1254">Collaborative planning is encouraged in Southwark. Policy IP7 (Statement of Community) sets out the requirement to consult on planning applications and draft planning policy and guidance and documents in accordance with the Statement of Community Involvement.</p>

and services locally. There is also a growing evidence base, both domestically and abroad, concerning the effectiveness of “15-minute cities”, where residents are able to meet most, if not all, of their needs within a short walk or bike ride from their home. Without sufficient reference to this evidence base the current plan is not yet positively prepared or justified.

Within Southwark itself there are also examples of innovative neighbourhood schemes that attempt to not only identify and build also on the assets within local communities (social as well as physical) to develop strong and distinctive neighbourhoods. These initiatives provide examples of how statutory, community, and business partners, can work together to contribute to thriving neighbourhoods – a collaborative approach that also needs to be captured more clearly within the NSP if it is to be effective.

Suggested changes:

New Southwark Plan Strategic Vision:

Explicit reference to a 15-minute city and/or the core characteristics of thriving neighbourhoods will greatly strengthen the plan and its evidence base, to ensure it is both justified and positively prepared.

E.g. change to: The New Southwark Plan Vision is for Southwark to continue to be a network of successful, unique, historic, distinct [insert: neighbourhoods. Whilst retaining and building on their unique identity, each neighbourhood should share certain core characteristics including a mix of housing types, social and community infrastructure and affordable transport network. Within a short walk or bike ride from home there should be easy access to shops, goods and services, community and] cultural activities, open spaces and clean air.

SP1b: Southwark’s Places

The wording above should be followed through into SP1b, to give definition and an evidence base for this policy (justified and positively prepared).

CBRE Ltd on behalf of Royal London
NSPPSV344..2

SP1b

We note the approximate housing capacity for Old Kent Road of 20,572 dwellings which we strongly support; and we also note the net requirement for 6,321 sqm GIA of B Class Employment Floorspace; and 5,874 sqm GIA of retail, leisure and community uses (A1-A4, D1-D2). Careful consideration will be required with regards to the new Class E use class and how this relates to these planning policies and targets. We also note the requirement for 38,828 sqm GIA of open space within the site allocations.

Noted.

GLA
NSPPSV66.1

The Mayor supports the commitment in new Policy SP1b Southwark's Places to work with partners to ensure developments improve places for local communities through the delivery of regeneration in Opportunity Areas and Action Areas throughout the borough. It is positive to see approximate delivery numbers for housing, employment, retail, leisure and community uses and open space for the plan's Vision Areas clearly presented.

Noted.