

COMMUNITY INFRASTRUCTURE LEVY

Regulation 19 (1) (b)

Statement of Consultation

May 2017

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1. Introduction

- 1.1. The purpose of this document is to provide a summary of the representations on the London Borough of Southwark Community Infrastructure Levy (CIL) Draft Charging Schedule consultation, in accordance with the Community Infrastructure Levy Regulations 2010 as amended (the “Regulations”).
- 1.2. This statement addresses the requirements of Regulation 19 (1) (b) of the Community Infrastructure Levy Regulations by setting out:
 - if representations were made in accordance with regulation 17;
 - the number of the representations received; and
 - a summary of the main issues raised by the representations
- 1.3. The Draft CIL Charging Schedule was published in accordance with the requirements of Regulation 16 of the Regulations. This statement provides a summary of the consultation undertaken at each stage, and the main issues raised in the representations received with the Council’s response to these issues.
- 1.4. Appendix F of this statement (separate document) sets out our individual comments on all of the representations we received at the Draft CIL Charging Schedule stage of consultation.

2. Preliminary Draft CIL Charging Schedule

2.1 Who was consulted and how?

2.1.1. Table 1 sets out the main consultation that has been carried out. It shows how we met our statutory requirements in the CIL Regulations (2010) (as amended) and the additional consultation we carried out in accordance with our statement of community involvement. We carried out 20 weeks of consultation between 17 June 2016 – 04 November 2016.

Table 1

	Method	Further detail	Date
Statutory requirement	Letter sent to consultees who fall within CIL Regulations (2010) (15) inviting representations on the preliminary draft charging schedule.	A letter (see Appendix D) explaining the purpose of the Community Infrastructure Levy and the preliminary draft CIL Charging Schedule 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 CIL Regulation 15 (see Appendix C).	7 July 2016
Additional consultation	Display the preliminary draft CIL Charging Schedule, its evidence base and supporting documents at libraries, one-stop shops and area housing offices.	The preliminary draft CIL Charging Schedule was made available at council offices and in the libraries within or near the Old Kent Road opportunity area boundary, being: <ul style="list-style-type: none"> - Council offices, 160 Tooley Street - Blue Anchor Library - Canada Water Library - East Street Library - Camberwell Library - Peckham Library 	25 August 2016
	Display the preliminary draft CIL Charging Schedule and accompanying documents on the council's website	The preliminary draft CIL Charging Schedule and its supporting documents were displayed on the Planning Policy website. A consultation questionnaire was also available on-line.	17 June 2016
	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 (see Appendix E).	23 June 2016

	Method	Further detail	Date
	Presentations to community councils	We attended community councils and highlighted the CIL consultation alongside the Old Kent Road Area Action Plan consultation	Sept – Oct 2016
	Consultation workshop	<p>The consultation workshop was aimed at providing developers and landowners with an opportunity to learn more about the Community Infrastructure Levy and our evidence base and to ask questions. Council officers delivered presentations on the proposed Charging Schedule, Infrastructure Plan and CIL procedural matters. A representative from BNP Paribas Real Estate Ltd provided a presentation and explained the methodology undertaken to prepare the CIL Viability Study.</p> <p>Attendees included representatives from: Berkeley Homes, Rolf Judd Planning, Shaw Corporation, OKR Regeneration and CGMS. The presentation made at the workshop and subsequently circulated is in Appendix G of this report.</p>	02 March 2016

2.1.2. Table 2 sets out details of engagement with some of our key stakeholders and other bodies at this stage.

Table 2:

Public body	Council's engagement and cooperation
Local Planning Authorities	<p>The production of CIL charging schedules 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. The last meeting was held in 14 March 2017 at which all boroughs gave an update on proposed rates, timetables and issues.</p> <p>In addition to briefing updates via ALBPO Southwark meets with Lambeth and Lewisham to discuss cross-boundary matters and to update each other on local plan development and recent experiences. No concerns have been raised regarding our proposed CIL rates.</p> <p>Upon publication of the preliminary draft, all neighbouring local authorities were formally sent notification, however no formal responses were received.</p>
The Environment Agency	<p>The Environment Agency (EA) was formally notified of the publication of the preliminary draft Charging Schedule and the Infrastructure Plan. No representation was received from this body.</p>

Public body	Council's engagement and cooperation
Historic England	HE was formally notified of the publication of the preliminary draft Charging Schedule and the Infrastructure Plan. No representation was received from this body.
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 rather than strategic infrastructure to be covered by CIL. They 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 preliminary draft, we did not seek more active engagement with this particular body. No representation was received from this body.
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 preliminary draft charging schedule. No representation was received.
The GLA	The Mayor of London has been engaged in the preparation of Southwark's planning policy documents. Projects in our Infrastructure Plan have attracted successful bid funding for delivery via the Mayors Outer London Fund round 2 and Community Restoration fund. The GLA were formally notified of the publication of the preliminary draft charging schedule. In their formal response the Mayor welcomed the principle of Southwark seeking to secure appropriate developer contributions in order to support the funding and delivery of improved transport infrastructure, particularly the Bakerloo Line extension. The Mayor also welcomed the intentions to deliver a wide range of infrastructure improvements, including social, not just transport, in the Old Kent Road area via the changes set out in the Regulation 123 list.
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).
NHS Southwark	At the strategic level the Council and the PCT work together to help promote good health amongst residents and plan for primary and community health care. We have met with the PCT 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 PCT's proposed capital and estates strategies for the borough. No representation was received.

Public body	Council's engagement and cooperation
Transport for London	TfL is routinely engaged by the council on numerous projects including planning transport improvements for Old Kent Road (surface transport and Bakerloo Line extension) and Canada Water to support planned growth. 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. In their formal response TfL welcomed the principle of Southwark seeking to secure appropriate developer contributions to support the funding and delivery of improved transport infrastructure, particularly the Bakerloo Line extension.
Highway Authority	Southwark Council and TfL are the Highways Authority within Southwark. See comments above regarding engagement of TfL.

2.2 How many comments were received on the Preliminary Draft CIL Charging Schedule?

2.2.1 In response to the consultation on the Preliminary Draft CIL Charging Schedule 13 representations were made. Most responses focused on CIL with only Berkeley Homes, Barkwest Ltd and Sport England making significant comments on the section 106 proposals. Some residents and a developer were supportive of the plans to use funding from developments to deliver new infrastructure in the area. The GLA and TfL were broadly supportive of the proposals, welcoming the principle of Southwark seeking to secure appropriate developer contributions in order to support the funding and delivery of improved transport infrastructure, particularly the Bakerloo Line extension. TfL highlighted the challenges in securing funding for infrastructure critical to unlocking growth, including the timing of contributions, the scope of development that should pay, and the impact of such payments on the viability of development.

2.3 Summary of the representations and the council's response

2.3.1 The main areas of concern raised in representations are summarised below. Individual responses are provided in Appendix A of this report (p. 37).

Residents/ Old Kent Road People Network

- Disagree with using CIL to fund infrastructure, the Old Kent Road does not need new tube stations.
- Object to the provision of green spaces and amenity for the benefit of overseas investors speculating on the property market.
- Concerned about the level of funding that will be secured for infrastructure from developers, particularly after contributions are allocated to the Bakerloo Line extension.

2.3.2 Summary of Council response: There is widespread public support for new tube stations on the Old Kent Road. Developments will be private sector led but the AAP and wider Development Plan policies will ensure that it delivers a wide range of

benefits for local people. CIL and section 106 will not be able to fund all the required infrastructure alone, as highlighted previously. Work is ongoing to identify alternative funding sources (including for Bakerloo Line Extension) and the infrastructure plan will be updated to reflect this.

Developers

- Key sites may stall on viability grounds through the requirements of CIL and S106, therefore the council should consider a lower CIL rate for the southern part of the opportunity area or must take a pragmatic approach to viability to ensure sites are deliverable
- Raised queries about the benchmark cost data used in the viability assessment and recommended further viability testing
- Requested clarification of SPD addendum wording on how the Bakerloo Line extension will be funded
- Requested clarification that where a site contributes to the delivery of social infrastructure such as a school this will form part of viability discussions on other planning obligations.

2.3.3 Summary of Council response: The adopted Development Viability SPD provides clarity on how viability will be assessed. Where justified by rigorous viability assessment, formulated in accordance with the SPD, a flexible approach to the application of the Council's affordable housing targets will ensure the viability of developments is not adversely affected whilst still delivering the maximum quantum of viable affordable housing. Further details of the method used to derive the benchmark build costs have been provided by WT Partnership. The wording of the SPD has been clarified to make it clearer how the Bakerloo Line extension will be funded. We are amending our Regulation 123 List to make clear which infrastructure will not be funded by s106 and we will ensure robust monitoring measures are in place to avoid any 'double dipping' in practice.

Sport England

- Requested clarification of what sport facilities and play facilities will be funded through section 106 and CIL.
- Concerned that Southwark does not have a robust evidence base for sports facilities and therefore objects to the proposed revisions until the Council is clear about what facilities are required.

2.3.4 Summary of Council response: Information on funding sources for projects identified in the Infrastructure Plan is currently being updated; it is important to note that this is a living document which is subject to change. The text in the SPD addendum on sport and play facilities has been clarified. The Regulation 123 List will be updated in future as required. The Council has substantial evidence for demand for sports and leisure facilities including a Playing Pitch Strategy that is soon to be completed; this will inform any required updates to the Infrastructure Plan. New facilities such as the Castle Leisure Centre and planned facilities at Canada Water, Burgess Park and on Surrey Canal Road in Lewisham will help meet needs. Progress in delivering this significant pipeline of facilities will be monitored to ensure shortfalls are addressed.

3. Draft CIL Charging Schedule

3.1 Who was consulted and how?

3.1.1. Table 3 sets out the main consultation that has been carried out. It shows how we met our statutory requirements in the CIL Regulations (2010) (as amended) and the additional consultation we carried out in accordance with our statement of community involvement. We carried out 6 weeks of consultation between the 30 January 2017 and 4 March 2017.

Table 3

	Method	Further detail	Date
Statutory requirement	Letter sent to consultees who fall within CIL Regulations (2010) (15) inviting representations on the draft CIL charging schedule.	A letter (see Appendix D) explaining the purpose of the Community Infrastructure Levy and the preliminary draft CIL Charging Schedule was sent to over 1,000 consultees on our mailing list including residents, schools, local traders, local businesses, land owners, community groups and voluntary organisations. The mailing list included the statutory consultees set out in CIL Regulation 15 (see Appendix C).	30 January 2017
Additional consultation	Display the draft CIL Charging Schedule, its evidence base and supporting documents at libraries, one-stop shops and area housing offices.	The draft CIL Charging Schedule was made available in all of the libraries, the one stop shops and area housing offices (see Appendix B).	Wb 13 February 2017
	Display the draft CIL Charging Schedule and accompanying documents on the council's website	The draft CIL Charging Schedule and its supporting documents were displayed on the Planning Policy website.	30 January 2017
	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 (see Appendix E).	26 January 2017

3.1.2. Table 4 sets out details of engagement with some of our key stakeholders and other bodies.

Table 4:

Public body	Council's engagement and cooperation
Local Planning Authorities	Upon publication of the draft, all neighbouring local authorities were formally sent notification. No formal representations were received from these bodies.

Public body	Council's engagement and cooperation
The Environment Agency	The Environment Agency (EA) was formally notified of the publication of the draft Charging Schedule and the Infrastructure Plan. No representation was received from this body.
Historic England	HE was formally notified of the publication of the draft Charging Schedule and the Infrastructure Plan. No representation was received from this body.
The Historic Buildings & Monuments Commission	No representation was received from this body.
Natural England	No representation was received from this body.
The GLA	The GLA were formally notified of the publication of the draft Charging Schedule. In their formal response the Mayor welcomed the principle of Southwark seeking to secure appropriate developer contributions in order to support the funding and delivery of improved transport infrastructure, particularly the Bakerloo Line extension.
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).
NHS Southwark	No representation was received from this body.
Transport for London	TfL were formally notified of the publication of the draft Charging Schedule. In their formal response they reiterated their support for the principle of Southwark seeking to secure appropriate developer contributions in order to support the funding and delivery of improved transport infrastructure, particularly the Bakerloo Line extension. They also highlighted concerns about the potential for necessary site-specific mitigation for development proposals to be constrained by the content of the regulation 123 list.
Highway Authority	Southwark Council and TfL are the Highways Authority within Southwark. See comments above regarding engagement of TfL.

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

3.2.1 In response to the consultation on the draft CIL Charging Schedule 14 representations were made. These break down as 2 representations from local residents, 3 representations from statutory bodies and 9 representations from developers.

3.3 Summary of the representations received on the Draft CIL Charging Schedule

3.3.1 The main areas of concern raised in representations are summarised below. The council has provided a response to each comment in Appendix F.

Residents

- There should be a zero rated CIL sub-area of zone 3 in the Camberwell area to mitigate for the loss of the Bakerloo Line Extension, and sufficient CIL ringfenced to fund the re-opening of Camberwell station.
- Concern that these proposals will dampen housebuilding at a time of great need for increase.

Developers

- Viability of development. A fixed charging schedule for CIL will require flexibility in the application of other policies, such as the affordable housing requirement, to prevent stalled delivery, such as a 70/30 split for affordable housing towards intermediate as in Peckham and Elephant and Castle.
- Improvements to Canada Water station, Surrey Quays station, junctions on Lower Rd with Surrey Quays station and Rotherhithe tunnel and roundabout, bus, cycle, public realm, pedestrian access and road layout should be included in the Regulation 123 list.
- Charging schedule should have a discounted rate for undercroft or basement car parking associated with a chargeable use.
- The CIL rate for Old Kent Rd should be below zone 2 rate, with different rates for different parts of Old Kent Rd, and a different rate for Build to Rent schemes.
- Changes to the charging schedule should be made in association with changes to the AAP.
- Validity of data used in the viability assessment and the resulting assumptions on growth in sales values, build costs and benchmark land values are questioned in relation to other data sources and market research forecasts.

University/Charity

- Weekly rental for student accommodation is too low and needs to be between £190-200 to reflect the cost of land, fees, construction, finance and profit.
- Infrastructure provision as part of any future development of London Bridge campus will not be adversely affected by CIL policy and that due regard be given to charitable status.

GLA/TfL

- Support for draft CIL charging schedule
- TfL have some queries over the relationship between CIL and s106 planning obligations.

Sport England

- Whether there is a robust evidence base for playing pitches and indoor sports facilities for Southwark.

APPENDIX A: DRAFT CIL CHARGING SCHEDULE CONSULTATION PLAN

Consultation Plan

Revised Draft Charging Schedule

Community Infrastructure Levy

No.	Title
	Section 106 SPD addendum:
Appendix A	Addendum to the adopted Section 106 and Community Infrastructure Levy Supplementary Planning Document (2015) (for adoption) (available with the report)
Appendix B	Consultation Plan for Section 106 SPD Addendum
Appendix C	SEA screening assessment (required for SPD addendum only) (available on the website)
Appendix D	Habitat Regulations Assessment (required for SPD addendum only) (available on the website)
	Community infrastructure levy:
Appendix E	Community infrastructure levy (CIL) draft charging schedule (available with the report)
Appendix F	Infrastructure Plan (available on the website)
Appendix G	Equalities Analysis (available on the website)
Appendix H	Consultation Plan for CIL (available on the website)
	Regulation 123 list:
Appendix I	Regulation 123 list (for adoption) (available with the report)
Appendix J	Draft Regulation 123 list (to be adopted at the point we adopt the revised) (available with the report)

December 2016

1. Introduction

- 1.1. 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 development by funding strategic local infrastructure that the council, local community and neighbourhoods want. The benefits are increased certainty for the funding and delivery of infrastructure, increased certainty for developers and increased transparency for local people.
- 1.2. Under the Community Infrastructure Levy Regulations (CIL) (2010) (as amended) the amount of CIL to be paid needs to be explained in a formal document called a Charging Schedule. Under the regulations, 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.
- 1.3. This is the second stage of consultation on the revised charging schedule. We consulted on the first stage, the Preliminary Draft Charging Schedule, from 17 June until 4 November 2016 alongside the Preferred Option version of the Old Kent Road Area Action Plan, a revised draft Regulation 123 List and a draft section 106 SPD addendum. Charging authorities are encouraged to consult for at least six weeks on their Draft Charging Schedule in order to ensure that local communities and delivery partners have sufficient opportunity to make their views known.
- 1.4. A summary of the responses received at the first stage of consultation and officer comments on these is included on Appendix C.

2. How we are consulting on the draft CIL charging schedule

- 2.1. This consultation plan sets out the consultation that will be carried out on the Revised Draft CIL Charging Schedule. This is in accordance with our adopted Statement of Community Involvement, which explains how we will consult the community in the preparation of planning policy documents and the Community Infrastructure Levy Regulations 2010 (as amended). The following section sets out how we plan to meet the minimum statutory consultation requirements.
- 2.2. Once we have finished consulting on the Draft Charging Schedule we will collate all the responses we receive and see whether we need to make any further modifications to the Draft Charging Schedule. Where any modifications are proposed, the CIL Regulations (19) and (21) (as amended) requires us to produce a ‘Statement of Modifications’ and allow a period of four weeks for consultees to submit a request to be heard by the examiner in relation to those modifications, beginning on the day which the Draft Charging Schedule is submitted to the Examiner. We will submit the draft CIL Charging Schedule to the CIL Examiner along with a

consultation statement which will set out our officer comments on all the responses we received and our evidence base.

2.3. This consultation plan should be read alongside the following documents:

- **Draft CIL charging schedule**
To charge CIL the Council must produce and adopt a Charging Schedule setting out the levy rates.
- **Draft Regulation 123 list**
Sets out proposed changes to the regulation 123 list specifying what types of infrastructure will be funded via CIL.
- **Draft infrastructure plan**
This sets out the strategic infrastructure required to support growth over the period of the council's local plan. It has been updated to include the infrastructure required to support growth in the Old Kent Road Opportunity Area.
- **Equalities analysis of the charging schedule and SPD addendum**
This assesses the likely impact of the documents on the nine protected characteristics groups, as identified in the Equality Act 2010 (age, disability, gender re-assignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation). Broadly, it looks at the impact in relation to equality, diversity and social cohesion.
- **The CIL viability study**
Explains the development viability evidence on which the CIL rates are based.

2.4. All of these documents can be found on our website at:
<http://www.southwark.gov.uk/oldkentrodaap>

3. The timetable and methods of consultation

Consultation timeframe

- 3.1. We have already consulted on the Preliminary Draft Charging Schedule. We will be consulting on the Draft CIL Charging Schedule for a total of six weeks in accordance with the NPPG which states that it is good practice to allow at least six weeks (the minimum is four weeks).
- 3.2. The document will be:
 - Available to the public from late January 2017
 - Taken to Cabinet for agreement for public consultation on 24 January 2017
 - Available for formal consultation from Monday 30th January for six weeks until Monday 13th March

3.3. **All responses must be received by 5pm on Monday 13th March 2017.**

Consultation methods

3.4. The tables below sets out the different consultation methods we will undertake. We have set out the statutory minimum required to meet the Community Infrastructure Levy Regulation (16) (2010) (as amended) and the further methods additional to the statutory requirements that we propose to carry out. As well as making the document available on the web and in local libraries, the council will write to consultees in the Planning Policy team’s database.

Table 1: Statutory consultation

Method of Consultation – Draft CIL Charging Schedule	Consultee	Date	Comments
Regulation 16 (a) Make a copy of the Draft CIL Charging Schedule, the evidence and supporting documents and a ‘statement of the representations procedure’ available for inspection at the council’s principal office, all libraries, one-stop shops and area housing offices.	All	By Monday 30 th January	
Regulation (16 (b) Publish the Draft CIL Charging Schedule, the evidence and supporting documents, a ‘statement of the representations procedure’ and details of where the documents can be inspected, on the Southwark Council website.	All	By Monday 30 th January	Our website will continually be updated.

Method of Consultation – Draft CIL Charging Schedule	Consultee	Date	Comments
Regulation 16 (c) Letter sent to each of the consultee bodies setting out the 'statement of the representations procedure' and a copy of the Draft CIL Charging Schedule.	All consultees defined as statutory consultees in the Statement of Community Involvement (SCI) and all the prescribed bodies and neighbouring boroughs referred to in the duty to co-operate. (A list of the consultation bodies is shown in Appendix B)	By Monday 30 th January	This includes the bodies identified as statutory consultees in the SCI, all the prescribed bodies as set out in the Localism Act that we are required to consult with as part of the duty to co-operate, and all our neighbouring boroughs. This will be through our planning policy consultation database which includes those listed within the 2008 SCI (or any superseded bodies to any defunct organisations specified within the SCI).
Regulation 16 (d) Place a press notice in the local newspaper which sets out the 'statement of the representations procedure' and details of where the documents can be inspected.	All	By Monday 30 th January	Southwark News

Table 2: Additional consultation

Method of Consultation	Consultee	Date	Comments
Letter sent to all non-statutory consultees setting out the 'statement of the representations procedure' details of where the documents can be inspected	All on planning policy consultation database	By Monday 30 th January	

Table 3: Consultation on proposed modifications

NB: If we decide to propose further modifications to the Draft Charging Schedule following the consultation period undertaken in accordance with CIL Regulations (16) (see Table 1), any person may request to be heard by the CIL Examiner in relation to those modifications. We must undertake the following statutory consultation for a period of four weeks, beginning on the day which the Draft Charging Schedule is submitted to the CIL Examiner, to allow consultees to submit a request to be heard by the CIL Examiner.

Method of Consultation	Consultee	Date	Comments
Regulation (19) (4) (a) Letter/email sent to all consultees with a copy of the 'statement of modifications'	All consultees defined as statutory consultees in the SCI and all the prescribed bodies and neighbouring boroughs referred to in the duty to co-operate. (A list of the consultation bodies is shown in Appendix B)	tbc	This includes the bodies identified as statutory consultees in the SCI, all the prescribed bodies as set out in the Localism Act that we are required to consult with as part of the duty to co-operate, and all our neighbouring boroughs. This will be through our planning policy consultation database which includes those listed within the 2008 SCI (or any superseded bodies to any defunct organisations specified within the SCI).
Regulation 19 (4) (b) Publish the 'statement of modifications' on the Southwark Council website	All	tbc	

4. How to comment on the draft CIL charging schedule

4.1. We welcome your comments on the draft CIL charging schedule, the evidence base and the supporting documents. Please contact us if you would like to know more about CIL or to find out more about our consultation.

4.2. **All comments must be received by 5pm on Monday 13th March 2017.** Comments received after this date will not be taken into consideration.

4.3. Representations can be made by:

- Sending an email to planningpolicy@southwark.gov.uk
- Alternatively you can send your response to:

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

Tel: 0207 525 5741
Fax: 0207 084 0347

APPENDIX A

List of locations where documents can be viewed

Libraries

All Southwark libraries
(Monday to Friday 9am-8pm, Saturday 9-5pm, Sunday 12-4pm)

Area Housing Offices

Peckham - 122 Peckham Hill Street, SE15 5JR
Monday - Friday, 9am to 5pm. Saturday, 9am to 1pm.

Rotherhithe - 153-159 Abbeyfield Road, Rotherhithe, SE16 2LS
Monday – Friday 9am to 5pm. Except Wed: 9am to 1pm.

Council offices

Council offices
Open Monday-Friday 9am-5pm

160 Tooley Street, SE1 2QH

APPENDIX B

LIST OF CONSULTEES

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

Statutory

We must consult the following specific consultation bodies in accordance with The Town and Country Planning (Local Development) (England) Regulations 2004 and The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008.

- British Telecommunications
- Bromley Council
- Corporation of London
- English Heritage (London Region)
- Environment Agency
- Government Office for London
- Greater London Authority
- Lambeth Council
- Lewisham Council
- LFEDA
- London Development Agency
- Natural England
- Secretary of State
- Secretary of State for Transport
- Thames Water Property Services
- The Coal Authority
- Southwark Primary Care Trust
- Any of the bodies from the following list who are exercising functions or a function in the borough:
 1. Person to whom a licence has been granted under section 7 (2) of the Gas Act 1986
 2. Sewage undertakers
 3. Water undertakers.
- Any person to whom the electronic communalisation code applies by virtue of a direction given under Section 106 (3)(a) of the Communications Act 2003
- Any person who owns or controls electronic communications apparatus situated in any part of the borough,

Local consultees

All Councillors

- Liberal
- Labour
- Conservatives
- Green Party

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 Womens 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
- Blackfriars Advice Centre
- Blackfriars Settlement (Community Care Team)

- Blackfriars Work Centre
- Blue Beat Community Centre
- Blue Beat Police Centre
- Blue Elephant Theatre Company
- Book-Aid International
- Borough Community Centre
- Borough Music School
- Borough Partnership Team, Southwark Police Station
- Bosco Centre
- Bradfield Club in Peckham
- Breast Cancer Campaign
- Bredinghurst (day and residential)
- British Film Institute
- Brook Advisory Centre
- Bubble Youth Theatre & Adult Drama
- Burgess Park (Colts) Cricket Club
- Camberwell Advocacy Office
- Camberwell Arts Week
- Camberwell Community Forum
- Camberwell Credit Union
- Camberwell Green Magistrates Court
- Camberwell Grove
- Camberwell ME Support Group
- Camberwell Police Station 212a
- Camberwell Rehabilitation Association
- Camberwell Society
- Camberwell Supported Flats
- Camberwell Working Party
- Cambridge House & Talbot
- Cambridge House Advocacy Team
- Cambridge House Legal Centre
- Canada Water Campaign
- Canada Water Consultation Forum
- Carers Support Group
- Cares of Life
- Carnival Del Pueblo
- Castle Day Centre
- CDS Co-operatives
- Centre Point (40)
- Chair - Dulwich Sector Working Group
- Charterhouse - in- Southwark
- Cheshire House(Dulwich)
- Cheshire House(Southwark)
- Childcare First
- Childcare Support
- Childminding Project
- Children's Rights Society
- Choice Support Southwark
- Choices
- Chrysalis
- Citizen Advice Bureau - Peckham
- Clublands
- Coin Street Community Builders
- Coin Street Festival and Thames Festival
- Colby Road Daycare Project
- Colombo Street Sports and Community Centre
- Committee Against Drug Abuse
- Communicate User Group
- Community Alcohol Service
- Community Care Choices
- Community Drug Project
- Community Metamorphosis
- Community Music Ltd
- Community of DIDA in the UK
- Community Radio Station
- Community Regeneration
- Community Support Group
- Community TV Trust
- Confederation of Passenger Transport UK
- Connect
- Consumers Against Nuclear Energy
- Contact A Family In Southwark
- Cooltan Arts
- Corazon Latino
- Cornerstone Community Project
- Council of Igbo Communities
- CRISP / LSE / Balance for Life
- Crooke Green Centre Association
- Crossways Centre
- Crossways Housing
- CWS Southeast Co-op
- Delfina Studios Trust
- Detainee Support & Help Unit
- Diamond Project
- Divine Outreach Community Care Group
- Dockland Settlement
- Dominica Progressive Charitable Association
- Drugs Apogee
- Drum
- Dulwich Credit Union
- Dulwich Festival
- Dulwich Hamlet Supporters Trust
- Dulwich Helpline
- Dulwich Orchestra
- Dulwich Society
- East Dulwich Society
- East Dulwich Womens Action
- ECRRG
- Education 2000 Project
- Education Action Zone
- Education Links
- Education Support Centre
- Elephant 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)
- Levvel Ltd
- Lewisham & Southwark Jobshare Project
- Liberty Club
- Life Builders
- Lighthours Informal Learning & Support Project
- Lighthouse Developments Ltd.
- Linden Grove Community Centre
- Links Community Hall
- Living in Harmony
- Local Accountancy Project (LAP)
- London Roses Community Services
- London Thames Gateway Forum
- London Voluntary Service Council
- Lorels Broadcasting Service
- Lorrimore Drop - In
- M. Hipro Words
- Magdalen Tenants Hall
- Manna Group
- Manna Society and Day Centre
- Marsha Phoenix Memorial Trust
- Mecower
- Media Action
- Meeting Point
- Members of Elephant Links
- Milewalk Project
- Millennium Reachout
- Mine Watch
- Morena
- Moses Basket Charity Care Organisation
- Multiskills Training & Recruitment
- MultisoSoc
- Myasthenia Gravis Association
- NAS International Charity
- New Generation Drug Agency
- New Peckham Varieties @ Magic Eye Theatre
- New Unity Centre Association (NUCA)
- Next Step Project
- North Lambeth Day Centre (BEDS)
- North Peckham Project
- North Southwark Community Care Support Project
- North Southwark Community Development Group
- North Southwark EAZ
- North-West Quadrant Community Development Network
- Nouvel Act
- Nunhead Community Forum
- Oasis Mentoring
- Oasis Trust
- OFFERS
- Old Kent Road Community Training Centre
- Omolara Sanyaolu Open Arms Foundation
- Only Connect
- Opendoor
- Opendoor Community Support Team
- OTDOGS
- Outset
- Outset Jobsearch Project
- Oval House Workshop
- Oxford and Bermondsey Club Forum
- Pachamama

- Panda London
- Papa Mandela London Project
- Parent Talk
- Parents Association
- Patchwork HA
- Pathways Trust
- Peckham Area
- Peckham Befrienders
- Peckham CAB
- Peckham Day Centre
- Peckham Open Learning Centre
- Peckham Pop-In
- Peckham Society
- Peckham Vision
- People Care Association
- People to People
- Peoples Association in Southwark
- Phoenix House
- Pierres Vivantes Charity
- Pitt Street Association
- Plunge Club
- Pneumonia Community Link
- Pool of London Partnership
- Positive Education Learning Centre
- Premier Self Defence
- Prisoners Families & Friends Service
- Psychosynthesis and Education Trust
- Publication
- Pumphouse Educational Museum
- Queens Road Parents & Carers Support Group
- Queensborough Community Centre
- Radiant Idea
- RAP Academy
- Realise IT Network
- Redriff Community Association
- Right Lines
- Rimin Welfare Charity Association
- Rise and Shine
- Rockingham Community Association
- Rockingham Community Centre
- Rockingham Management Committee
- Rockingham Women's Project
- Rolston Roy Art Foundation
- Rotela Tech Ltd
- RPS Rainer Housing
- RSPCA
- Ruban Educational Trust
- 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
- Speaker Box
- 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 Triangle Forum
- Waterloo Breakaway
- Waterloo Community Counselling Project
- Waterloo Community Regeneration Trust
- Waterloo Sports and Football Club

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

Major landowners and development partners in the borough

Businesses

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

- ARUP - Engineering Consultants
- ATAC Computing
- Auditel
- Austins
- Australia and New Zealand Banking Group Ltd
- Azhar Architecture
- Bankside Business Partnership
- Bankside Theatre
- Bankside Traders Association
- Barclays Bank PLC
- Barratt East London
- Barrie Howard Shoes
- Barton Willmore
- Baxhor Travel Ltd
- BBI
- BBW Solicitors
- Beaumont Beds Ltd
- Bedford Hill Gallery & Workshops Ltd
- Bells Builders Merchants (Dulwich) Ltd
- Bells Play Group
- Bellway Homes
- Bermondsey Goode Foods
- Bert's Fish Bar
- Big Box Productions Ltd
- Big Metal
- Bims African Foods
- Black Business Initiative
- Blackfriars Wine Bar/Warehouse
- Blakes Menswear
- Bloy's Business Caterers
- Boots the Chemist
- Boyson Car Service
- Bramah Museum
- Brian O'Connor & Co
- Britain at War Experience
- Brixton Online Ltd
- Brockwell Art Services
- Brook Advisory Centre
- Brook Street Bureau
- Brunel Engine House Exhibition
- BTA
- BTCV Enterprises Ltd
- Bubbles
- Burnet, Ware & Graves
- Bursand Enterprises
- C Demiris Laboratory Services Ltd
- C Hartnell
- C S M L (Computer Systems & Network Solutions)
- Caitlin Wilkinson MLIA (Dip)
- Calafield Ltd
- Camberwell Arts
- Camberwell Traders Association
- Cap UK, Confederation of African People
- Capital Careers
- Capital Carers
- Cascade Too Florist
- CB Richard Ellis Ltd
- CD Plumbers
- CGMS Consulting
- Charterhouse in Southwark
- Childsplay
- Choice Support
- Chris Thomas Ltd
- Cicely Northcote Trust
- Citiside Plc
- City Central Parking
- City Cruises PLC
- City Link
- 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
- King Sturge
- Knight Office Supplies Ltd
- Kumasi Market
- L Tagg Sewing Machines
- Lainco, Lainco
- Lambert Smith Hampton
- Lambrucus Ltd
- Land Securities
- Lane Heywood Davies
- Lanes Butchers Ltd
- Leslie J Sequeira & Co
- Lex Volvo Southwark
- Life Designs
- Light Projects Ltd
- Lloyds Bank plc
- Local Recruitment Brokerage Ltd
- Londis & Jamaica Road Post Office
- London & City Central
- London Bridge Dental Practice
- London Bridge Hospital
- London Builders Merchants

- London Dungeon
- London Self-Storage Centre
- London Tile Warehouse
- London West Training Services
- London's Larder Partnership
- Look Good Design
- Lord Nelson
- Louise Moffatt Communications
- Lovefinders
- Lucy's Hairdressing Salon
- LWTS Ltd
- M & D Joinery Ltd
- M Armour (Contracts) Ltd
- M H Associates
- M H Technical Services
- M V Biro / Bookbiz
- Mackintosh Duncan
- Magreb Arab Press
- Malcolm Judd & Partners
- MARI
- Marks and Spencer Plc
- 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 Clotey & Co
- Rodgers & Johns
- Rodney Radio
- Roger Tym & Partners
- Roosters Chicken and Ribs
- Rose Bros
- Roxlee the City Cobbler
- Roy & Partners
- Roy Brooks Ltd
- Royal Mail

- RPS Planning Transport and Environment
- Rusling, Billing, Jones
- S & S Dry Cleaners
- S C Hall & Son
- S T & T Publishing Ltd
- Sainsbury's plc
- Salon 3A Unisex Hairdressing
- Samuel Brown
- Savages Newsagents
- Savills Commercial Limited
- SCEMSC
- Scenic Art
- SEA / RENUÉ
- Sea Containers Services Ltd
- SecondSite Property Holdings
- Service Point
- Sesame Institute UK
- SETAA
- Shalom Catering Services
- Shopping Centres Ltd (Surrey Quays)
- Simpson Millar (incorporating Goslings)
- Sinclair Robertson & Co Ltd
- Sitec
- Skalps
- Smile Employment Agency
- Softmetal Web Designer
- South Bank Employers Group
- South Bank Technopark
- South Central Business Advisory Centre
- South East Cars
- South Eastern Trains
- South London Press Ltd
- Southern Railway
- Southwark & Kings Employees Credit Union Ltd.
- Southwark Association of Street Traders
- Southwark Chamber of Commerce
- Southwark Credit Union
- Southwark News
- Spaces Personal Storage
- Spacia Ltd
- St. Michael Associates
- Stage Services (London) Ltd
- Start Consulting
- Stephen Michael Associates
- Steve Cleary Associates
- Stitches Marquee Hire
- Stream Records
- Stroke Care
- Studio 45
- Studio 6
- Sumner Type
- Superdrug Stores Plc
- Supertec Design Ltd
- TA Property Consultants
- Tangram Architects & Designers
- Tate Modern
- Taxaccount Ltd
- Terence O'Rourke
- Tesco Stores Ltd
- Tetlow King Planning
- The Bakers Oven
- The Chapter Group PLC
- The Clink & Bankside Co Ltd
- The Clink Prison
- The Design Museum
- The Dulwich Estates
- The Edge Couriers
- The Financial Times
- The Hive
- The Mudlark
- The New Dome Hotel
- The Old Operating Theatre
- The Peckham Experiment
- The Stage Door
- The Surgery
- Thermofrost Cryo plc
- Thomas & Co Solicitors
- Thrifty Car Rental/Best Self Drive Ltd
- Timchart Ltd
- Tito's
- TM Marchant Ltd
- Tola Homes
- Tom Blau Gallery
- Toucan Employment
- Tower Bridge Travel Inn Capital
- Trade Winds Colour Printers Ltd
- Trigram Partnership
- Turning Point - Milestone
- Two Towers Housing Co-Op
- United Cinemas International (UCI)
- United Friendly Insurance PLC
- Unity Estates
- Venters Reynolds
- Victory Stores
- Vijaya Palal
- Vinopolis
- W Uden & Sons Ltd
- Wallace Windscreens Ltd
- Walsh (Glazing Contractors) Ltd
- Walter Menteth Architects
- Wardle McLean Strategic Research Consultancy Ltd
- Watson Associates
- West & Partners
- Wetton Cleaning Services Ltd
- WGI Interiors Ltd
- White Dove Press
- Whitehall Clothiers (Camb) Ltd
- Wilkins Kennedy
- William Bailey, Solicitors
- Wing Tai Super Market
- Workspace Group
- Workspace Ltd (C/o RPS PLC)
- Xysystems Ltd
- Yates Estate
- Yinka Bodyline Ltd

Environmental

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

Black and Minority Ethnic groups

- Afiya Trust
- African Research & Information Bureau (ARIB)
- African Child Association
- African Children and Families Support
- African Community Development Foundation
- African Community Link Project
- African Elders Concern
- African Foundation For Development
- African Graduate Centre
- African Heritage Association
- African Inform
- African Root Men's Project (ARMPRO)
- African Regeneration Association
- African Research
- African's People's Association
- African Women's Support Group
- Afro-Asian Advisory Service
- Afro-Caribbean Autistic Foundations
- Ahwazi Community Association
- AKWAABA Women's Group
- Alliance for African Assistance
- Amannagwu Community Association UK
- Anerley French & Swahili Club
- Anti-Racist Alliance
- Anti-Racist Integration Project
- Arab Cultural Community
- Arab Cultural Community
- Asian Society
- Asra Housing Association
- Association of Minority
- Association of Sri Lankans in UK
- Association of Turkish Women
- Aylesbury Turkish Women's Group
- Aylesbury Turkish Women's Project
- Bangladeshi Women's Group
- Bengali Community Association
- Bengali Community Development Project
- Bengali Women's Group
- Bhagini Samaj Women's Group
- Birlik Cemiyet Centre
- Black Awareness Group
- Black Cultural Education
- Black Elderly Group Southwark
- Black Elders Mental Health Project
- Black Organisation for Learning Difficulties
- Black Parents Network
- Black Training Enterprise Group
- Cara Irish Housing Association
- Caribbean Ecology Forum
- Caribbean Women's Network
- Carr-Gomm Society Limited
- Centre for Inter-African Relations
- Centre for Multicultural Development and Integration
- Charter for Non-Racist Benefits
- Chinese/Vietnamese Group
- Confederation of Indian Organisations (U.K.)
- Daryeel Somali Health Project
- Educational Alliance Africa
- Eritrean Community Centre
- Eritrean Education and Publication Trust
- Ethiopian Refugee Education & Careers Centre
- Ethno News
- French Speaking African General Council
- Ghana Refugee Welfare Group
- GHARWEG Advice, Training & Careers Centre
- Great Lakes African Womens Network
- Greek Community of South London
- Gulu Laity Archdiocesan Association
- Here & There - Somali Training Development Project
- Igbo Tutorial School
- Integration Project for the Francophone African Community
- International Ass of African Women
- International Association for Sierra Leoneans Abroad
- Irish Families Project
- Irish in Britain Representation Group
- Istrinsabbha-Sikh Women's Group
- Ivorian Social Aid Society
- Mauritius Association
- Mauritius Association of Women in Southwark
- 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 Ass.

Religious

- Apostolic Faith Mission
- Bermondsey Methodist Central Hall
- Bethel Apostolic Ministerial Union
- Bethnal Apostolic Ministerial Union
- Brandon Baptist Church
- British Red Cross
- Celestial Church of Christ
- Christ Church (Barry Road)
- Christ Church Southwark
- Christ Intercessor's Network
- Christian Caring Ministries Trust
- Christian Life Church
- Christway Community Centre
- Church of St John the Evangelist
- Churches Community Care Project
- Crossway United Reformed Church
- Daughters of Divine Love Training Centre
- Dulwich Islamic Centre
- Elephant & Castle Mosque
- English Martyrs Church
- Finnish Church in London
- Fountain of Life Ministries
- Gospel Faith Mission
- Grove Chapel
- Herne Hill Methodist Church
- Herne Hill United Reformed Church
- Holy Ghost Temple
- Jamyang Buddhist Centre
- Mary's Association
- Metropolitan Tabernacle
- Muslim Association of Nigeria
- New Peckham Mosque & Muslim Cultural Centre
- Norwegian Church
- Our Lady of La Salette & St Joseph
- Pakistan Muslim Welfare
- Peckham St John with St Andrew
- Pembroke College Mission
- Salvation Army
- Sasana Ramsi Vihara
- Seal of Rastafari
- Single Parents Holistic Ministry
- Sisters Community Delivery Health
- Sisters of the Sacred Heart
- South East Catholic Organisation
- South East London Baptist Homes
- South East Muslim Association
- South London Industrial Mission
- South London Tabernacle Baptist Church
- South London Temple
- Southwark Cathedral
- Southwark Churches Care
- Southwark Diocesan Housing Association
- Southwark Hindu Centre
- Southwark Islam Cultural Trust
- Southwark Multi-Faith Forum c/o CIDU

- Southwark Muslim Council & Dulwich Islamic Centre
- Southwark Muslim Forum
- Southwark Muslim Womens Association
- Southwark Muslim Youth Project
- Southwark Salvation Army
- St Anne's Church, Bermondsey
- St Anthony's Hall
- St Christopher's Church (Pembroke College Mission)
- St Georges Roman Catholic Cathedral
- St Giles Church
- St Giles Trust
- St Hugh's Church
- St John's Church, Peckham
- St Mary Magdalene Church - Bermondsey
- St Mary's Greek Orthodox Church
- St Matthew's at the Elephant
- St Peter's Church
- St. John's Church, Goose Green
- St. Jude's Community Centre
- St. Matthew's Community Centre
- St. Michael's Vicarage
- Sumner Road Chapel
- Swedish Seaman's Church
- Taifa Community Care Project
- The Church Commissioners
- The Church of the Lord (Aladura)
- The Rectory
- Tibetan Buddhist Centre
- Trinity In Camberwell
- Vineyard Community Church
- Walworth Methodist Church

Residents and resident's groups

- Abbeyfield T&RA
- Acorn T&RA
- Adams Gardens T&RA
- Alberta T&RA
- Alvey T&RA
- Applegarth House T&RA
- Applegarth TMO
- Astbury Road T&RA
- Atwell T&RA
- Aylesbury T&RA
- Baltic Quay Residents and Leaseholders
- Barry Area T&RA
- Bellenden Residents Group
- Bermondsey Street T&RA
- Bermondsey Street TA.
- Bonamy & Bramcote Tenants Association
- Borough and Scovell T&RA
- Brandon T&RA
- Brayards Rd Estate TRA
- Brenchley Gardens T&RA
- Bricklayers Arms T&RA
- Brimtonroy T&RA
- Brook Drive T&RA
- Browning T&RA
- Brunswick Park T&RA
- Buchan T&RA
- Camberwell Grove T&RA
- Canada Estate T&RA
- Caroline Gardens T&RA
- Castlemead T&RA
- Cathedral Area RA
- Champion Hill T&RA
- Comus House T&RA
- Conant T&RA
- Congreve and Barlow T&RA
- Consort T&RA
- Cooper Close Co-op T&RA
- Cossall T&RA
- Crawford Road T&RA
- Crosby Lockyer & Hamilton T&RA
- Croxted Road E.D.E.T.R.A
- Delawyk Residents Association
- Delawyk T&RA
- D'Eynsford Estate T&RA
- Dickens T&RA
- Dodson & Amigo T&RA
- Downtown T&RA
- Draper Tenants Association
- East Dulwich Estate T&RA
- East Dulwich Grove Estate T&RA
- Elephant Lane Residents Association
- Elizabeth T&RA
- Elmington T&RA
- Esmeralda T&RA
- Four Squares T&RA
- Gateway T&RA
- Gaywood Estate TA
- Gaywood T&RA
- George Tingle T&RA
- Gilesmead T&RA
- Glebe North and South T&RA
- Gloucester Grove T&RA
- Goschen T&RA
- Grosvenor T&RA
- Grove Lane Residents Association
- Haddonhall Residents TMO
- Haddonhall Tenants Co-op
- Halimore TA
- Harmsworth Mews Residents Association
- Hawkstone T&RA
- Hayles T&RA
- Heygate T&RA
- House Buildings T&RA
- Juniper House T&RA
- Keetons T&RA
- Kennington Park House T&RA
- Kinglake T&RA
- Kipling T&RA
- L T&RA
- Lant T&RA
- Lawson Residents Association
- Lawson T&RA
- Leathermarket JMB

- Ledbury T&RA
- Lettsom T&RA
- Library Street Neighbourhood Forum
- Longfield T&RA
- Lordship Lane & Melford Court T&RA
- Magdalene Tenants & Residents Association
- Magdalen T&RA
- Manchester House T&RA
- Manor T&RA
- Mardyke House T&RA
- Mayflower T&RA
- Meadow Row T&RA
- Metro Central Heights RA
- Millpond T&RA
- Neckinger Estate T&RA
- Nelson Square Gardens T&RA
- Nelson Square Community Association
- New Camden T&RA
- Newington T&RA
- Northfield House T&RA
- Nunhead Residents Association
- Oliver Goldsmith T&RA
- Osprey T&RA
- Parkside T&RA
- Pasley Estate T&RA
- Pedworth T&RA
- Pelier T&RA
- Penrose T&RA
- Plough and Chiltern T&RA
- Puffin T&RA
- Pullens T&RA
- Pullens Tenants Association
- Redriff Tenants Association (Planning)
- Rennie T&RA
- Rochester Estate T&RA
- Rockingham Management Committee
- Rockingham TRA
- Rodney Road T&RA
- Rouel Road Estate T&RA
- Rye Hill T&RA
- Salisbury Estate T&RA
- Sceaux Gardens T&RA
- Setchell Estate T&RA
- SHACCA T&RA
- Silwood T&RA
- Southampton Way T&RA
- Southwark Group of Tenants Association
- Southwark Park Estate T&RA
- St Crispins T&RA
- St James T&RA
- Styles House T&RA
- Sumner Residents T&RA
- Surrey Gardens T&RA
- Swan Road T&RA
- Sydenham Hill T&RA
- Tabard Gardens Management Co-op
- Tappesfield T&RA
- Tarney Road Residents Association
- Tenant Council Forum

- Thorburn Square T&RA
- Thurlow T&RA
- Tooley Street T&RA
- Trinity Newington Residents Association
- Two Towers T&RA
- Unwin & Friary T&RA
- Webber and Quentin T&RA
- Wendover T&RA
- West Square Residents' Association
- Wilsons Road T&RA
- Winchester Estate TA
- Wyndam & Comber T&RA

Housing

- Affinity Sutton
- Central & Cecil Housing Trust
- Dulwich Right to Buy
- Excel Housing Association
- Family Housing Association Development
- Family Mosaic
- Habinteg
- Hexagon - Southwark Women's Hostel
- Hexagon Housing
- Hexagon RSL
- Home-Start
- Housing for Women
- Hyde RSL
- Lambeth & Southwark Housing Society
- London & Quadrant Housing Trust
- Love Walk Hostel
- Metropolitan Housing Trust
- Octavia Hill Housing Trust
- Peabody Estate (Bricklayers)
- Pecan Limited
- Rainer South London Housing Project
- Sojourner Housing Association
- South East London Housing Partnership
- Southern Housing Group
- Southwark & London Diocesan H A
- Southwark Park Housing
- Stopover Emergency & Medium Stay Hostels
- Wandle RSL

Education/young persons

- 8th East Dulwich Brownies
- Active Kids Network
- After School Clubs
- All Nations Community Nursery
- Alliance for African Youth
- Amott Road Playgroup
- Anti-Bullying Campaign
- Aylesbury Early Years Centre
- Aylesbury Plus SRB Detached Project: Youth Club
- Aylesbury Youth Centre
- Aylesbury Youth Club
- Bede Youth Adventure
- Bermondsey Adventure Playground

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

- Youth Concern UK
- Anando Pat Community School
- Archbishop Michael Ramsey Sixth Form Centre
- Beormund School
- Boutcher CoE School
- British School of Osteopathy
- Brunswick Park Primary
- Cathedral School
- Cobourg Primary School
- Crampton Primary
- Crampton School (Parents)
- Dachwyng Supplementary School
- Dulwich College
- Dulwich Hamlet Junior School
- Dulwich Village CE Infants School
- Dulwich Wood School
- Emotan Supplementary School
- English Martyrs RC School
- Eveline Lowe School
- Friars School
- Gabriel Garcia Marquez School
- Geoffrey Chaucer School
- Gharweg Saturday School
- Gloucester Primary
- Goodrich Primary
- Grange Primary
- Institute of Psychiatry
- James Allen's Girls School
- Kingsdale School
- Kintmore Way Nursery School
- Lighthouse Supplementary School
- Little Saints Nursery School Ltd
- London College of Printing
- London School of Law
- London South Bank University
- Morley School
- Mustard Seed Pre-School
- Nell Gwynn School
- Notre Dame RC
- Pui-Kan Community Chinese School
- Robert Browning Primary School
- Sacred Heart School
- South Bank University
- Southwark College (Southampton Way)
- Southwark College (Surrey Docks)
- Southwark College (Waterloo)
- Southwark College Camberwell Centre
- St Anthony's RC
- St Francesca Cabrini RC
- St Francis RC
- St George's Cathedral
- St George's CE
- St John's CE School
- St Josephs Infants School
- St Josephs RC School
- St 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
- Rye Lane Station Action Group (RLSAG)
- 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
- Keswidee 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 C

Consultation responses and officer comments

The table below provide summaries of the key issues raised in representations made on the Preliminary Draft Charging Schedule and Regulation 123 List, along with an officer response to each representation. Where relevant the response provides details of how representations were taken into account in developing the final version of the SPD Addendum.

Representor	Summary of representation	Council response
<i>Resident</i>	Support the development of transport infrastructure including the Bakerloo Line extension	Noted.
<i>Resident</i>	Support the proposal to seek funding through revisions to CIL and S106 planning obligations from new development to support the development of infrastructure in the OKR area.	Noted
<i>Resident</i>	Disagree with using CIL to make the Old Kent Road into part of 'central London'. It will not be in the interests of existing local residents; the OKR area does not need new tube stations	Noted. However the extension of the Bakerloo Line down the Old Kent Road has received wide support.
<i>Resident</i>	Object to the provision of green spaces and amenity for the benefit of overseas investors speculating on the property market. If the scheme is led by private investors then almost all public realm should be removed and more housing packed in to increase the section 106 contribution that Southwark can go off elsewhere and do some good with.	Noted. Developments will be private sector led but the AAP and wider Development Plan policies will ensure that it delivers a wide range of benefits for local people.
<i>OKR people network</i>	The Council's delivery plan says that developer contributions towards infrastructure costs will bring in £188 million and that this could pay for the new schools, new open space and an electricity network. No funds are allocated for health, sports and play facilities. Even the contributions proposed could be lost as the Council says it has to show developers are contributing to the Bakerloo Line Extension, costed at between £1.25 billion – 2.5 billion.	There is indeed a funding gap identified (i.e. a gap between known commitments and the total cost of infrastructure required) and CIL and section 106 will not be able to fill this alone, as acknowledged in the original cabinet report and background paper. Work is ongoing to identify alternative funding sources (including for Bakerloo Line Extension) and the infrastructure plan, a living document, will be updated to reflect this.
<i>Berkley homes</i>	Key sites may stall on viability grounds through the requirements of CIL and S106 paying for the Bakerloo Line Extension and the delivery of affordable housing and other infrastructure. The Council must therefore take a pragmatic approach to the viability of developments if a comprehensive approach is to be taken to the plan area.	The adopted Development Viability SPD is clear that where viability is a relevant consideration in respect of achieving planning policy compliance, applicants should submit a financial viability appraisal. The process and information requirements are clearly set out in the SPD. Where justified by rigorous viability assessment, formulated in accordance with the SPD, a flexible approach to the application of the Council's affordable housing targets will ensure the viability of developments is not adversely affected over the economic cycle whilst

		still delivering the maximum quantum of viable affordable housing.
<i>Berkley homes</i>	Berkley query how the benchmark data for residential and mixed used development build costs developed used in the viability study was derived.	Further details of the method used to derive the benchmark build costs have been provided by WT Partnership and included in Appendix D. The council believes the existing viability analysis meets the requirement to use “appropriate available evidence” to inform a draft charging schedule (NPPG).
<i>Berkley homes</i>	Believe the impact of CIL on affordable housing delivery will be far greater than the 5% quoted in Cabinet Report.	Noted.
<i>Berkley homes</i>	They recommend the Council undertakes further viability testing of the parameters used in the original assessment following the Referendum Vote in late June. They further request that another firm of surveyors be instructed to test the Preliminary Draft Charging Schedule and Draft Section 106 contributions.	Noted. The council believes the existing viability analysis meets the requirement to use “appropriate available evidence” to inform a draft charging schedule (NPPG).
<i>Berkley homes</i>	There is a risk that ‘double dipping’ will occur as it is not clear from the Draft Revised SPD what consideration is given to the direct provision in schemes of infrastructure and what requirements will form additional pooled contributions through Section 106 or potentially future CIL infrastructure contributions.	We are amending our Regulation 123 List to make clear which infrastructure will not be funded by s106 and will ensure robust monitoring measures are in place to avoid any ‘double dipping’. The wording of the SPD has been clarified to make it clear that s106 will be used to fund work on the two stations prior to the adoption of CIL; and that on adoption of CIL, a revised regulation 123 list will be adopted making it clear that further work to the stations will be funded through CIL rather than s106. Where infrastructure is provided on a particular site as part of a development, such as open space, it would be unreasonable to seek to secure s106 funding for that same item of infrastructure. Schools (not including land) are on the Regulation 123 List so we would not be able to accept school building via s106. No developers are currently offering to provide a school as part of a development and the initial focus will be on expanding existing schools. The Regulation 123 List will be kept under review.
<i>Aitch group</i>	Support the CIL requirements and the infrastructure projects set out in the Regulation 123 list, including the BLE	Noted.
<i>Aitch group</i>	Wishes it to be acknowledged that viability is extremely challenging and that setting the CIL charging rates at the levels proposed this may result in some policy aspects of the AAP being undeliverable – such as achieving 35% affordable housing. It is assumed that the Council recognise this and will be	The adopted Development Viability SPD is clear that where viability is a relevant consideration in respect of achieving planning policy compliance, applicants should submit a financial viability appraisal. The process and information requirements are clearly set out in the SPD. As stated in the

	pragmatic in negotiations on individual schemes to ensure they are deliverable in accordance with national guidance and development plan policy.	background paper, the Council's flexible approach to the application of its affordable housing targets will ensure the viability of developments is not adversely affected over the economic cycle whilst still delivering the maximum quantum of viable affordable housing.
<i>Barkwest Ltd</i>	The proposed higher CIL rate for the southern part of the opportunity area could prejudice the coming forward of development of sites in the early stages of its transformation, thus a lower rate for the southern portion of OKR would be more appropriate.	See answer immediately above.
<i>Sport England</i>	Pleased to note that sports development appears to be exempt from paying CIL (falling within the 'all other development' category).	Noted.
<i>Sport England</i>	The Draft Regulation 123 List indicating CIL will be used to fund specific open space and sports provision is welcomed. The Infrastructure Plan identifies a number of improvements or provision of sports facilities and the SPD, in table 2, refers to 'sport facilities' and 'play facilities' being funded through CIL. It is not clear whether these are improvements or new provision, along with others that might subsequently be identified, would be wholly or partly funded by S106 or would fall under the generic heading of 'Sports' or park 'improvements' in the Draft Regulation 123 List. This should be clarified.	The Regulation 123 List identifies the "list of infrastructure projects or types of infrastructure that it [the LPA] intends will be, or may be, wholly or partly funded by CIL" (CIL regulations). These projects or types of infrastructure cannot be funded through section 106. The new list includes improvements to district parks and a new leisure centre at Canada Water (not including land). Items of infrastructure not on this list may be funded by CIL or s106. Information on funding sources for projects identified in the Infrastructure Plan is currently being updated; it is important to note that this is a living document which is subject to change. The text in the SPD addendum on sport and play facilities has been clarified - new sport facilities will be funded through CIL where the need arises; offsite play facilities will be funded through s106 in accordance with the s106 SPD.
<i>Sport England</i>	The Regulation 123 List should be clear about what sports projects will be funded via CIL (in order of priority), rather than having generic points referring to improvements to open space and sports. Unless the Council identify specific projects on the Regulation 123 List it may be more effective for sporting contributions to be sought through planning obligations, although this is only in the case where it can be linked to a strategic housing development.	The Regulation 123 List identifies the "list of infrastructure projects or types of infrastructure that it [the LPA] intends will be, or may be, wholly or partly funded by CIL" (CIL regulations). These projects or types of infrastructure cannot be funded through section 106. The new list includes improvements to district parks and a new leisure centre at Canada Water (not including land). There is no requirement to identify all sports projects that will be funded via CIL on this list; moreover the list of sports projects requiring funding will change as new need arises. Items of infrastructure not on this list may be funded by CIL or s106. The Infrastructure Plan sets out what

		strategic infrastructure projects will be funded via what sources. This is a living document and data on sport and leisure projects is currently being updated based on the latest evidence. The Regulation 123 List will be updated in future as required.
<i>Sport England</i>	LAs need an up-to-date and robust evidence base that sets out which facilities require protecting/enhancing and where to provide any new facilities to meet any current or future forecasted demand (NPPF para 73). This should inform the Infrastructure Plan, SPD and Regulation 123 List. Southwark's Playing Pitch Strategy has not yet been completed and Sport England is not aware of an up-to-date built facility strategy. Thus Sport England does not consider that Southwark has a robust evidence and therefore object to the proposed revisions until the Council are clear on what facilities are actually required.	Southwark has commissioned a Playing Pitch Strategy, the latest housing trajectory is being used in its preparation and a draft is expected early in 2017. This will inform any required updates to the Infrastructure Plan. In February 2016 Southwark worked with Sport England to understand the supply and demand for swimming pools and sports halls using Sport England's Facilities Planning Model and Sports Facilities Calculator. There is some unmet demand in the south of the borough and increased future demand is expected in the Old Kent Road area. Since then the Castle Leisure Centre has opened. Further new facilities are anticipated in Canada Water, Burgess Park and on Surrey Canal Road in Lewisham will help meet needs. Southwark also encourages shared facilities in school and commercial indoor sports facilities. Progress in delivering this significant pipeline of facilities will be monitored to ensure shortfalls are addressed (the larger part of the need for sports facilities will not arise until 2026+).
<i>GLA</i>	Welcomes the principle of Southwark seeking to secure appropriate developer contributions to support the funding and delivery of improved transport infrastructure, particularly the Bakerloo Line extension. Likewise, the proposed amendments to the S106 SPD support and reinforce this objective. Welcomes intentions to deliver a wide range of infrastructure improvements, including social, not just transport, in the OKR area via the changes set out in the Reg 123 List.	Noted.
<i>TfL</i>	Welcomes the principle of Southwark seeking to secure appropriate developer contributions to support the funding and delivery of improved transport infrastructure, particularly the Bakerloo Line extension. There are clearly challenges in securing funding for infrastructure critical to unlocking growth. These include the timing of contributions, the scope of development that should pay, and the impact of such payments on the viability of development.	Noted.

APPENDIX D

Further details of the method used to derive the benchmark build costs

Further details of the method used to derive the benchmark build costs provided by WT Partnership, who undertook the costings in the viability study, are provided below.

The cost data provided by WT Partnership was for a sample of 5 large sites and 5 small sites and by the nature of information on which it was based had to be at a high level cost per m2 basis. WT Partnership used appropriate information from its extensive data base to generate benchmark rates generally in accordance with The RICS guidelines. The cost data used was from published data , from WT Partnership's own projects and from the 200 projects which WT Partnership have reviewed since 2013 which is a mixture of developer's cost, quantity surveyor estimates, tenders and actual costs and in accordance with RICS guidelines and good working practices is confidential.

The cost data was used to produce benchmarks based on GIA and aligned using the BCIS indices for the location and date. The benchmarked rates were based on 1st Quarter 2016 market conditions with no allowance for inflation, single stage design and build procurement. The local authority planning policies for sustainability and the like as at the base date, assumed piled foundations and assumed demolitions would need to be undertaken due to the location. The benchmarks took into account the different development mixes, the indicated parking provision which has been assumed to be under croft / basement, the specification to match values of schemes referenced by BNP Paribas and where a range of heights were indicated an average height used. Without detail being available and due to the range of samples it was felt the most appropriate methodology for costing the External Works and phasing was a percentage basis based on reviewing available data.

The benchmark rates excluded risk and contingency, professional and design fees, VAT, underground obstructions, ground water, contamination and asbestos removal, service diversions and infrastructure upgrades/ reinforcement and the like and it is understood that there may be further site specific criteria which may affect the cost per m2 rates used.

Appendix B: List of locations where documents were made available to view (CIL Regulation 15 (5))

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)
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- **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, Tuesday & Friday 14:00 – 19:00, 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, Sunday 12:00 – 16:00)
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- **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)

MySouthwark Service Points (Open Monday – Friday 09:00 – 17:00)

- Peckham MySouthark Service Point – 122 Peckham Hill Street, SE15 5JR
- Walworth MySouthwark Service Point – 376 Walworth Road, SE17 2NG

Appendix C: List of consultees including consultation bodies (CIL Regulations 15 (2) (5))

Refer to list in Appendix A.

Appendix D: Preliminary Draft CIL consultation letter (CIL Regulation 15 (2) (5))

From: Southwark Council [<mailto:Southwark-Council@public.govdelivery.com>]
Sent: Monday, July 04, 2016 2:42 PM
To:
Subject: Old Kent Road planning policy consultation update

Dear Sir/Madam,

- 1. Draft Old Kent Road Area Action Plan**
- 2. Preliminary Draft Community Infrastructure Levy**
- 3. Draft addendum to the Section 106 and Community Infrastructure Levy Supplementary Planning Document**
- 4. Southwark Council's "Regulation 123" list**

I am writing to notify you about the above matters.

1. Draft Old Kent Road Area Action Plan

We are now consulting on the draft Old Kent Road Area Action Plan. The plan will guide and manage new development and growth in the area over the next 20 years. The plan aims to create a new high street environment for the Old Kent Road, with significant public transport improvements supported by mixed use development behind the road. This will incorporate around 20,000 new homes, including affordable homes, 5,000 new jobs, community facilities and green spaces. The plan includes the potential for extending the Bakerloo Line from Elephant and Castle towards Lewisham with two new stations along the Old Kent Road. The plan will be used to make planning decisions in the area and to coordinate and deliver the regeneration strategy.

- 2. Community Infrastructure Levy Preliminary Draft Charging Schedule**
- 3. Draft addendum to the Section 106 and Community Infrastructure Levy Supplementary Planning Document**
- 4. Southwark Council's "Regulation 123" list**

Alongside the draft Old Kent Road plan we are consulting on a revised Community Infrastructure Levy (CIL) preliminary draft charging schedule and a draft addendum to the adopted Section 106 Planning Obligations and CIL supplementary planning document (SPD). Both of these documents relate to securing funding for the transport infrastructure (including the Bakerloo Line extension) that is needed in the Old Kent Road area to support the planned growth. We are also proposing to amend the "Regulation 123 List" which sets out what infrastructure will not be funded through section 106 planning obligations. Infrastructure identified on the list may be funded partly or wholly by CIL.

Where to view the documents

The draft AAP, the proposed changes to the adopted policies map, the preliminary draft charging schedule, the draft SPD addendum, the revised "Regulation 123 List" plan and supporting documents can be viewed at the locations listed below. They are also available to view on our website: <http://www.southwark.gov.uk/oldkentrodaap>

How to get involved

Consultation on the draft AAP, the proposed changes to the adopted policies map, the preliminary draft charging schedule, SPD addendum and "Regulation 123 List" will take place between 17 June 2016 and 23 September 2016. All comments must be received by 5pm on Friday 23 September 2016.

We will be holding and attending events throughout the consultation period. The next Old Kent Road Community Forum events will be held on:

- Monday 18 July 2016 at Walworth Academy, Shorncliffe Road, London SE1 5UJ
- Wednesday 14 September 2016 at New Covenant Church, 506-510 Old Kent Rd, London SE1 5BA

We will also be holding an Old Kent Road Young People's Workshop on Wednesday 7 September from 4.30pm to

7pm at New Covenant Church, 506-510 Old Kent Rd, London SE1 5BA.

You can also [join the conversation about the Old Kent Road online](#).

Please keep up to date by visiting our website to find out about events. If you would like us to attend your local group meeting please contact the planning policy team.

You can comment on the documents by:

Visiting our Consultation Hub and filling in our online questionnaire (details on the website above) or by sending comments by:

- E-mail: planningpolicy@southwark.gov.uk
- Post: FREEPOST SE1919/14 Planning Policy, Chief Executive's Department, London SE1P 5EX

List of locations where documents are available for inspection:

Council offices (on request), 160 Tooley Street, SE1 2QH

(Monday, Tuesday, Wednesday, Thursday and Friday: 9am to 5pm)

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)

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)

East Street Library: 168-170 Old Kent Road, SE1 5TY

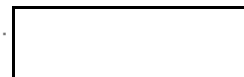
(Monday & Thursday 10:00 – 19:00, Tuesday 10:00 – 18:00, Saturday 10:00 – 17:00)

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)

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This email was sent to Email Address using GovDelivery, on behalf of: Southwark Council · PO BOX 64529 · London SE1P 5LX



**Draft CIL Charging Schedule consultation letter (CIL
Regulation 16 (1)(c); (2))**



Planning Policy

Direct Line: 020 7525 5471

Facsimile: 020 7525 5561

30 January 2017

Dear «First_name» «Last_name»

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

DRAFT COMMUNITY INFRASTRUCTURE LEVY (CIL) CHARGING SCHEDULE AND REVISED REGULATION 123 LIST

What is the Community Infrastructure Levy (CIL) and the Charging Schedule?

The Community Infrastructure Levy (CIL) is a 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 a CIL charging authority under the Planning Act 2008 and Community Infrastructure Levy Regulations 2010 (as amended). Southwark is proposing to revise its 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 consulted on a 'Preliminary' draft CIL Charging Schedule from in 2016. We are now at the second stage of preparation and are consulting on the Draft CIL Charging Schedule. Following this second round of consultation we will be submitting the Draft CIL Charging Schedule and all of the representations received during the consultation to an independent Examiner. The Draft CIL Charging Schedule will then be subject to an Examination in Public held by an independent Examiner during the Summer 2017.

What is the Regulation 123 List?

Alongside the draft CIL Charging Schedule we are also consulting on a revised Regulation 123 List. This is intended for adoption at the same time as the revised charging schedule. The Regulation 123 List sets out the items of infrastructure that will not be funded by section 106 planning obligations. The items on this list can be funded or part funded through CIL.

How to make a representation on the Draft CIL Charging Schedule (CIL Regulation 16 (2)) and Regulation 123 List

The draft CIL Charging Schedule and Regulation 123 List will be published on **30 February 2017** and will be available for consultation for a period of six weeks. **All comments must be received by 5pm Monday 13 March 2017.**

The draft CIL Charging Schedule, its supporting documents and the Regulation 123 List are available to view on the council's website at: <http://www.southwark.gov.uk/planning-and-building-control/section-106-and-community-infrastructure-levy/revised-cil-charging-schedule-consultation>

You can see a hard copy of the draft CIL Charging Schedule and the Regulation 123 List at the locations listed below.

Comments can be made in writing or via email and sent to the following addresses. At this stage you are also able to request if you would like the right to be heard by the CIL Examiner at the forthcoming Examination in Public hearing.

Email: planningpolicy@southwark.gov.uk.

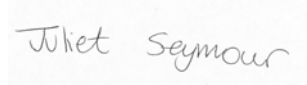
Post: FREEPOST SE1919/14
Douglas McNab
Planning Policy
Chief Executive's Department
London SE1P 5EX

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 draft CIL charging schedule has been submitted to the CIL Examiner in accordance with section 212 of PA 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.

If you have any queries about this document, please contact the Planning Policy team on 020 7525 5471 or by email at planningpolicy@southwark.gov.uk

Yours faithfully



Juliet Seymour
Planning Policy Manager

LOCATIONS

Southwark Council, 160 Tooley Street, London, SE1 2QH

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- Walworth MySouthwark Service Point – 376 Walworth Road, SE17 2NG

**Appendix E: Press Notice - Preliminary Draft CIL Charging
Schedule (CIL Regulation 15 (5))
Thursday 23 June 2016 and Thursday 15 September 2016**

**PLANNING AND COMPULSORY PURCHASE ACT 2004 (AS AMENDED)
THE TOWN AND COUNTRY PLANNING (LOCAL PLANNING) (ENGLAND) REGULATIONS 2012
THE COMMUNITY INFRASTRUCTURE LEVY REGULATIONS 2010 (AS AMENDED)**

**NOTIFICATION OF PUBLIC CONSULTATION ON THE OLD KENT ROAD AREA ACTION PLAN /
OPPORTUNITY AREA PLANNING FRAMEWORK AND PROPOSED CHANGES TO THE
ADOPTED POLICIES MAP (REGULATION 18 CONSULTATION)**

**NOTIFICATION OF PUBLIC CONSULTATION ON AN ADDENDUM TO THE SECTION 106
PLANNING OBLIGATIONS AND CIL SUPPLEMENTARY PLANNING DOCUMENT (REGULATION
12 CONSULTATION)**

**NOTIFICATION OF PUBLIC CONSULTATION ON COMMUNITY INFRASTRUCTURE LEVY
PRELIMINARY DRAFT CHARGING SCHEDULE (REGULATION 15 CONSULTATION)**

**NOTIFICATION OF PUBLIC CONSULTATION ON CHANGES TO SOUTHWARK COUNCIL'S
"REGULATION 123 LIST"**

Southwark Council is preparing a new plan for the Old Kent Road and surrounding area. The plan will guide and manage new development and growth in the area over the next 20 years. The plan aims to create a new high street environment for the Old Kent Road, with significant public transport improvements supported by mixed use development behind the road. This will incorporate around 20,000 new homes, including affordable homes, new jobs, community facilities and green spaces. The plan includes the potential for extending the Bakerloo Line from Elephant and Castle towards Lewisham with two new stations along the Old Kent Road. The plan will be used to make planning decisions in the area and to coordinate and deliver the regeneration strategy.

Alongside the draft Old Kent Road plan we are consulting on a revised Community Infrastructure Levy (CIL) preliminary draft charging schedule and a draft addendum to the adopted Section 106 Planning Obligations and CIL supplementary planning document (SPD). Both of these documents relate to securing funding for the transport infrastructure (including the Bakerloo Line extension) that is needed in the Old Kent Road area to support the planned growth. We are also proposing to amend the "Regulation 123 List" which sets out what infrastructure will not be funded through section 106 planning obligations. Infrastructure identified on the list may be funded partly or wholly by CIL.

Where to view the documents

The draft AAP, the proposed changes to the adopted policies map, the preliminary draft charging schedule, the draft SPD addendum, the revised "Regulation 123 List" plan and supporting documents can be viewed at the locations listed below. They are also available to view on our website:

<http://www.southwark.gov.uk/oldkentrodaap>

How to get involved

Consultation on the draft AAP, the proposed changes to the adopted policies map, the preliminary draft charging schedule, SPD addendum and "Regulation 123 List" will take place between **17 June 2016 and 4 November 2016**. Please note the consultation has been extended by a further 6 weeks from the date previously advertised. All comments must be received by **5pm on Friday 4 November 2016**.

Please keep up to date by visiting our website to find out about events. If you would like us to attend your local group meeting please contact the planning policy team.

You can comment by:

Visiting our Consultation Hub and filling in our online questionnaire (details on the website above) or by sending comments by:

E-mail to planningpolicy@southwark.gov.uk or post to: FREEPOST SE1919/14 Planning Policy, Chief Executive's Department, London SE1P 5EX

List of locations where documents are available for inspection:

Council offices (on request), 160 Tooley Street, SE1 2QH
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**OLD KENT ROAD AREA ACTION PLAN/OPPORTUNITY AREA PLANNING FRAMEWORK
NOTIFICATION OF PUBLIC CONSULTATION (REGULATION 18 CONSULTATION)**

**PLANNING AND COMPULSORY PURCHASE ACT 2004 (AS AMENDED)
THE TOWN AND COUNTRY PLANNING (LOCAL PLANNING) (ENGLAND) REGULATIONS 2012**

Southwark Council is preparing a new plan for the Old Kent Road and surrounding area. The plan will guide and manage new development and growth in the area over the next 20 years. The plan aims to create a new high street environment for the Old Kent Road, with significant public transport improvements supported by mixed use development behind the road. This will incorporate around 20,000 new homes, including affordable homes, new jobs, community facilities and green spaces. The plan includes the potential for extending the Bakerloo Line from Elephant and Castle towards Lewisham with two new stations along the Old Kent Road. The plan will be used to make planning decisions in the area and to coordinate and deliver the regeneration strategy.

Where to view the documents

To view the draft plan and the documents which support it including the integrated impact assessment and find out more information please visit our website:

<http://www.southwark.gov.uk/oldkentrodaap>

The plan and supporting documents can also be viewed at the locations listed below.

How to get involved

Consultation on the plan will take place between **17 June 2016** and **24 September 2016**. All comments must be received by **5pm on Friday 24 September 2016**.

We will be holding and attending events throughout the consultation period. The next Old Kent Road Community Forum event will be held on:

- **18 July 2016** at Walworth Academy, Shorncliffe Road, London SE1 5UJ.

Please keep up to date by visiting our website to find out about events. If you would like us to attend your local group meeting please contact the planning policy team.

You can comment by:

Visiting our Consultation Hub and filling in our online questionnaire (details on the website above) or by sending comments by:

E-mail to planningpolicy@southwark.gov.uk or post to: FREEPOST SE1919/14 Planning Policy, Chief Executive's Department, London SE1P 5EX

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Saturday 09:00 – 17:00)

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(Monday, Tuesday, Thursday & Friday 09:00 – 20:00, Wednesday 10:00 – 20:00, Saturday 10:00 – 17:00, Sunday 12:00 – 16:00)

**Press Notice- Draft CIL Charging Schedule (CIL Regulation
16 (1) (d))
Thursday 26 January 2017**

NOTICE OF FORMAL CONSULTATION FOR:

1) NEW SOUTHWARK PLAN: AREA VISIONS AND SITE ALLOCATIONS (PREFERRED OPTION);
REGULATION 18 CONSULTATION UNDER THE TOWN AND COUNTRY PLANNING ACT 2004 (AS AMENDED)

2) COMMUNITY INFRASTRUCTURE LEVY, ENGLAND AND WALES: THE COMMUNITY INFRASTRUCTURE LEVY REGULATIONS 2010 (AS AMENDED)

**1) NEW SOUTHWARK PLAN: AREA VISIONS
AND SITE ALLOCATIONS (PREFERRED OPTION)**

The Council will consult on the New Southwark Plan: Area Visions and Site Allocation (preferred option) document from 6 February to 28 April 2017. The document forms the second part of the draft New Southwark Plan, which sets out the overall planning and regeneration strategy for the whole borough up to 2033. The council consulted on the New Southwark Plan: Strategic and Development Management policies (preferred option) between October 2015 and March 2017.

Area visions sets out how each of the borough's unique areas will change in the future and how their character will be preserved and enhanced. Site allocations identify potential strategic development sites and set out planning requirements that should be met in the event of redevelopment.

A final draft of the New Southwark Plan will be consulted on following the preferred option stage prior to sending the draft and any comments received to the Government's Planning Inspectorate to examine the plan and make a recommendation for adoption.

How to make a representation on the New Southwark Plan: Area Visions and Site Allocations (preferred option)

The New Southwark Plan: Area Visions and Site Allocations (preferred option) will be consulted on for 12 weeks between 6 February and 28 April 2017. All comments must be received by 5pm Friday 28 April 2017.

The New Southwark Plan: Area Visions and Site Allocations (preferred option) and its supporting documents are available to view on the council's website at:
<https://www.southwark.gov.uk/planning-and-building-control/planning-policy-and-transport-policy/development-plan/local-plan>

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

Comments can be made in writing or via email and sent to the following addresses.

Email: planningpolicy@southwark.gov.uk.

Post: FREEPOST SE1919/14
Planning Policy
Chief Executive's Department
London SE1P 5EX

**DRAFT COMMUNITY INFRASTRUCTURE LEVY (CIL)
CHARGING SCHEDULE AND REGULATION 123 LIST**

The Community Infrastructure Levy (CIL) is a 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 a CIL charging authority under the Planning Act 2008 and Community Infrastructure Levy Regulations 2010 (as amended). Southwark is proposing to revise its 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 consulted on a 'Preliminary' draft CIL Charging Schedule in 2016. We are now at the second stage of preparation and are consulting on the Draft CIL Charging Schedule. Alongside this we are also consulting on a revised Regulation 123 List which is intended for adoption at the same time as the revised charging schedule.

Following this second round of consultation we will submit the Draft CIL Charging Schedule and all of the representations received during the consultation to an independent Examiner. The Draft CIL Charging Schedule will then be subject to an Examination in Public held by the independent Examiner during Summer 2017.

How to make a representation on the Draft CIL Charging Schedule (CIL Regulation 16 (2)) and Regulation 123 List

The draft CIL Charging Schedule and Regulation 123 List will be published on 30 January 2017 and will be available for consultation for a period of six weeks. All comments must be received by 5pm Monday 13 March 2017.

The draft CIL Charging Schedule, its supporting documents and the Regulation 123 List are available to view on the council's website at:

<https://www.southwark.gov.uk/planning-and-building-control/section-106-and-community-infrastructure-levy>
You can see a hard copy of the draft CIL Charging Schedule and the Regulation 123 List at the locations listed below.

Comments can be made in writing or via email and sent to the following addresses. At this stage you are also able to request if you would like the right to be heard by the CIL Examiner at the forthcoming Examination in Public hearing.

Email: planningpolicy@southwark.gov.uk.

Post: FREEPOST SE1919/14
Douglas McNab
Planning Policy
Chief Executive's Department
London SE1P 5EX

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 draft CIL charging schedule has been submitted to the CIL Examiner in accordance with section 212 of PA 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.

If you have any queries about this document, please contact the Planning Policy team on 020 7525 5471 or by email at planningpolicy@southwark.gov.uk

LOCATIONS TO VIEW DOCUMENTS

You can request to view hard copies of our consultation documents at the Southwark Council offices, located at 160 Tooley Street, London, SE1 2QH.

You can also view our consultation documents at the following libraries and MySouthwark Service Points.

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, Cocks Road, SE17 3NH
(Monday, Tuesday & Thursday 14:00 – 17:00, Friday 10:00 – 15:00, Saturday 10:00 – 17:00)
- **Camberwell Library:** 48 Camberwell Green, SE5 7AL
(Monday – Friday 09:00 – 20:00, Saturday 09:00 – 17:00, Sunday 12:00 – 16:00)
- **Canada Water Library:** 21 Sunney 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, Tuesday & Friday 14:00 – 19:00, 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, Sunday 12:00 – 16:00)
- **Kingswood Library:** Seeley Drive, SE21 8QR
(Monday – Friday 10:00 – 14:00, Tuesday & Friday 14:00 – 18:00, Saturday 13:00 – 17:00)

Continued on next page...

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- **Newington Temporary Library:** Elephant Artworks – Second Floor, Elephant Road, SE17 1LB
(Monday - Friday 09:00 – 20:00, Saturday 09:00 – 17:00, Sunday 12:00 – 16:00)
 - **Nunhead Library:** Gordon Road, SE15 3RW
Monday, Tuesday & Thursday 14:00 – 19:00, Wednesday 10:00 – 15:00, Friday 10:00 – 15:00, 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)
- MySouthwark Service Points (Open Monday – Friday 09:00 – 17:00)**
- Peckham MySouthark Service Point – 122 Peckham Hill Street, SE15 5JR
 - Walworth MySouthwark Service Point – 376 Walworth Road, SE17 2NG
-

Appendix F: Representations on the Draft CIL Charging Schedule and the council's responses

Appendix G: Presentation at CIL workshop on 02 March 2016



**Old Kent Road Opportunity Area
Viability Study
Stakeholder Workshop**

2 March 2016

Agenda



1. Introductions
2. Methodology
3. Viability inputs from survey of viability submission received by the Council
4. Proposed appraisal inputs for OKR OA viability study
5. Feedback/questions from Stakeholders

1. Introduction

Introduction

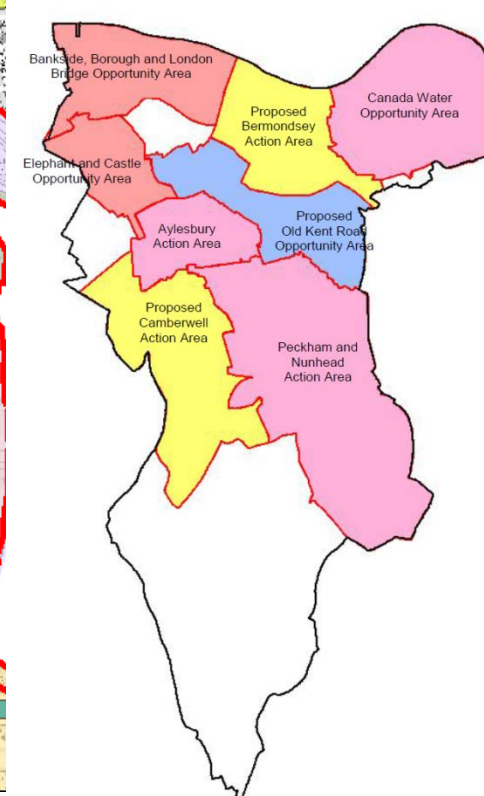
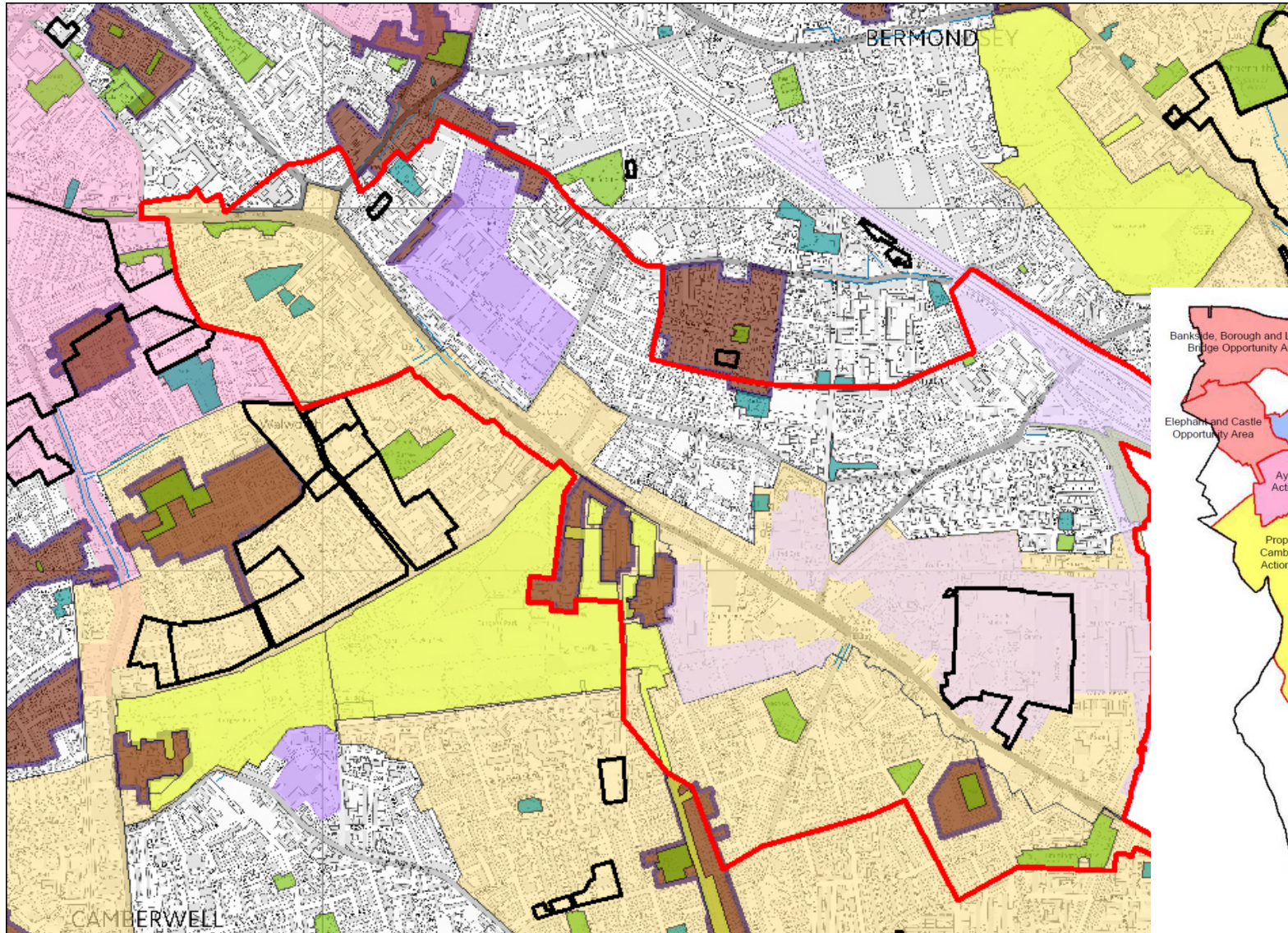
- London plan opportunity area designation March 2015
- Collaborating with GLA and TfL on preparation of plan
- Preparing evidence base
- Engaging local stakeholders through community forum

MAYOR OF LONDON



THE LONDON PLAN
THE SPATIAL DEVELOPMENT STRATEGY FOR LONDON
CONSOLIDATED WITH ALTERATIONS SINCE 2011

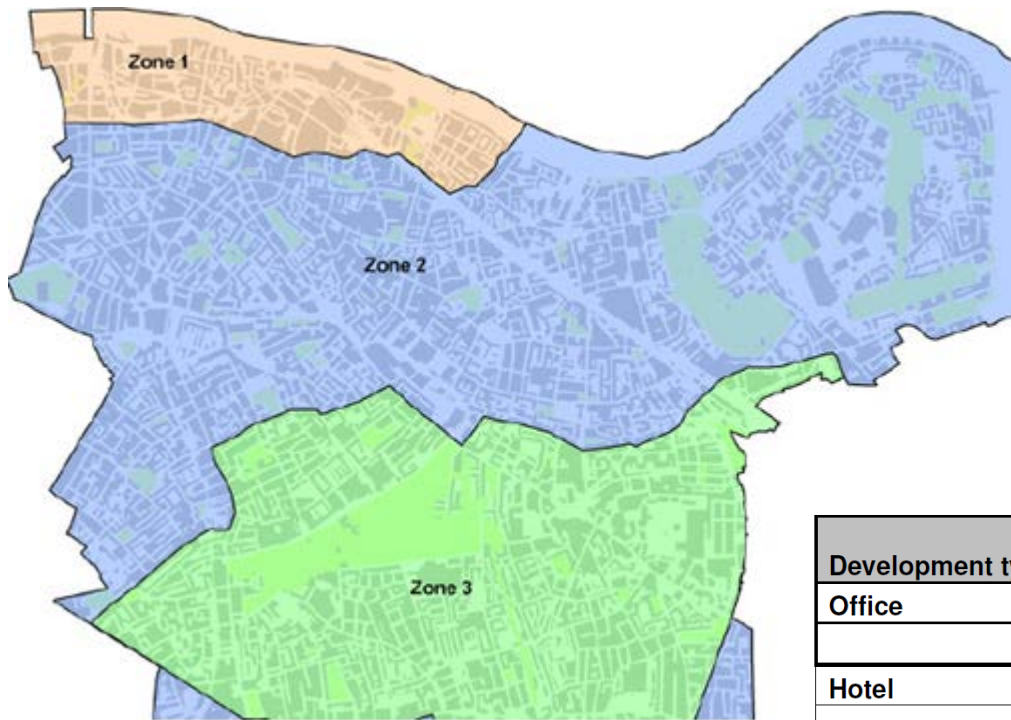
MARCH 2015



Introduction: Emerging proposals



- OKR: part of Central London
- Transition to mixed use neighbourhoods
- Around 20,000 new homes (high growth option explored through community forum)
- Around 5,000 new jobs
- New infrastructure to support growth including schools, health facilities, open spaces and surface transport improvements
- Bakerloo line extension - £2.57bn
- Expectation that growth in homes and jobs will help pay for infrastructure, through mechanisms such as CIL
- Revision of CIL Charging Schedule with focus on OKR opportunity area



BCIS Forecast for
inflation in All in TPI
Index from 2015 –
2017: 4.76%

Development type	Zone *	CIL Rate £ per sq.m.
Office	Zone 1	£70
	Zones 2-3	£0
Hotel	Zone 1	£250
	Zones 2-3	£125
Residential	Zones 1	£400
	Zone 2	£200
	Zone 3	£50
Student housing – Direct let **	Zones 1-3	£100
Student housing – Nomination ***	Zones 1-3	£0
All retail (A1 – A5 & Sui Generis uses akin to retail) ****	Zones 1-3	£125
Town centre car parking *****	Zones 1-3	£0
Industrial and warehousing	Zones 1-3	£0
Public libraries	Zones 1-3	£0
Health	Zones 1-3	£0
Education	Zones 1-3	£0
All other uses	Zones 1-3	£0

Timescales



- May 2016 – Consultation on AAP
- May 2016 – Consultation on Preliminary Draft Charging Schedule and interim s106 tariff
- Late 2016 – Consultation on Draft Charging Schedule
- Early 2017 – Examination of Draft Charging Schedule
- Summer 2017 – Adoption of Charging Schedule
- 2017 – Consultation on Submission AAP

Introduction



BNP Paribas Real Estate instructed by Council to undertake viability testing to understand the cumulative impacts of emerging policy requirements of their emerging:

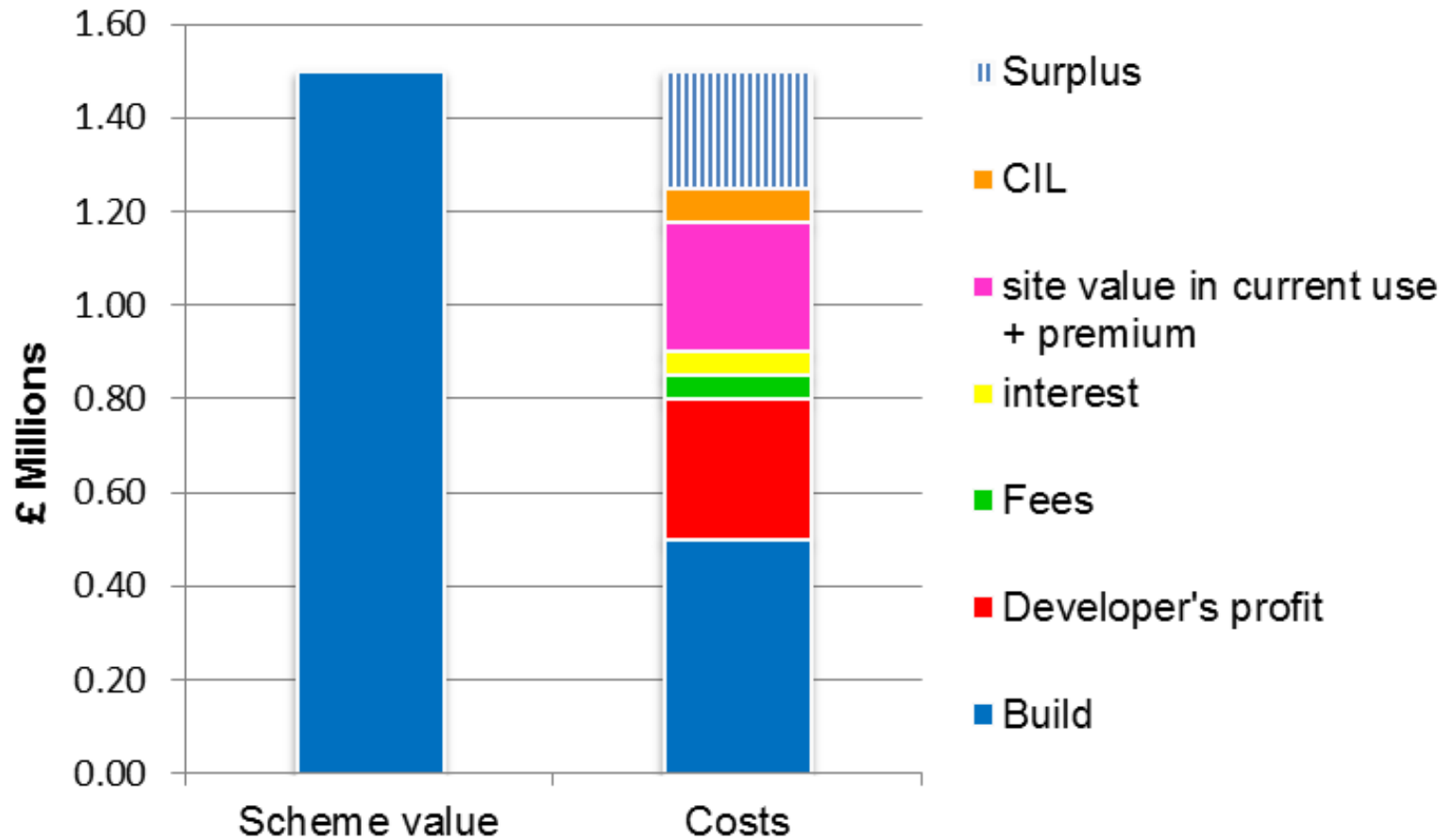
- OKR OAPF & AAP
- Update to the Community Infrastructure Levy Charging Schedule

Purpose of today's meeting:

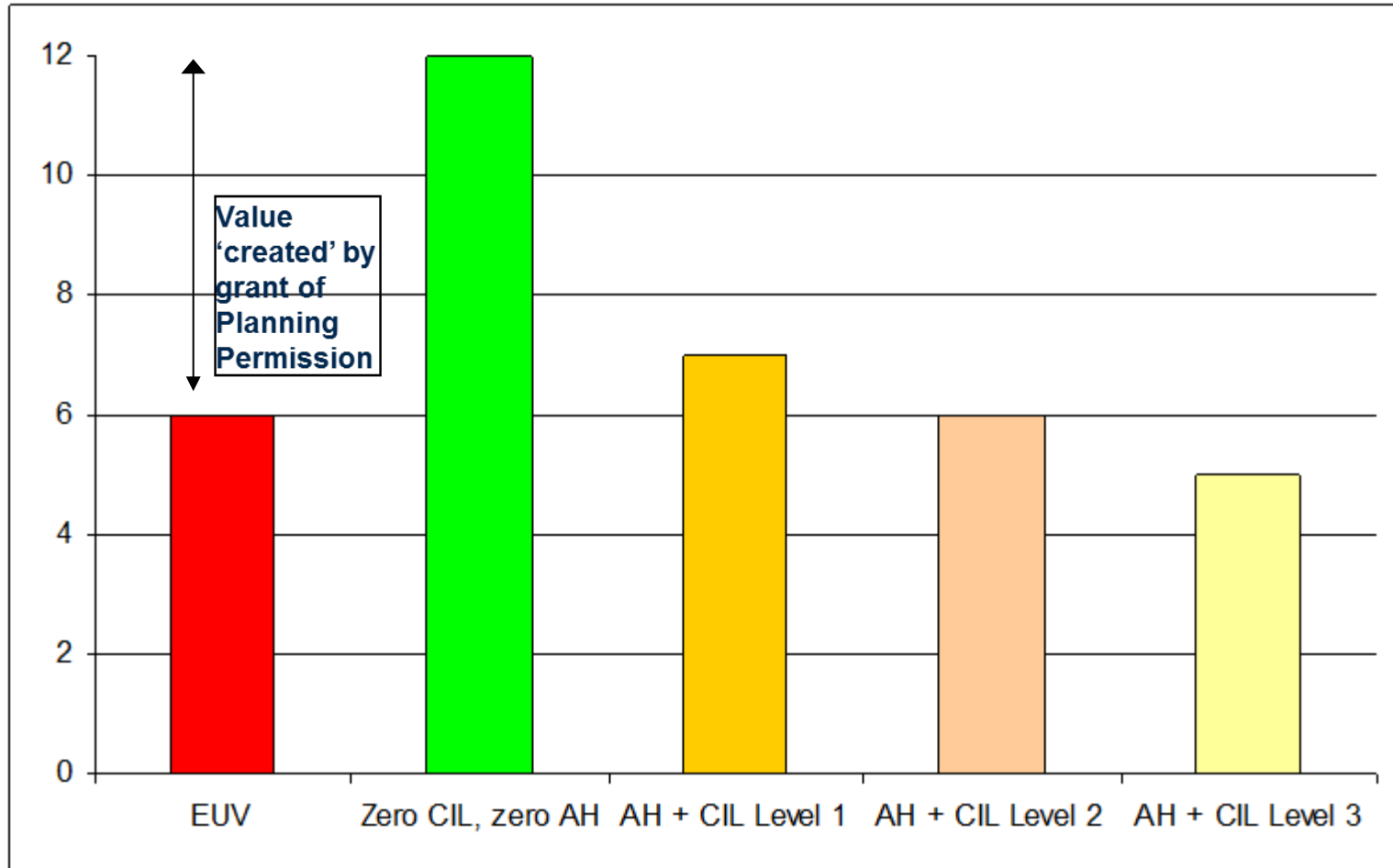
- Engagement with developers and landowners on the range of typologies and sites to be tested and inputs into the appraisals
- Call for evidence

2. Methodology

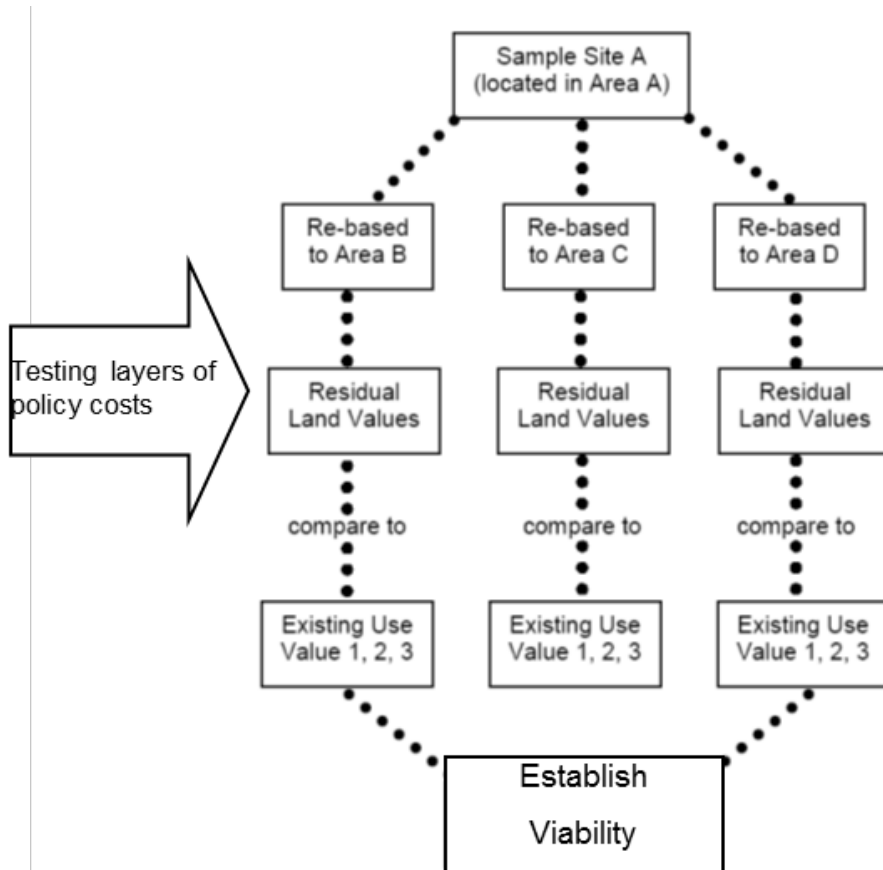
Methodology – Residual Value



Methodology



Methodology



Typologies

No.	No. Resi units	Height	Other uses and floor areas (TBC)	Gross to net of internal floorspace	Gross site area (Ha)
1	11	up to 6 storeys	Retail use: 500 sq m	80%	0.06
2	30	up to 6 storeys	None	80%	0.15
3	65	7 to 13 storeys	None	75%	0.30
4	100	7 to 13 storeys	Retail: 2,000 sq m	75%	0.5
5	180	7 to 13 storeys	Employment use: 2,000 sq m	75%	0.7
6	300	7 to 13 storeys	Employment use: 3,000 sq m	75%	1.1
7	450	14 to 35 storeys	Employment use: 5,000 sq m Retail use: 1,000 sq m Open space/public realm	75%	1.2
8	650	14 to 35 storeys	Retail use: 3,000 sq m Leisure use: 4,000 sq m Open space/public realm	75%	1.7
9	Student housing	7 to 13 storeys	Retail use: 500 sq m	75%	TBC

Methodology

Specific site testing

Site ref	Existing use(s)	Proposed Use(s)	Gross internal Floorspace (Sq m)	Infrastructure and policy requirements	Gross to net	Height of building(s)	Car parking nos and undrgrnd / undrcroft / surface
Large Site 1	B8 (Distribution centre)	Housing Business (B1a) Hotel Retail Health centre	Housing: 32,500 Business: 1,100 Hotel: 5,000 Retail: 700 Health: 1,000	Open space, external space/public realm: measure from plan	72%	7 storeys/30 storeys	25% of resi units to have parking; parking underground
Large Site 2	A1 (Retail warehouse)	Housing Business (B1c) Leisure Retail	Housing: 62,500 Business : 800 Leisure: 4,000 Retail: 2,500	Open space, external space/public realm: measure from plan	72%	Up to 24 storeys	25% of resi units to have parking; retail/leisure 1 space per 30sqm; parking underground
Large Site 3	A1 (Supermarket)	Housing Retail Business (B1c)	Housing: 60,300 Retail: 2,700 Business: 2,500	External space/public realm: measure from plan	72%	7-13 storeys	25% of resi units to have parking; retail/leisure 1 space per 30sqm; parking underground
Large Site 4	A1 (Retail warehouse)	Housing Retail School	Housing: 47,600 Retail: 1,700 School: 10,100	Open space, external space/public realm: measure from plan. Exclude school build costs.	72%	8-20 storeys	25% of resi units to have parking; retail/leisure 1 space per 30sqm; parking underground
Large Site 5	B2, B8 (Trading estate)	Housing Business (B1c) Retail	Housing: 45,600 Business: 3,200 Retail: 1,140	External space/public realm: measure from plan	72%	7-20 storeys	25% of resi units to have parking; parking underground

Methodology

Specific site testing

Site ref	Existing use(s)	Proposed Use(s)	Gross internal Floorspace (Sq m)	Infrastructure and policy requirements	Gross to net	Height of building(s)	Car parking nos and undrgrnd / undrcroft / surface
Small Site 1	B2, B8 (Trading estate)	Housing Business (B1c)	Housing: 18,900 Business: 1,300	External space/public realm: measure from plan	72% (resi)	6/7 storeys	25% of resi units to have parking; parking underground
Small Site 2	B1c, B2, B8 (Industrial buildings serviced from forecourt)	Housing Business (B1c)	Housing: 26,768 Business: 4,700	External space/public realm: measure from plan	72% (resi)	7 storeys	25% of resi units to have parking; parking underground
Small Site 3	B8 (Truck parking)	Housing	Housing: 20,600	External space/public realm: measure from plan	72% (resi)	7-13 storeys	25% of resi units to have parking; parking underground
Small Site 4	B2 (Car repairs)	Housing Retail	Housing: 2,151 Retail: 800	External space/public realm: measure from plan	72% (resi)	4 storeys	25% of units to have parking; all parking at surface level
Small Site 5	B2 (Car repairs)	Student housing	Student housing: 6850	External space/public realm: measure from plan		6 storeys	Car free

Methodology



Cumulative testing of local plan policy requirements including:

- Affordable housing % and tenure split;
- CIL (Mayoral & Borough)
- Residual S106 requirements;
- National space standards for residential units;
- Cycle and car parking standards; and
- Sustainability requirements.

Methodology



Establishing Viability:

- The results of the appraisals will be residual land values (RLV).
- To establish viability the RLV's will be compared to a range of benchmark land values (BLV).
- If the RLV is equal to or higher than the BLVs the scheme is considered to be viable.
- Consistent with methodology which informed adopted CIL charging schedule and considered sound by examination inspector.

3. Viability inputs from survey of viability submissions received by the Council

Survey of viability appraisals



- Sites which submitted viability appraisals to support affordable housing negotiations
- All sites anonymised
- Granted planning permission between 13/11/2012 – 23/12/2015
- Uses assumptions presented in VAs to present developer's starting point in negotiation (Note: some assumptions challenged by LBS/DVS)
- 42 schemes fulfilled the criteria. However, due to inconsistency in the presentation of data each VA did not yield useable data relevant to each assumption. Many of the schemes were mixed use. This evidence only considers residential elements of the schemes.

Survey of viability appraisals



- Developer profit
- Build costs
- Gross to net efficiency
- Contingency
- Abnormal costs
- Sales values
- Benchmark land value
- Landowner incentive

- Data relates to residential development
- Work in progress

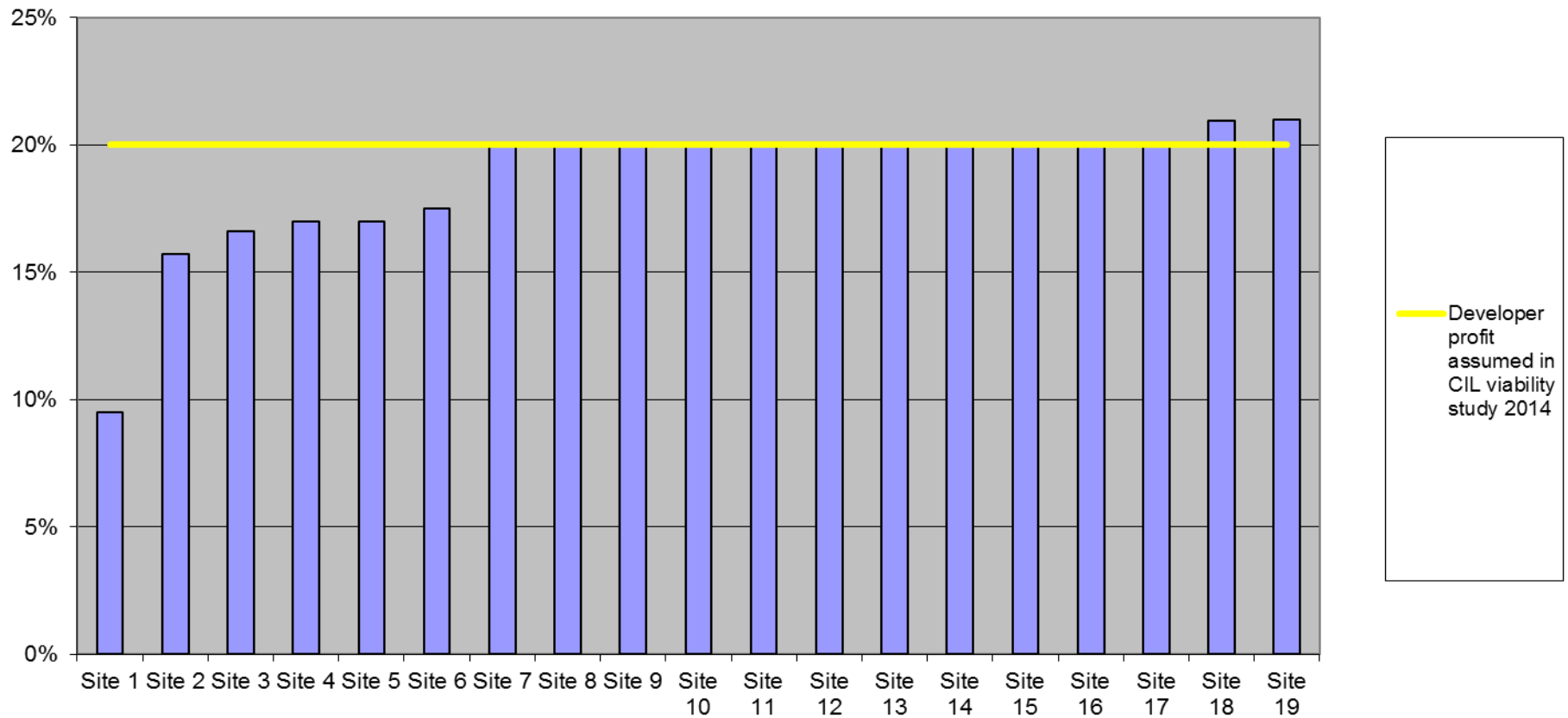
Developer Profit (Private housing)

- On-GDV, on-Profit or IRR

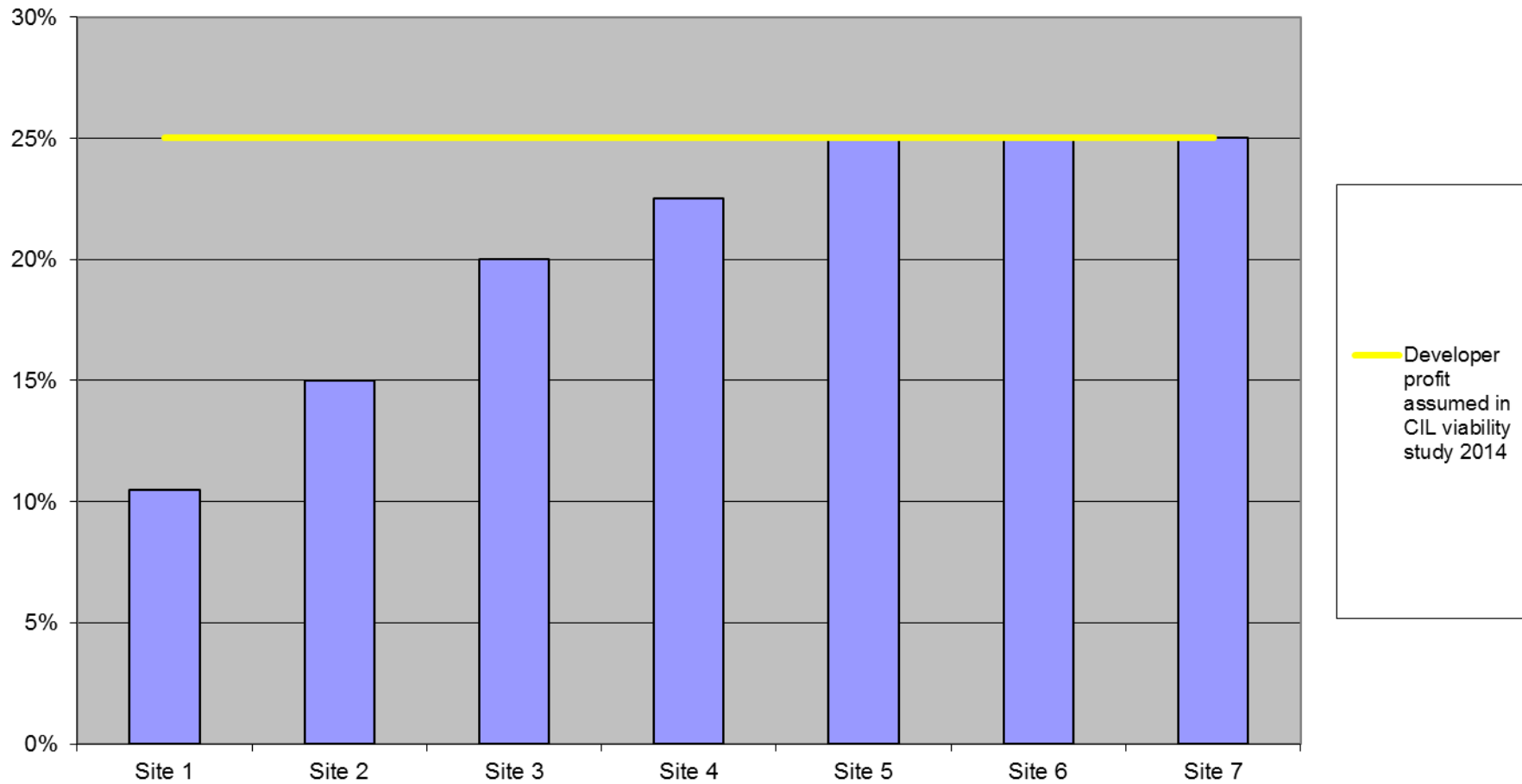
GDV	Cost	IRR
19 schemes	7 schemes	2 schemes

- IRR profit expectation was 20%. One of the schemes which presented profit in IRR used an assumption for profit-on-cost of 25%.
- Some schemes merged profit expectation for private, affordable and commercial – these have been excluded.

Profit Assumption on GDV (Private Residential)



Profit Assumption on-Cost



DVS letter September 2014



CIL VIABILITY STUDY

Over the last two years DVS have undertaken a dozen Financial Viability Assessments concerning developments within LB Southwark.

We would comment about the developer profit margins for the market housing as follows:

- We have never accepted a profit level in excess of 20% of value
- Typically over the last 18 months we have assessed profit on value in the order of 17.5%
- As an alternative, sometimes we have assessed scheme profit on cost and typically in the order of 20%
- The exact % will vary from scheme to scheme

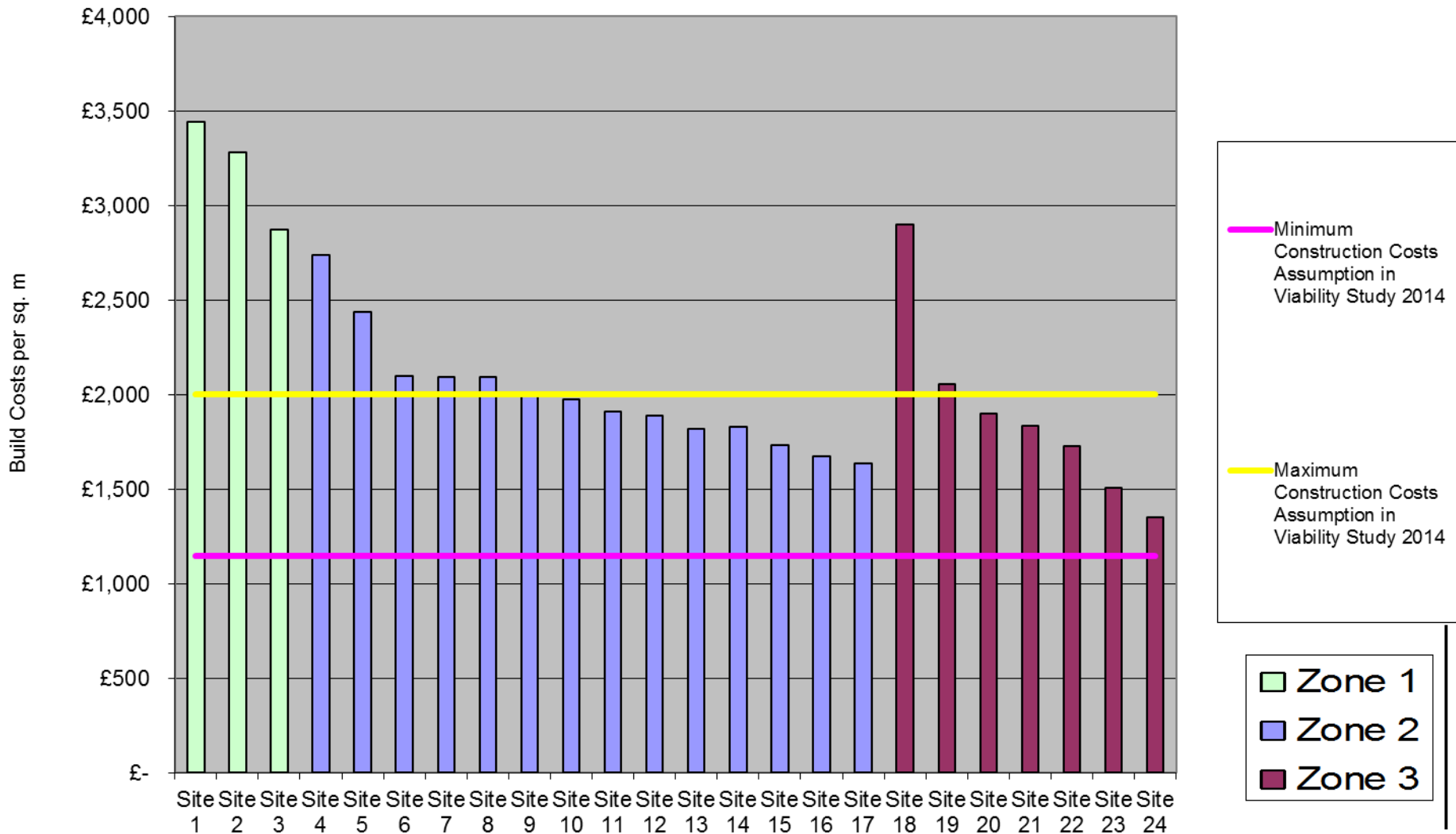
The profit for the affordable housing component has been typically 6% on cost.

It is our opinion that contingency costs are typically appraised at 3 to 5% of cost.

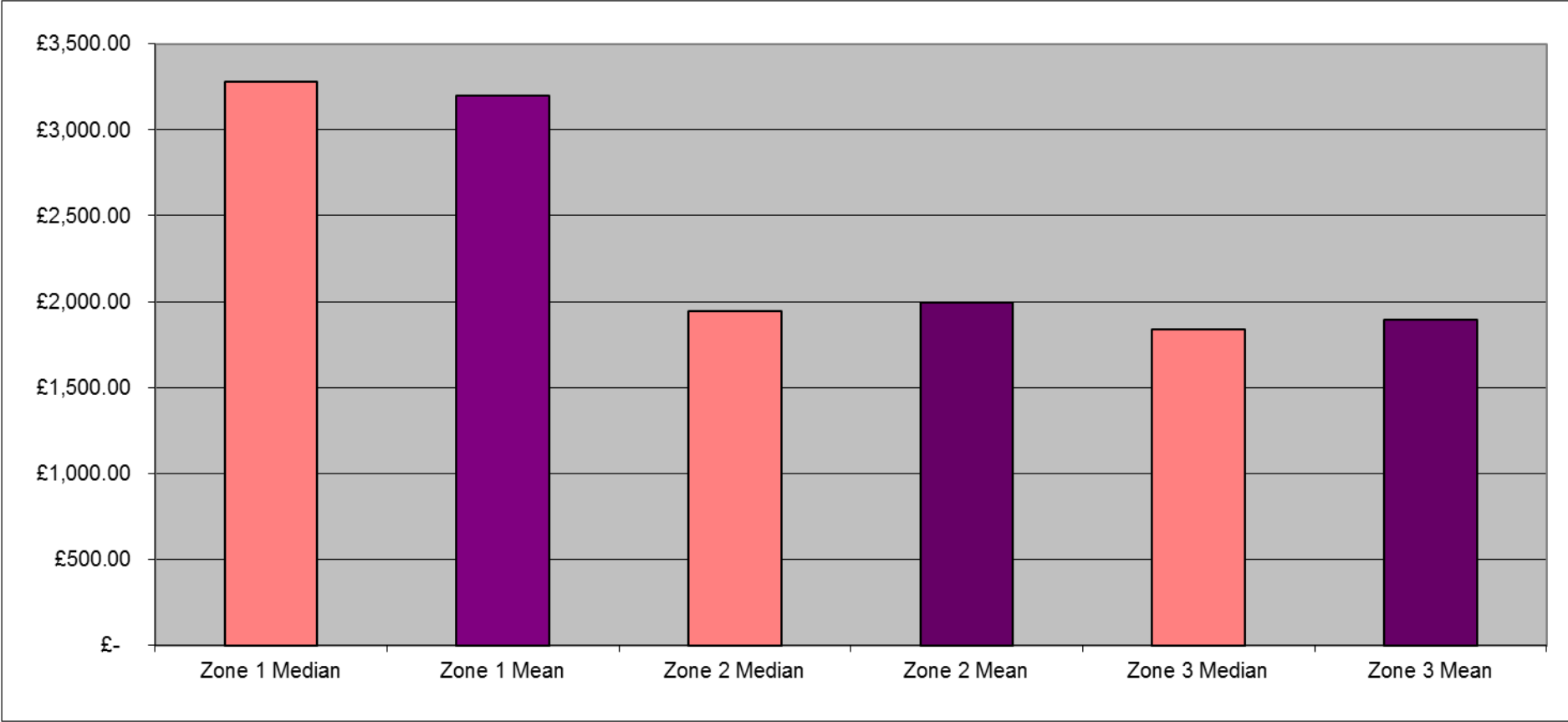
Build Costs

- Twenty four viability appraisals included information on build costs for private housing
- The gross build costs ranged from £1,352 per sq. m to £3,442 per sq. m with a mean of £2,115 per sq. m
- Twenty viability appraisals included information on build costs for affordable tenure housing
- The gross build costs ranged from £1,352 per sq. m to £3,280 per sq. m with a mean of £1,957 per sq. m

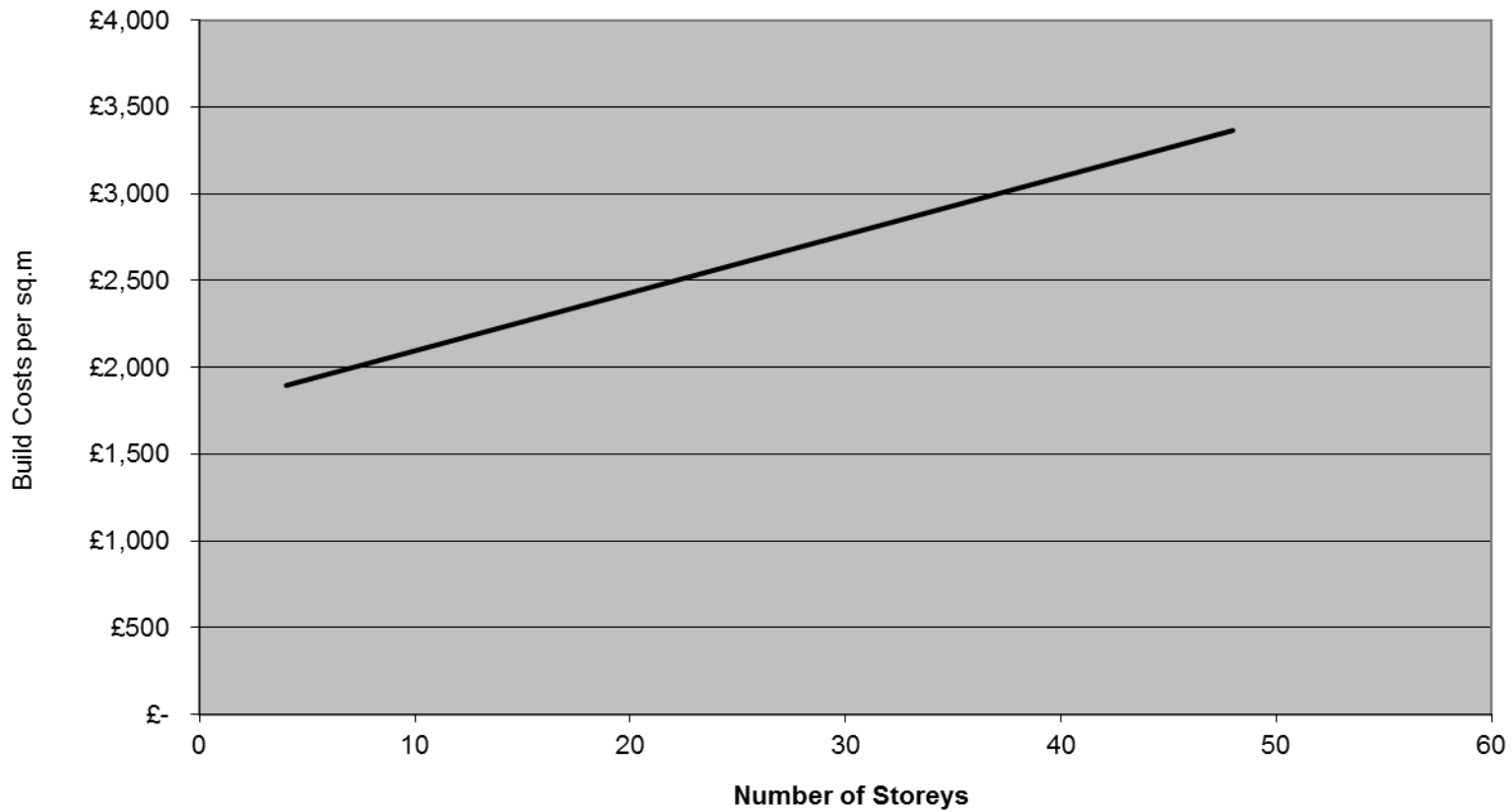
Private Housing Build Costs



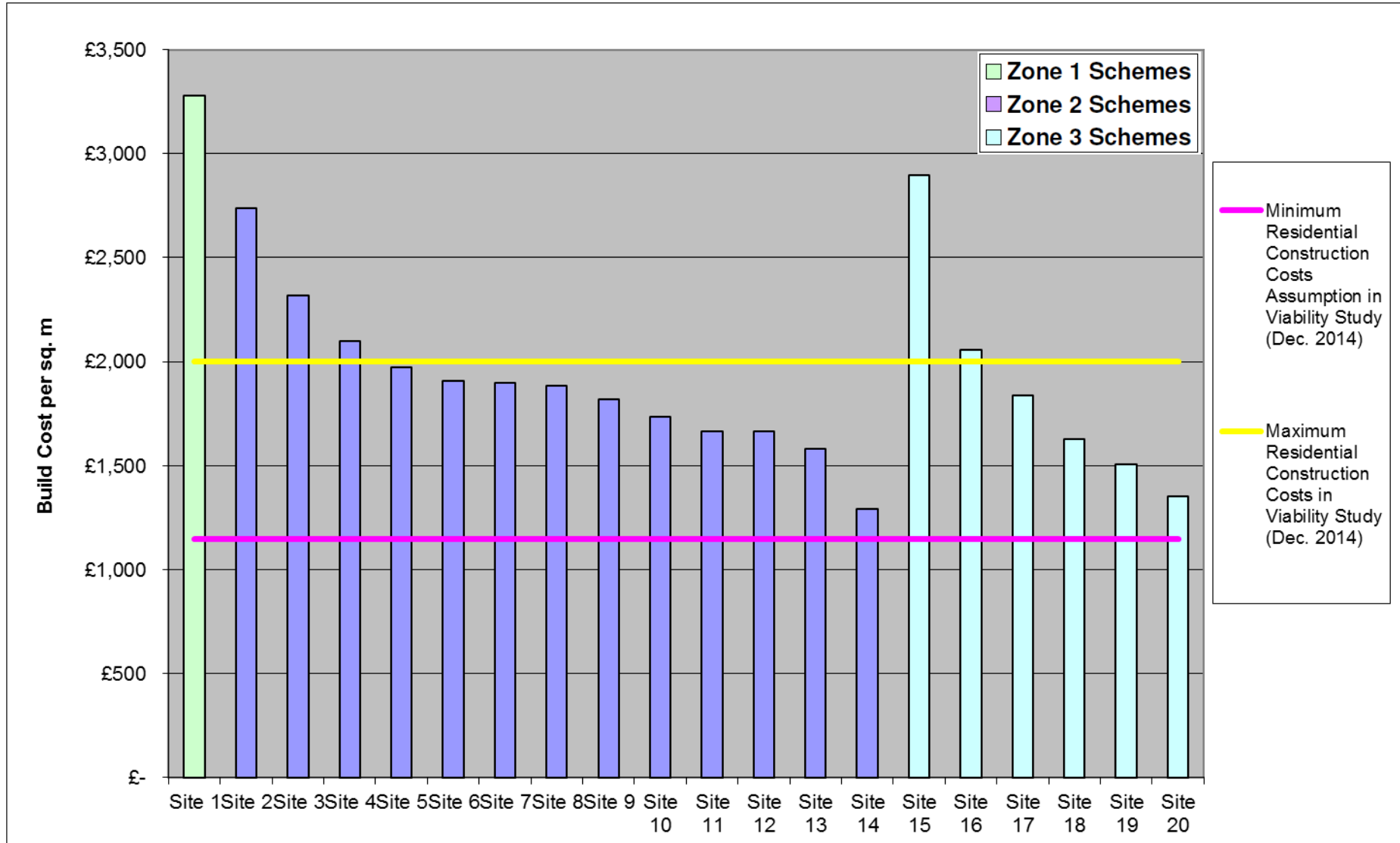
Private Housing Build Costs



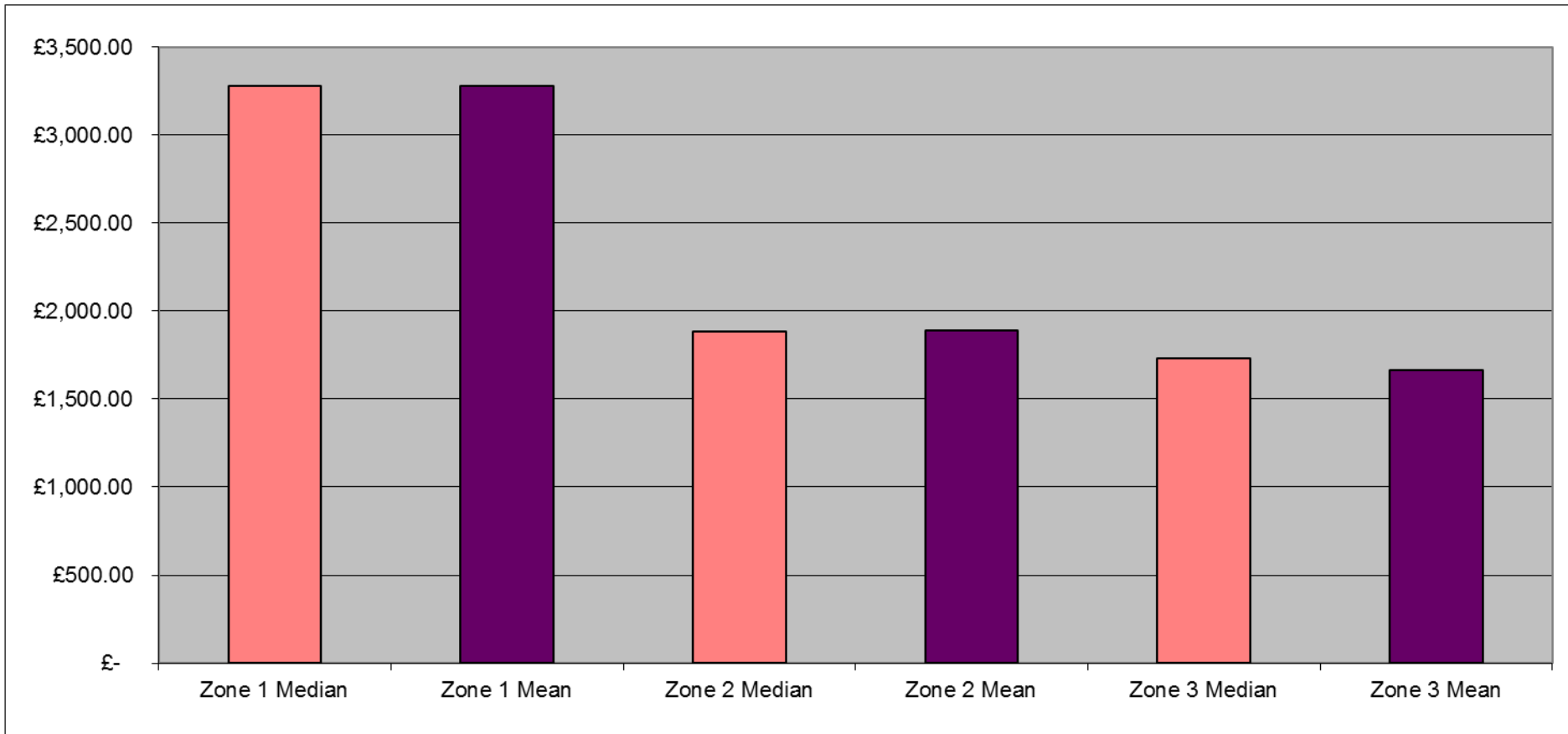
Private Housing Build Costs



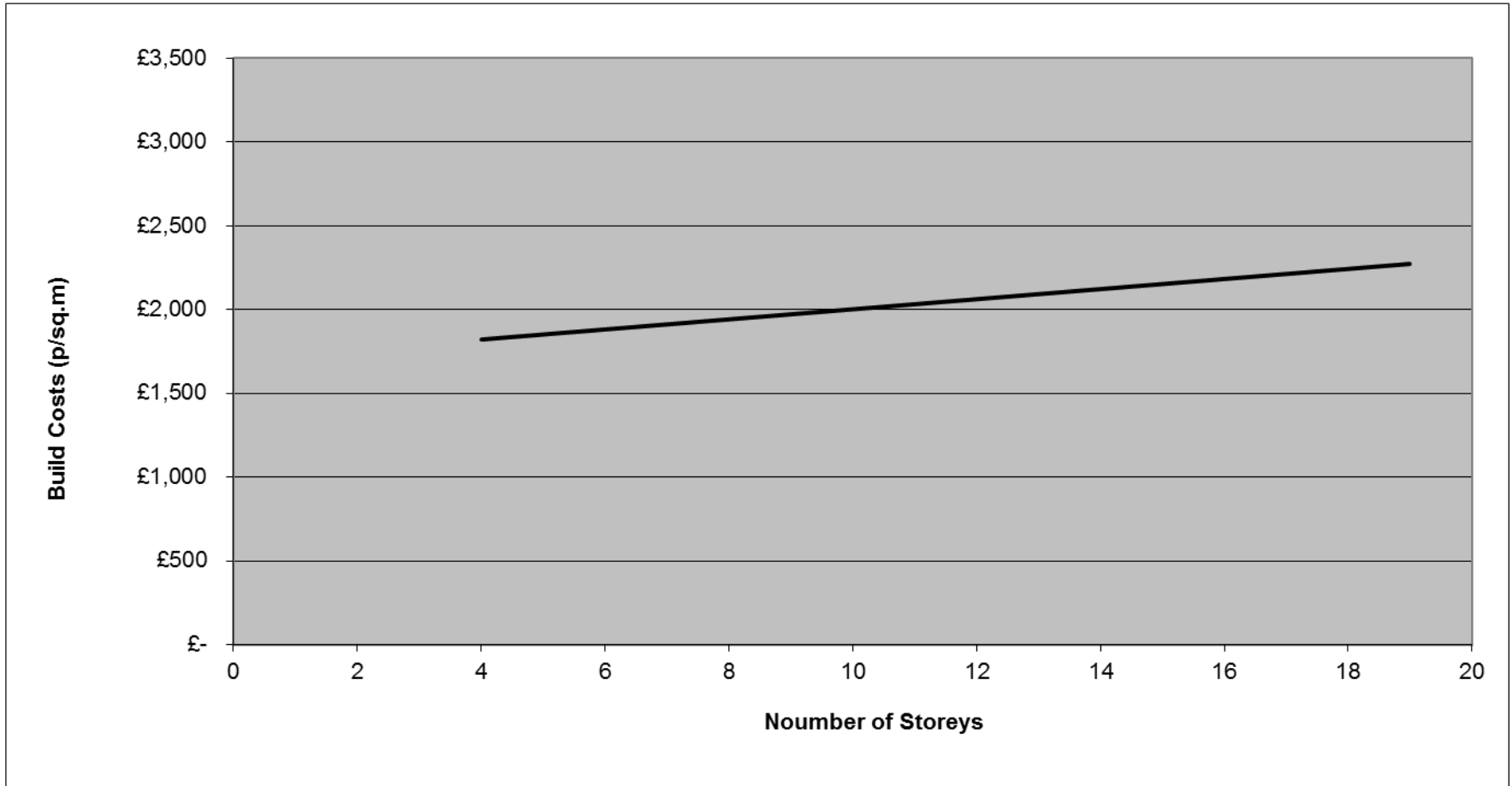
Affordable Housing Build Costs



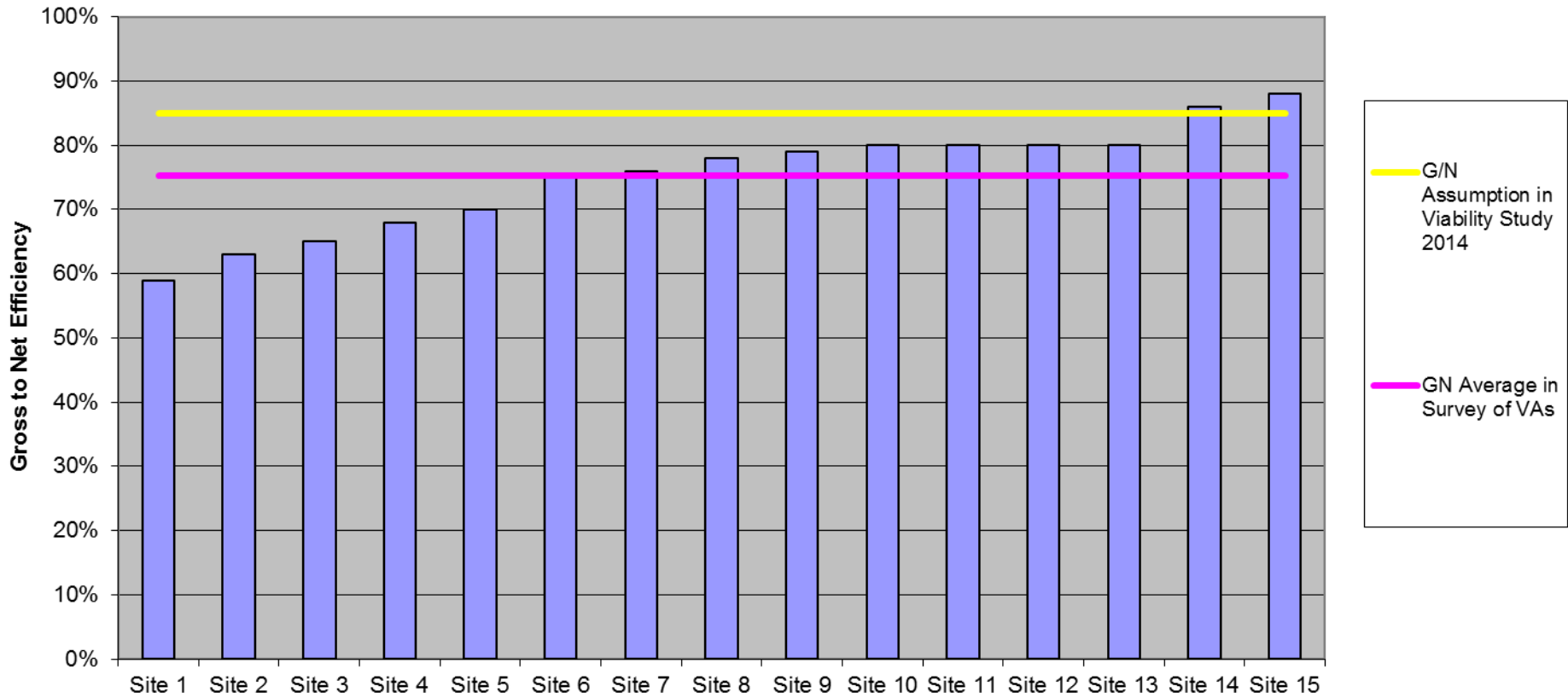
Affordable Housing Build Costs



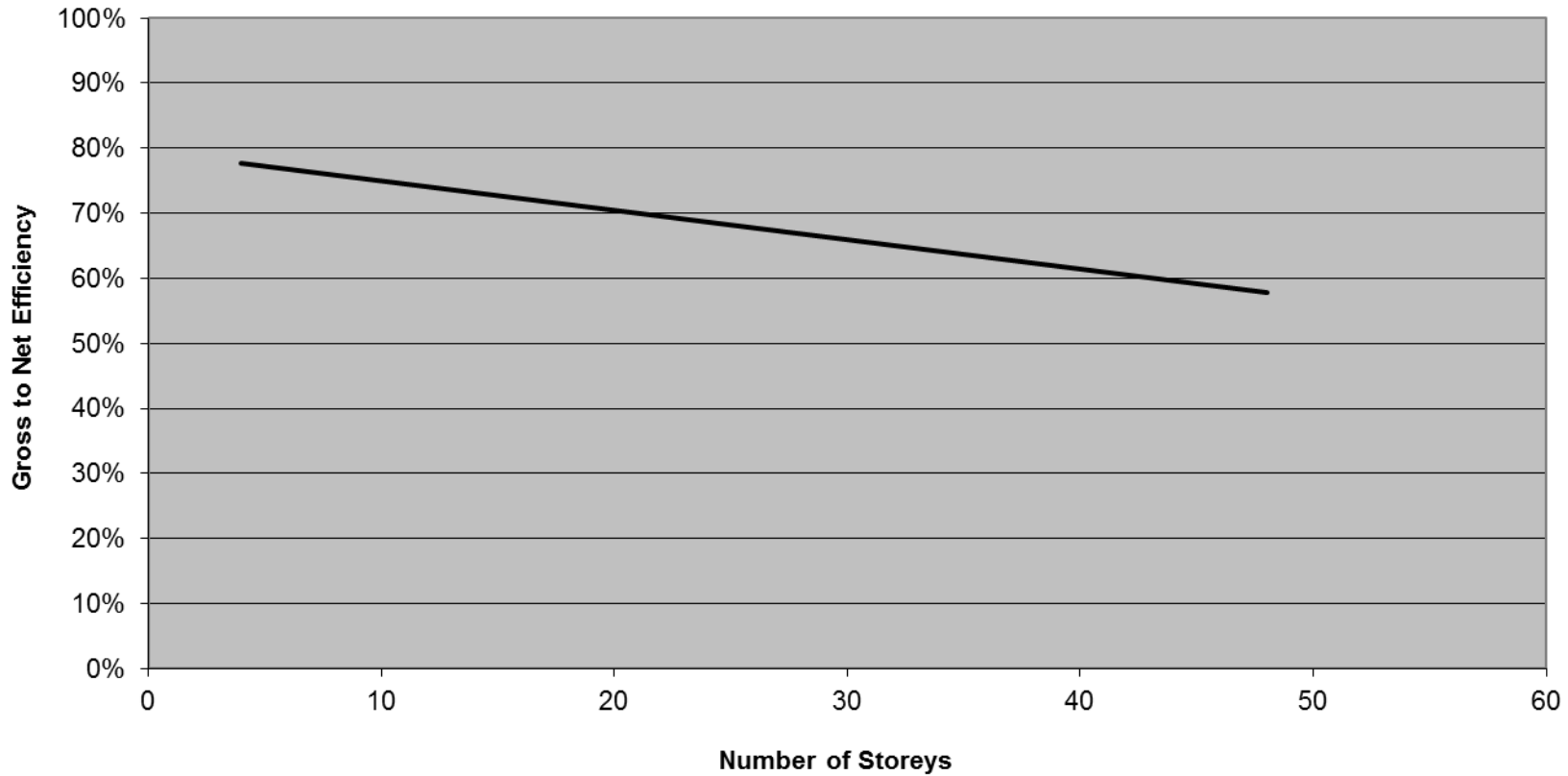
Affordable Housing Build Costs



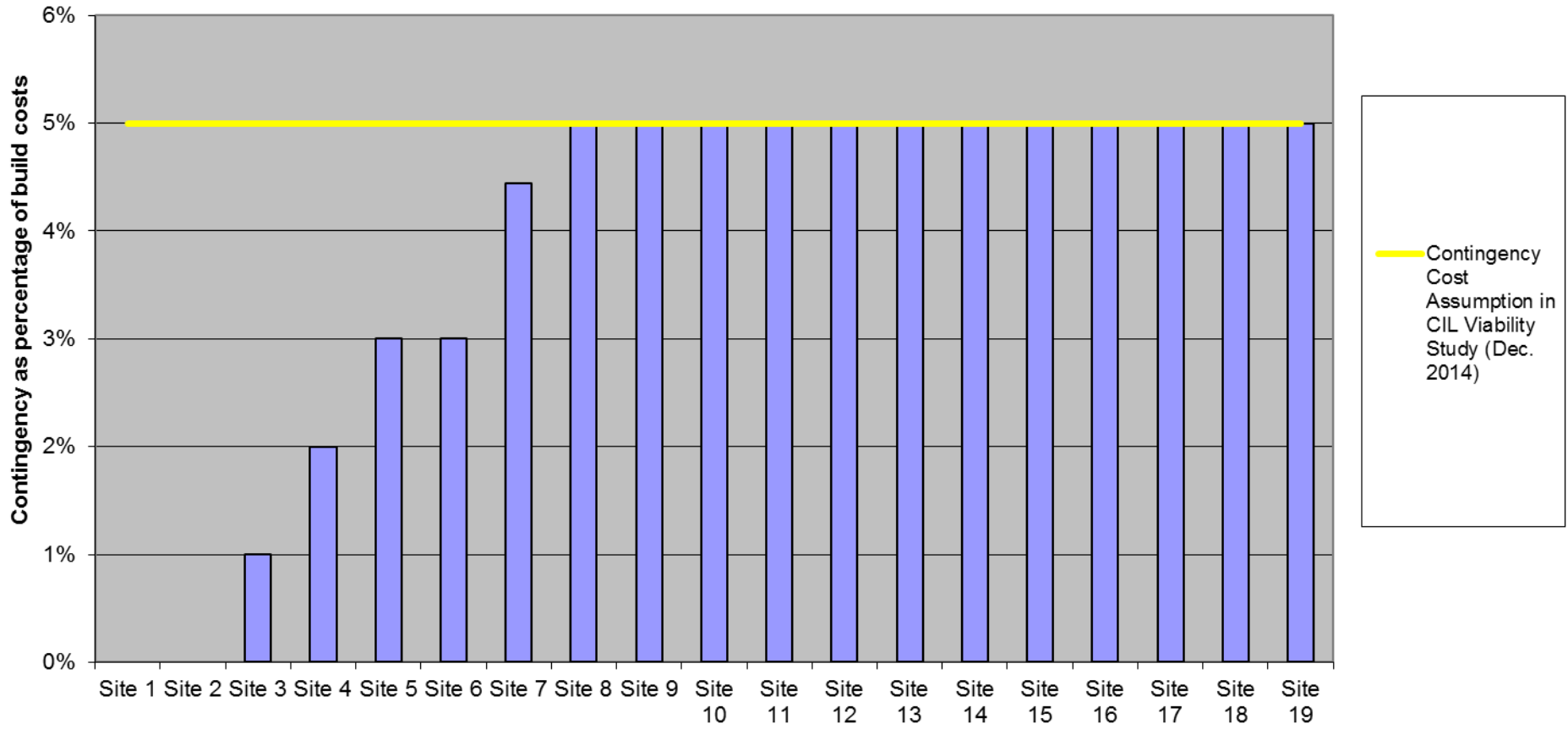
Gross to Net Efficiency



Gross to Net Efficiency



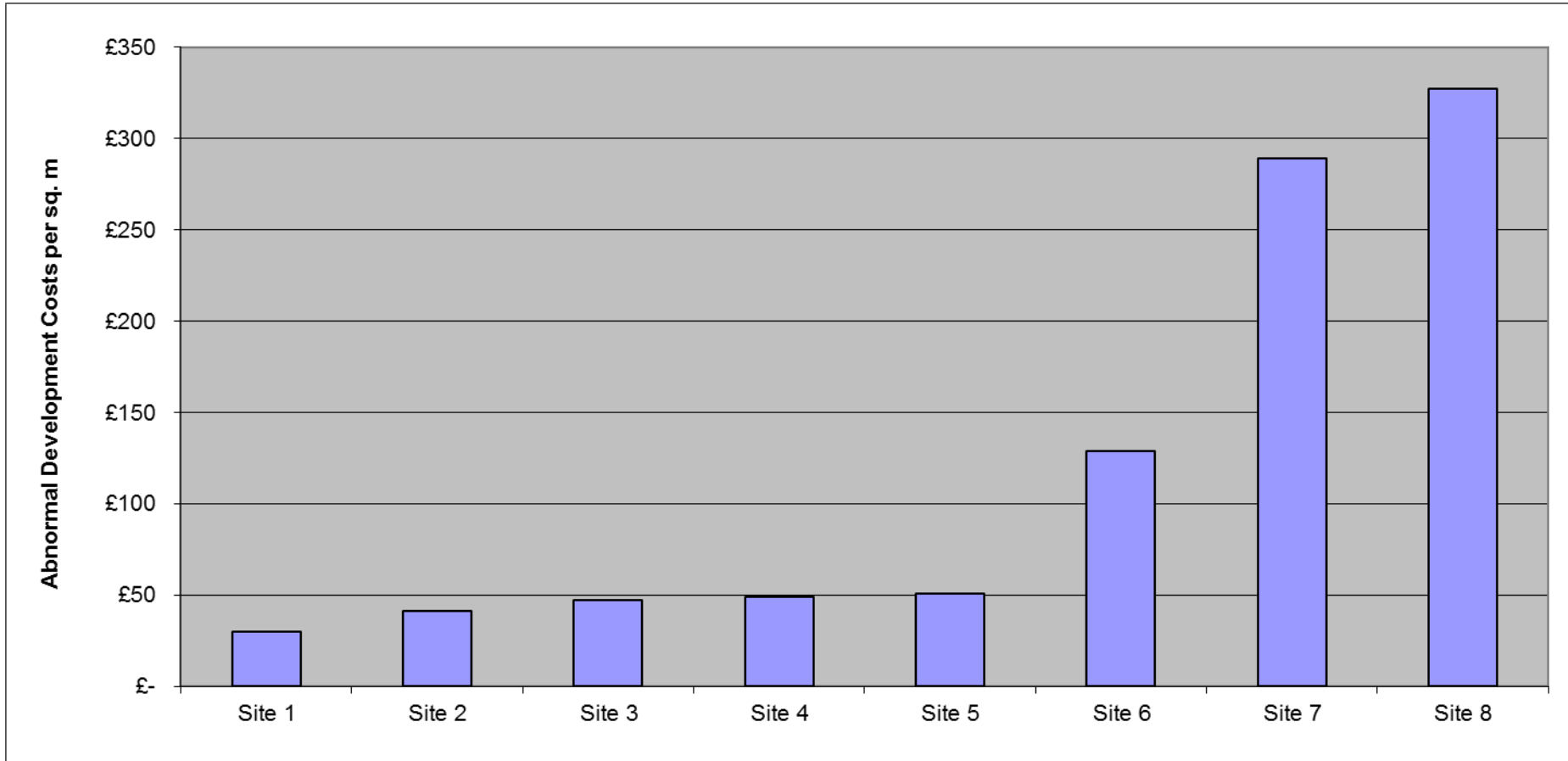
Contingency Costs



Abnormal Costs

- Most schemes' VAs did not present information relating to abnormal development costs.
- Abnormal costs were considerably variable between schemes; ranging from £30 per sq. m to £327 per sq. m

Abnormal Costs



Sales Values



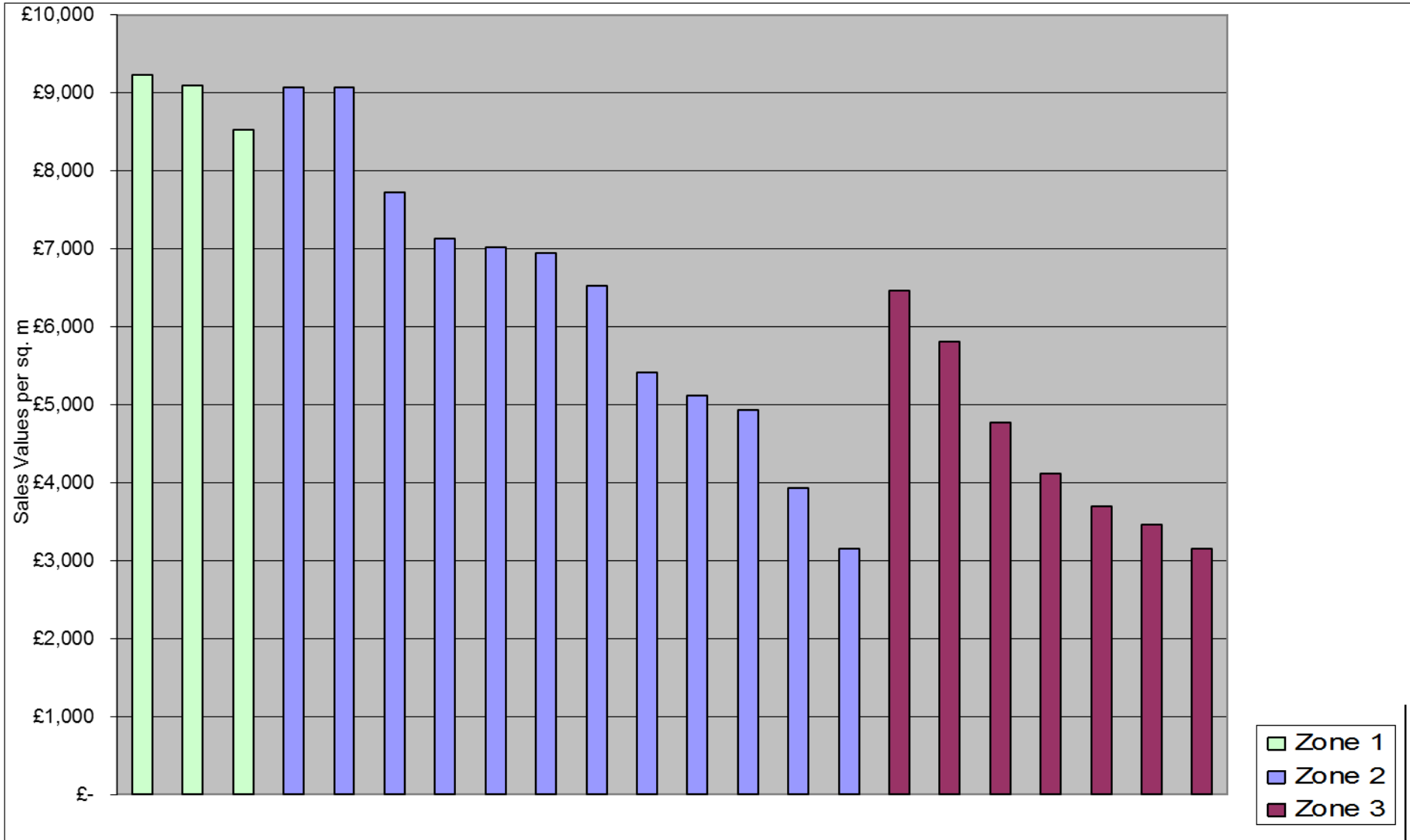
Private Housing:

The Council reviewed 22 viability appraisals which presented assumptions for the anticipated sales values of the market sale residential element of the schemes. These assumptions were often underpinned by the sales values achieved on recently completed comparable schemes. Three schemes were in CIL charging Zone 1, eight were in Zone 2 and four in Zone 3.

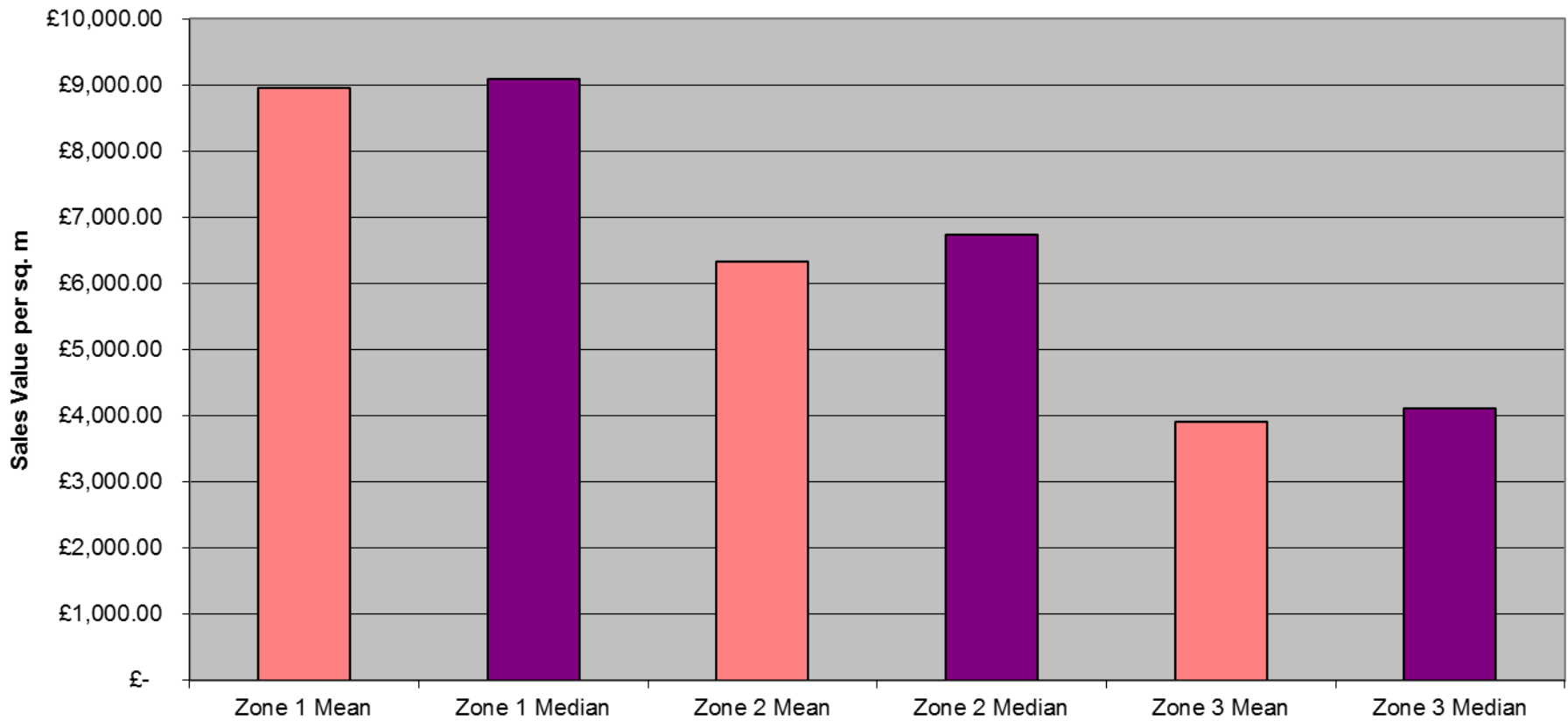
Affordable Housing:

The Council reviewed 20 viability appraisals which contained estimated sales values for affordable housing elements of the scheme. These values were averaged for intermediate, social rented and affordable rent housing.

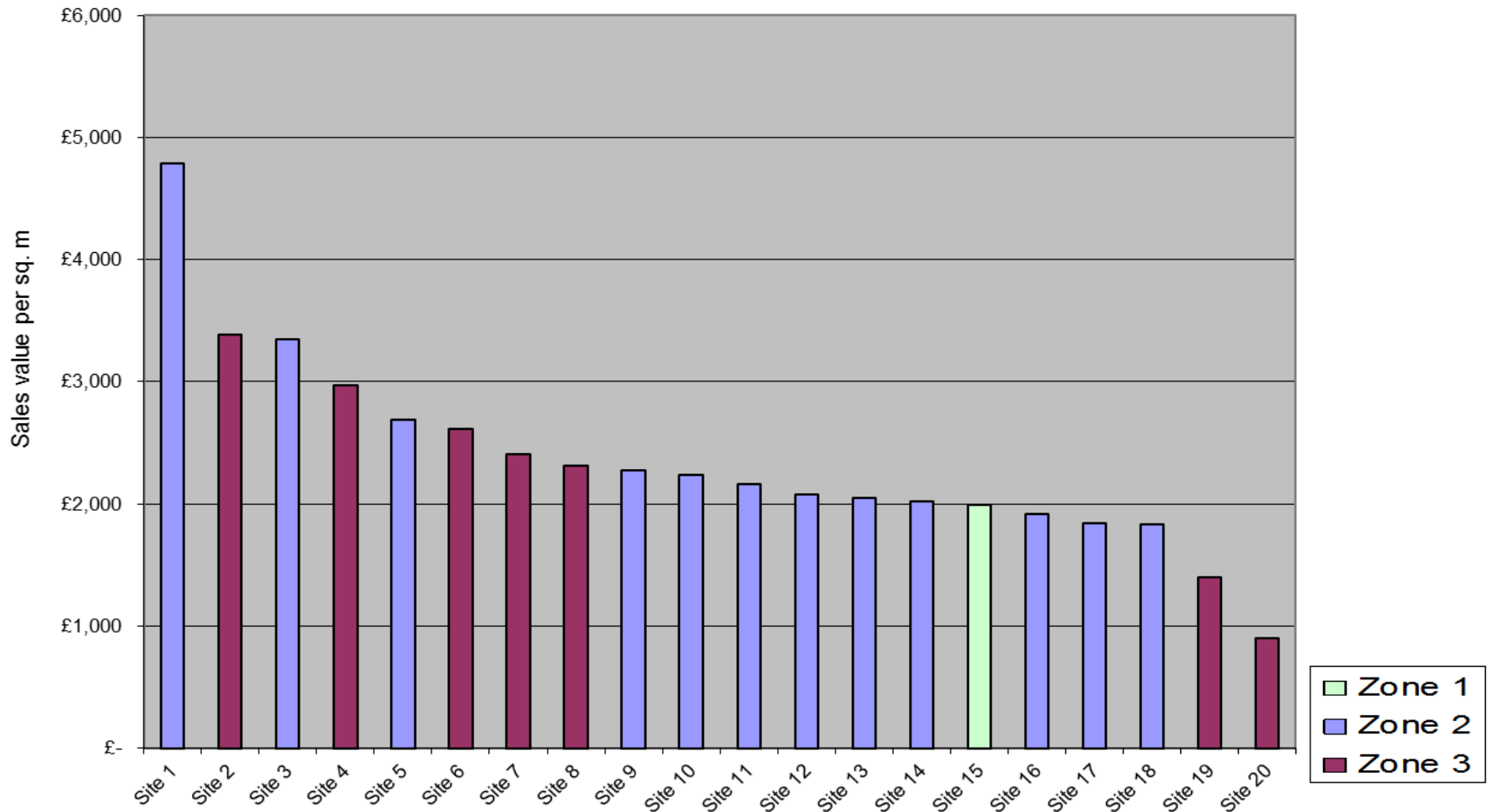
Private Sales Values



Private Sales Values

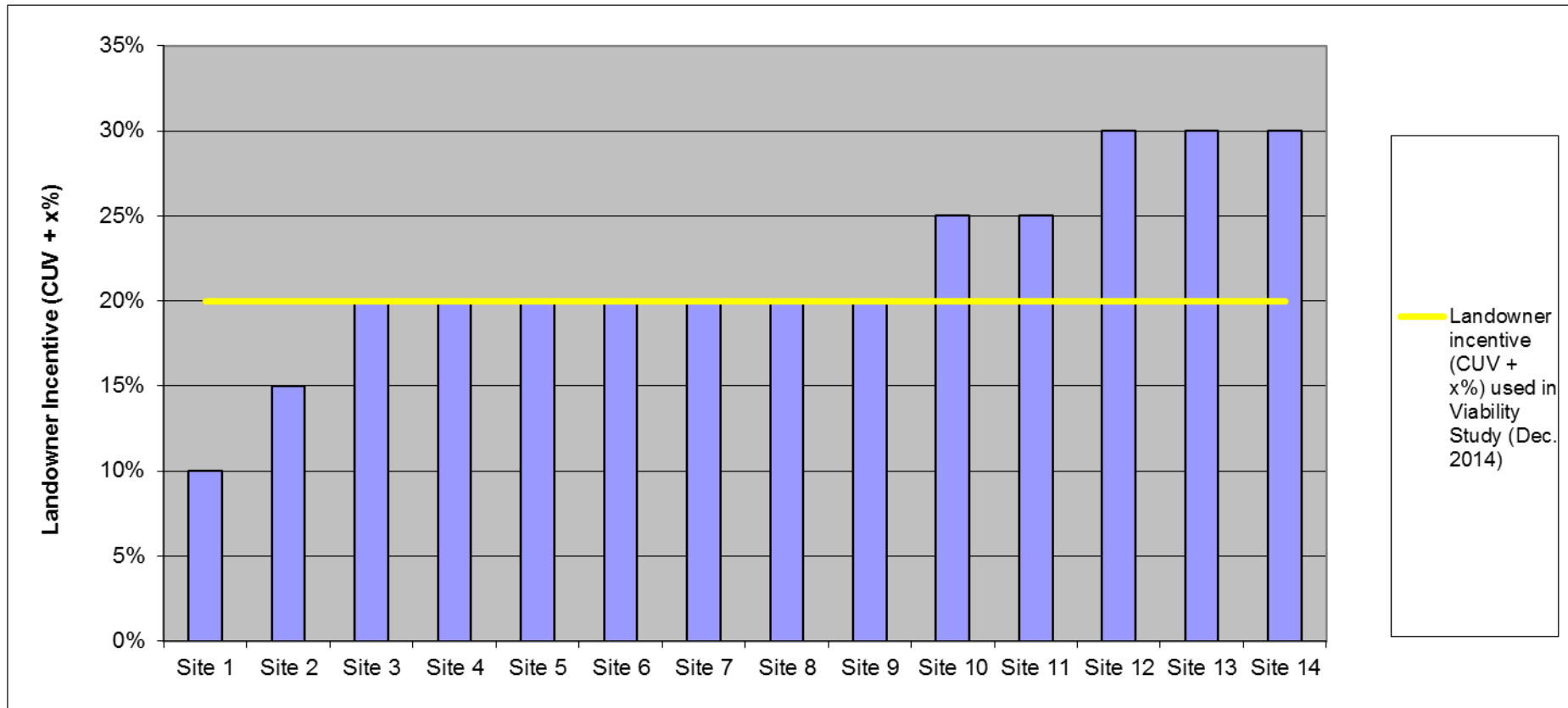


Affordable Housing Sales Values

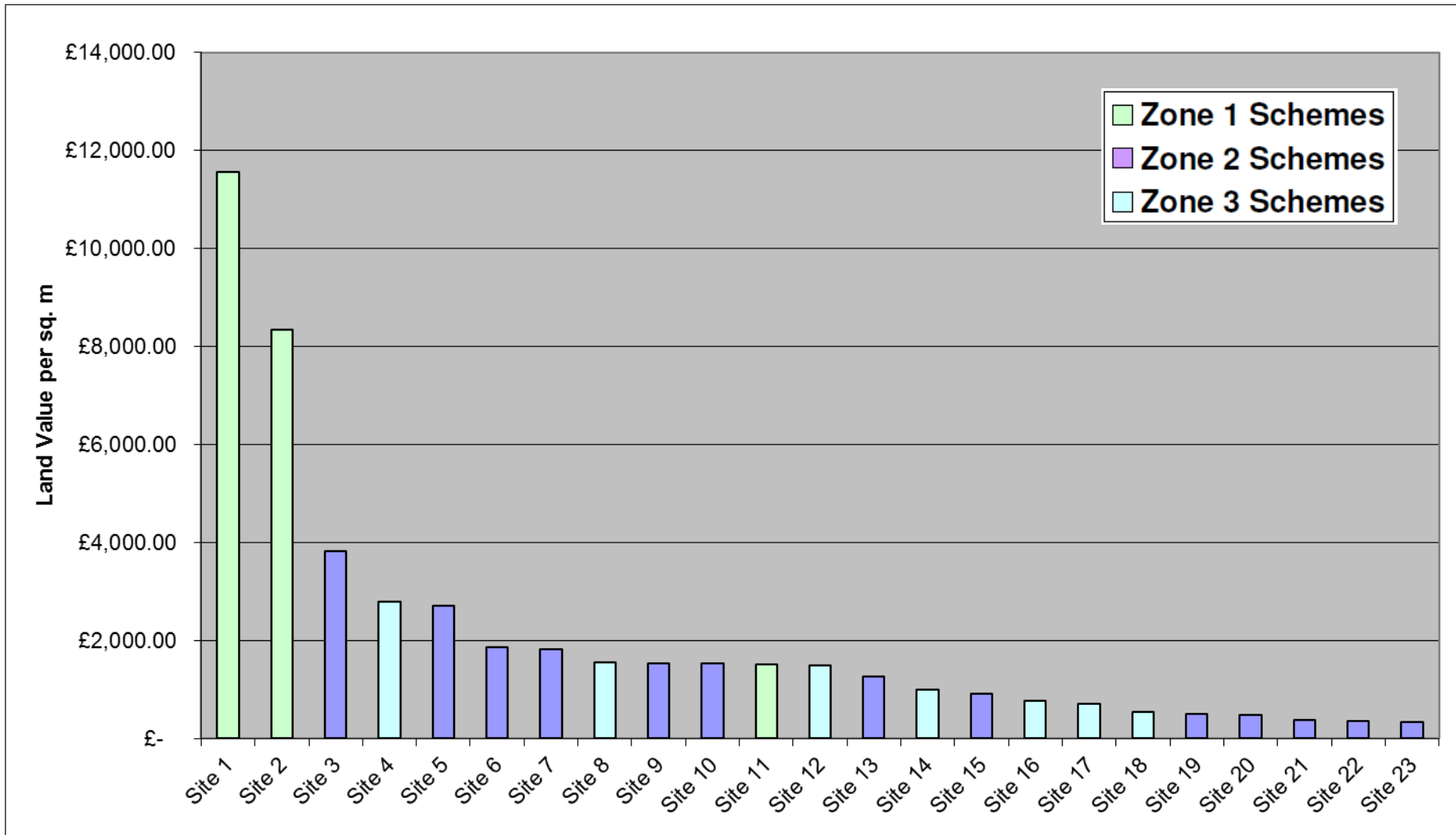


Valuation methodology and Landowner Incentive

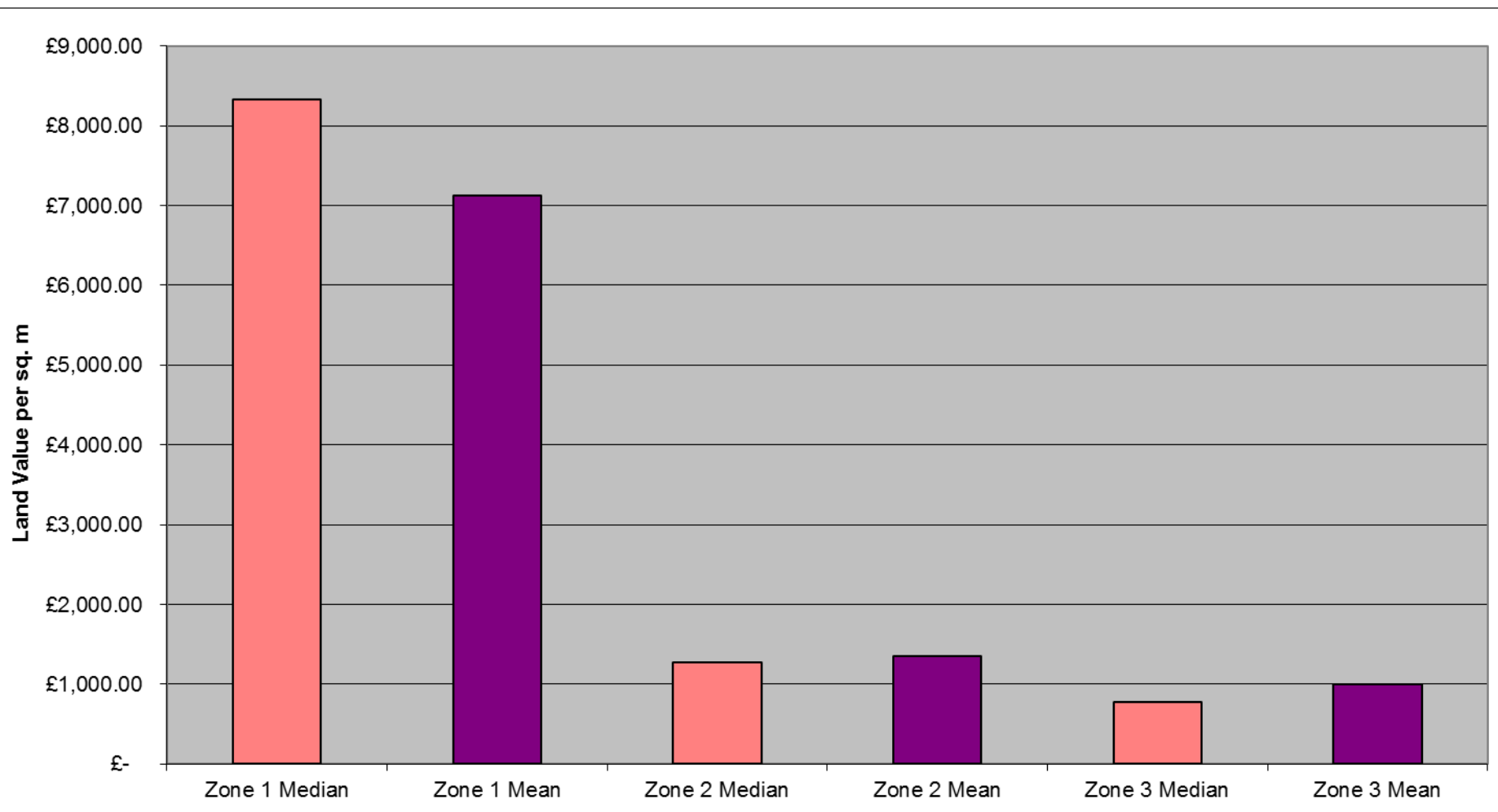
- Most schemes identified the BMLV through valuing the current use value and adding a landowner incentive (CUV+)



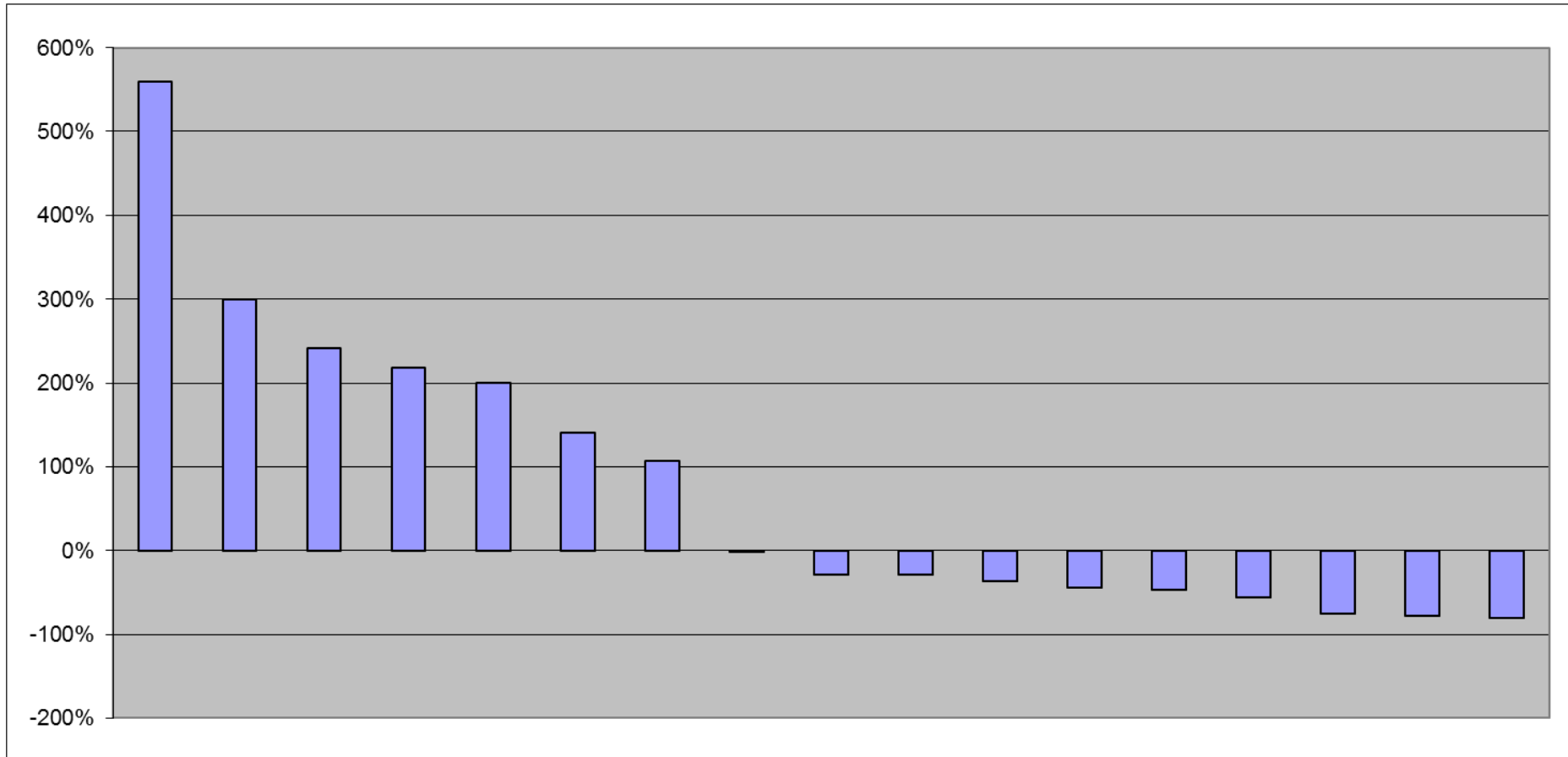
Benchmark Land Value (Whole Site)



Benchmark Land Value (Whole Site)



Land transaction as % of BLV



S106 planning obligations



- 7 schemes approved since adoption of CIL in April 2015
- Range from £1,047 per residential unit to £2,453 per unit, with average of £1,811 per unit
- Range from £13.50 p/sqm to £40.40 p/sqm for commercial space with average of £21.7 p/sqm

4. Proposed appraisal inputs for Old Kent Road OA Study

Proposed appraisal inputs



Build costs adopted will be based on advice from Cost Consultants WT Partnership (WTP)

Using benchmark information as the basis of the construction costs. WTP act for a number of developers and local authorities in the Central London area so have a wealth of information from which to carry out the Assessments. This will be supported by infrastructure budgets from a variety of sources.

As required by viability guidance build costs will be as at the present day with no allowance for future inflation / deflation

Proposed appraisal inputs



Construction cost benchmark drivers

- Use and housing mix and density
- Site size, shape, constraints, existing condition
- Built form and mass, basements
- Energy strategy and sustainability
- Procurement
- Third party influences – party walls, rights of light, Life time homes , secure by design etc.
- Quality and specifications
- Exclusions – demolitions, professional fees, contingency, VAT and the like (most of which included as separate element in appraisals)

Proposed appraisal inputs



Residential

- Flats gross to net ratio 72% - 80%
- Build costs – Based on advice from Cost Consultants WT Partnership:
 - Flats low density (up to 6 storeys) £1,900 per sq m
 - Flats medium density (7-13 storeys) £2,250 per sq m
 - Flats high density (14-35 Storeys) £2,800 per sq m
- Build cost allows for meeting part L of Building Regs and minimum London Plan requirements
- External costs circa 10-15%
- Contingency 5%
- Demolition £85 per sq m

Proposed appraisal inputs

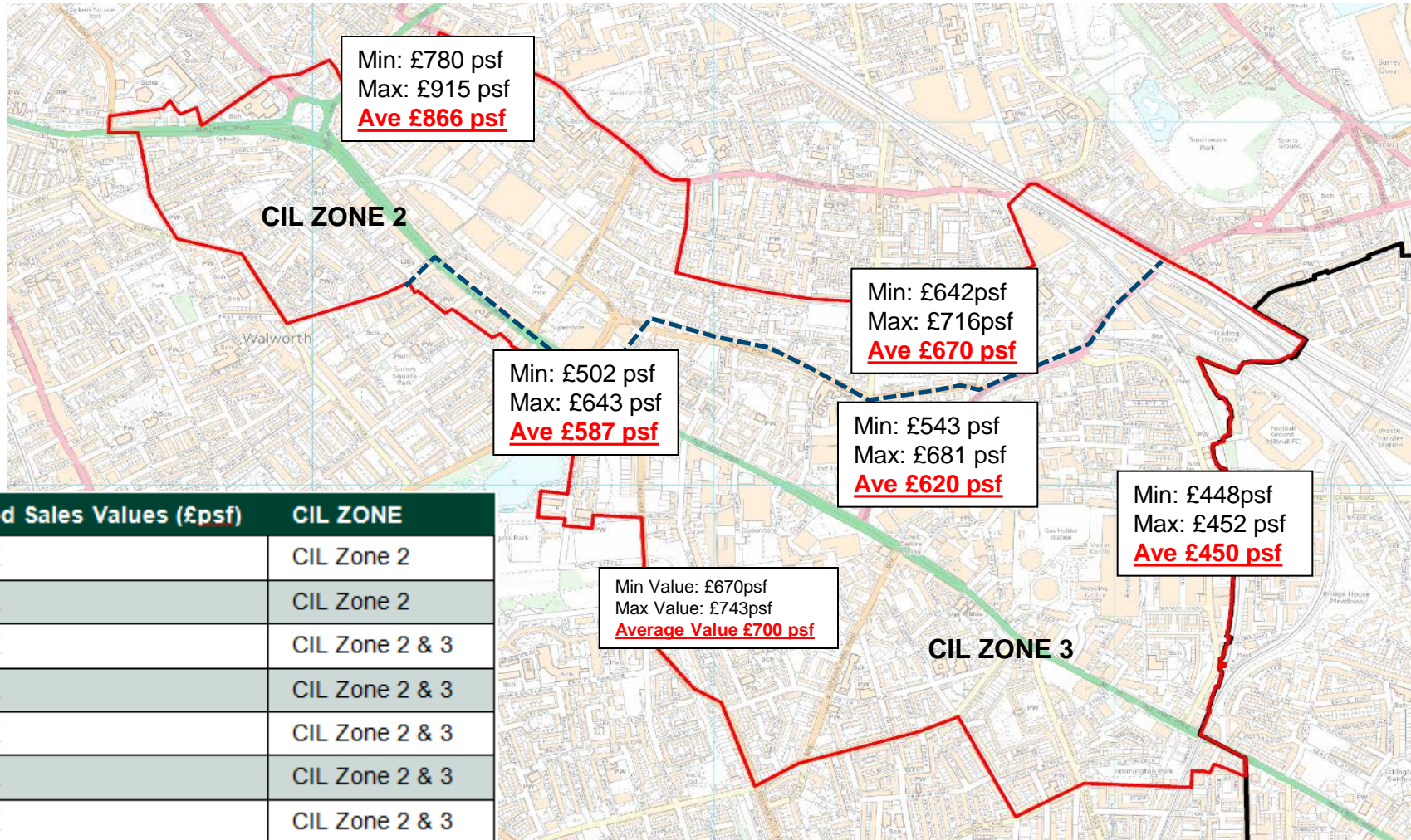


Residential cont.

- Developer's profit: 20% on GDV for Pvt and 6% on AH
- Development finance: 7%
- Fees: 10% - 12% of build costs
- Affordable housing (AH) on sites of 10 or more new dwellings tested at 35%
- 70% social rent and 30% intermediate dwellings
- Sensitivity testing up to 50% and down to 0% AH
- No grant
- Shared ownership: 25% equity sale and max 2.75% rent and max of 40% of income

Proposed appraisal inputs

Residential accommodation



Proposed appraisal inputs



Student accommodation

- Rents:
 - £192-£257 per week direct let (51 week let)
 - £172-£220 per week nomination (51 week let)
 - £114-142 per week en-suite room nomination (40/48 week let)
- Yield: 5%
- Build: £1,850 per sq m (cost includes FF+E.)
- Affordable housing:
 - direct let at market rent provide 35% of GIA as conventional AH; and
 - 27% of student rooms let at a rent that is affordable to students.

Proposed appraisal inputs



Offices:

- Rents: £183 - £215 per sq m
- Yield: 7%
- Build:
 - Air conditioned - Shell and core £1,600 per sq m
 - CAT A fit out £475 per sq m

Community Use:

- Rents: £183 per sq m
- Yield: 7%
- Build: £1,995 per sq m

Proposed appraisal inputs



Retail Warehouse/Retail Park/Convenience based superstore or supermarket:

- Rents: £260 per sq m
- Yield: 4.75%
- Build: £1,400 per sq m

All other retail (A1-A5):

- Rents: £161 - £215 per sq m
- Yield: 5.75% - 6%
- Build: £1,450 per sq m

Proposed appraisal inputs



Leisure use:

- Rents: £215 per sq m
- Yield: 6.5%
- Build: £2,000 per sq m

Other assumptions:

- BREEAM (2014) excellent 2%
- External works 15%
- Contingency 5%
- Demolition £85 per sq m
- Developer's profit: 20% on cost
- Development finance: 7%
- Fees: 10% - 12% of build costs

5. Feedback / Questions

Thank you

- Contact us at: planningpolicy@southwark.gov.uk