

Elephant & Castle and Walworth Neighbourhood Forum



Venue: Rockingham

Community Centre

Falmouth Road

SEI 6RQ

10:30AM-4PM

Conference Sat Sept 28th 2013

**A gathering to identify the projects that will make up the new
Elephant and Castle Neighbourhood Plan
and how we will work together to achieve them.**

Summary Report

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Introduction and Context

- The Elephant & Castle and Walworth Neighbourhood Forum organised a community planning day on Saturday 28th September at the Rockingham Community Centre to
 - develop proposals for key Neighbourhood Plan themes
 - to agree the boundary for the Neighbourhood Forum
 - to agree specific areas of governance
 - to agree the Neighbourhood Forum constitution
- This document summarises the discussions that took place in these workshops, and documents the conclusions of the session.

Organisers

Chairs	Jerry Flynn (Elephant Amenity Network) Sofia Roupakia (Draper House Resident)
Opening plenary	Luke Miller (Friends of Nursery Row Park)
Heritage & Community Assets	Jeremy Leach (Walworth Society)
Green Spaces	Peter Wright (East Walworth Green Links)
Housing	Jerry Flynn (Elephant Amenity Network)
Local Businesses	Patrick Blunt (CEO, Business Extra) Patria Roman (Latin American Support Group Elephant) Priya Prakash (Design 4 Social Change)
Pedestrians, Cycling & Movement	Jeremy Leach (Walworth Society)
Organisation and outreach	Rastko Novakovic, Richard Lee and Adrian Glasspool

Plenary: Background to the Neighbourhood Plan

• Southwark Plan

- Evolving Regeneration Proposals for Elephant & Castle core site
 - Lack of information about Heygate area
 - Very large number of people affected

• Early Housing Sites

- Public Meeting 27th Feb 2009
- Desire for new housing
- But major concerns about local impacts

Come together and push Southwark to see the bigger picture
Help stop the piecemeal destruction of our amenities

Public Meeting

Friday 27th February 7pm

Speakers to include:

Peter Tatchell: housing & equality campaigner

Jenny Jones: GLA representative, Green Party councillor

Störm Poorun: environmental campaigner

Together our voice is stronger and we can help protect our amenities
Let us know what you think, come and add your voice to others

Venue:

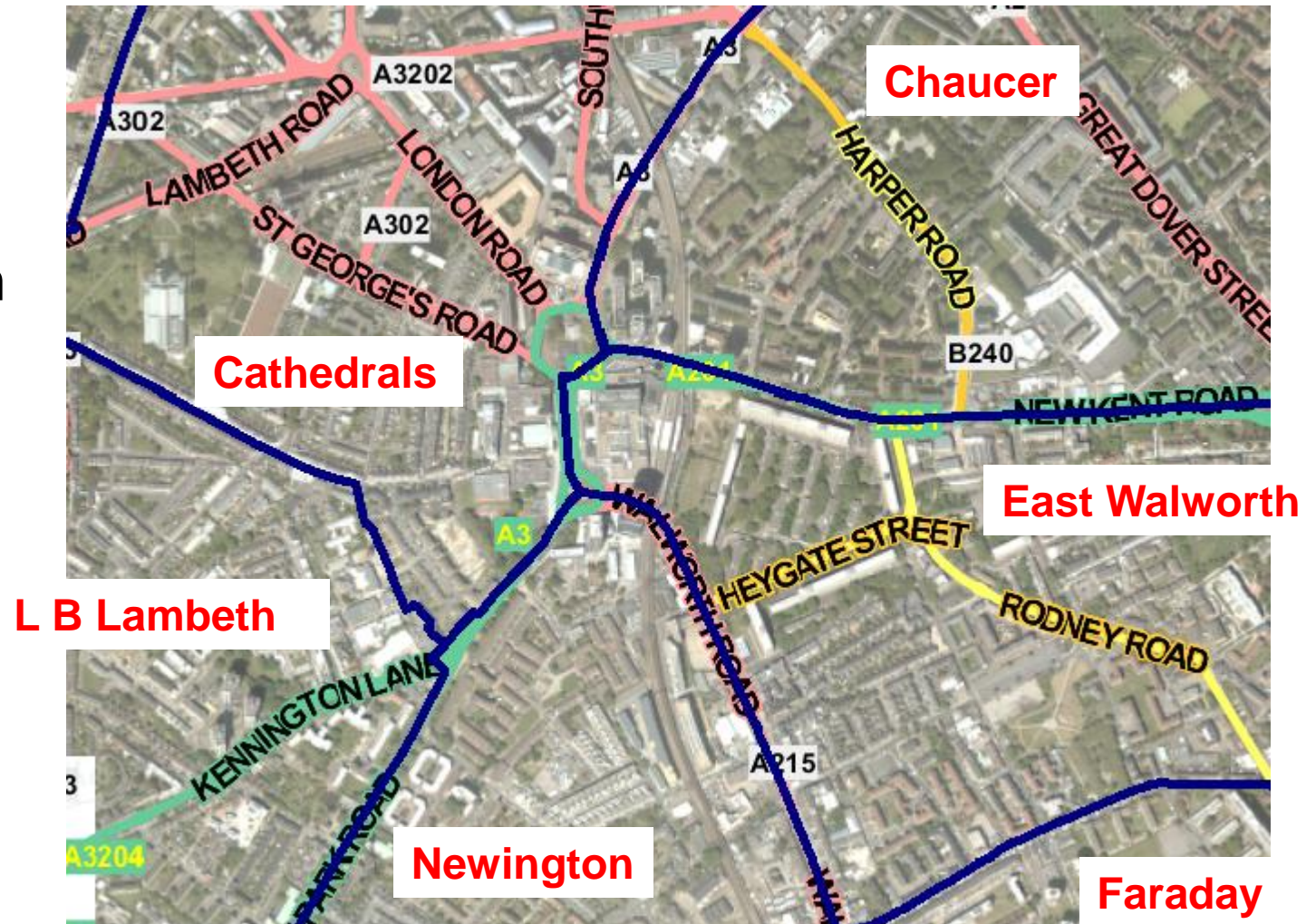
Browning Community Hall, 59 Browning Street SE17

Nearest bus stop: **Larcom St/Walworth Road**
Elephant & Castle tube

Site name	Planning status	Play space	Green space	Orchard /Garden	Trees	Day-light	Parking	Access
1 St George's Rd	Approved	×			×			×
2 New Kent Road	Approved	×	×		×	×		
3 Brandon Street	Approved	×			×	×		
4/5 Nursery Row Park/Stead St	Application awaited	×	×	×	×	×	×	×
7 Harper Road	Application awaited				×		×	
8 Harper Road	Application awaited	×	×		×			
9 Pocock St	Application awaited					×	×	
10 Library St	Approved		×	×	×			
11 Leroy St	Application awaited				×		×	
12 Welsford St	Application awaited					×	×	
13 Townsend St	Approved				×	×	×	

Challenges: political division

- Chaucer
 - 3 * Lib Dem
- East Walworth
 - 3 * Labour
- Cathedrals
 - 2 * Lib Dem
 - 1 * Labour
- Newington
 - 1 * Lib Dem
 - 2 * Labour



Elephant & Castle SPD

(Supplementary Planning Document)

- “Character Area” definitions very weak in draft SPD:
(Council’s first draft for Brandon St area below)

Residential uses predominate in this area. To the south of the area is East Street market. The market sells clothing, jewellery, cosmetics, household products, confectionary, fruit and vegetables, CDs and DVDs

- Revised SPD much improved following consultation
- Adopted 20th March 2012 - but..
 - Many developments approved since despite non-compliance
 - Development proposals planned for implementation over very long (15-20 years) period into the future
- Need for community representation -
Neighbourhood Plan?

Neighbourhood Plan Aims

- A neighbourhood plan is a set of policies and provisions in relation to the development and change of use of the neighbourhood area.
 - The plans must comply with the local plan (Core Strategy) policies, targets (for housing, jobs, etc) and area designations.
 - They must also comply also with all planning documents sitting above the Core Strategy (London Plan, National Spatial Strategy, EU directives).
 - They can concern one or any number of issues: from green spaces or transport only to a broad range of themes and problems usually provided for in local development plans.
- Our aim is that local people should be formal partners to the planning process working in positive collaboration with Southwark Council and our elected representatives. This is the best way to ensure that the needs and aspirations of local communities are at the heart of the regeneration.*

What does a Neighbourhood Plan mean?

- Plans do not generate development but can guide attract/control it
 - Developers are essential, but their role can be positive and negative.
 - The community can become a developer through acquiring assets of community value, but financial resources are a concern.
- A neighbourhood plan is not the solution to everything that is not right in an area
 - At Elephant & Castle it cannot prevent planned development from happening.
- A neighbourhood plan can help ensure that future development fits the needs of the neighbourhood and of the people that live and work there.
 - This can be achieved if the neighbourhood plan has policies for improved design quality, sets standards for open spaces or streetscapes, identifies areas and sites for local services.
- Once a neighbourhood plan is adopted, all applications will have to meet the policies in the neighbourhood plan.
 - The Council remains able to grant or refuse permission
 - Neighbourhood plans increase opportunities for residents to define how and where development is needed

Neighbourhood planning process

- What is a neighbourhood?
 - Consistency of problems and aims?
 - Geography?
 - Social relationships?

Obstacles

Network of main streets separating people and neighbourhoods

Economic job growth - can a neighbourhood plan attract employers?

Quality of public space and public amenities

Housing

Possible impact of Neighbourhood Plan

Development sites, help commercial development; no guarantee new jobs will go to local people.

Design strategy? Pedestrian routes? Development sites?

Detailed guidance about types of public spaces and public infrastructure wanted

Definition of housing types needed

Community involvement to date

- Rockingham Conversations July 2013
 - 7 days of community events and discussions
- Elephant Spring Festival
 - June 2013 Heygate, Rockingham, E/W Walworth
- Community Asset walkabouts
 - March 2012, June 2012, July 2013 and more
- Is the Elephant your Neighbourhood?
 - Workshop 28th January 2012
- “Meanwhile” / Interim use workshop
 - Saturday 12th November 2011

active
a place of change
unused chaos
explosion in a car boot sale
melting pot
community
contains
bad things like traffic in foreground
focal communal hub
empty
hub
fertile
ruins
development
unrealised possibility
energy
balancing the area
potential
interest
isolated
social ground
great things hidden
open
scary
well connected
global
diverse
teen

Is the
Elephant
your
neighbourhood?

Workshop 28th January 2012 Summary Report

<http://elephantneighbourhood.wordpress.com/>

Elephant & Castle Urban Forest
Integrating the Strategy
Community Network 24 November 2011

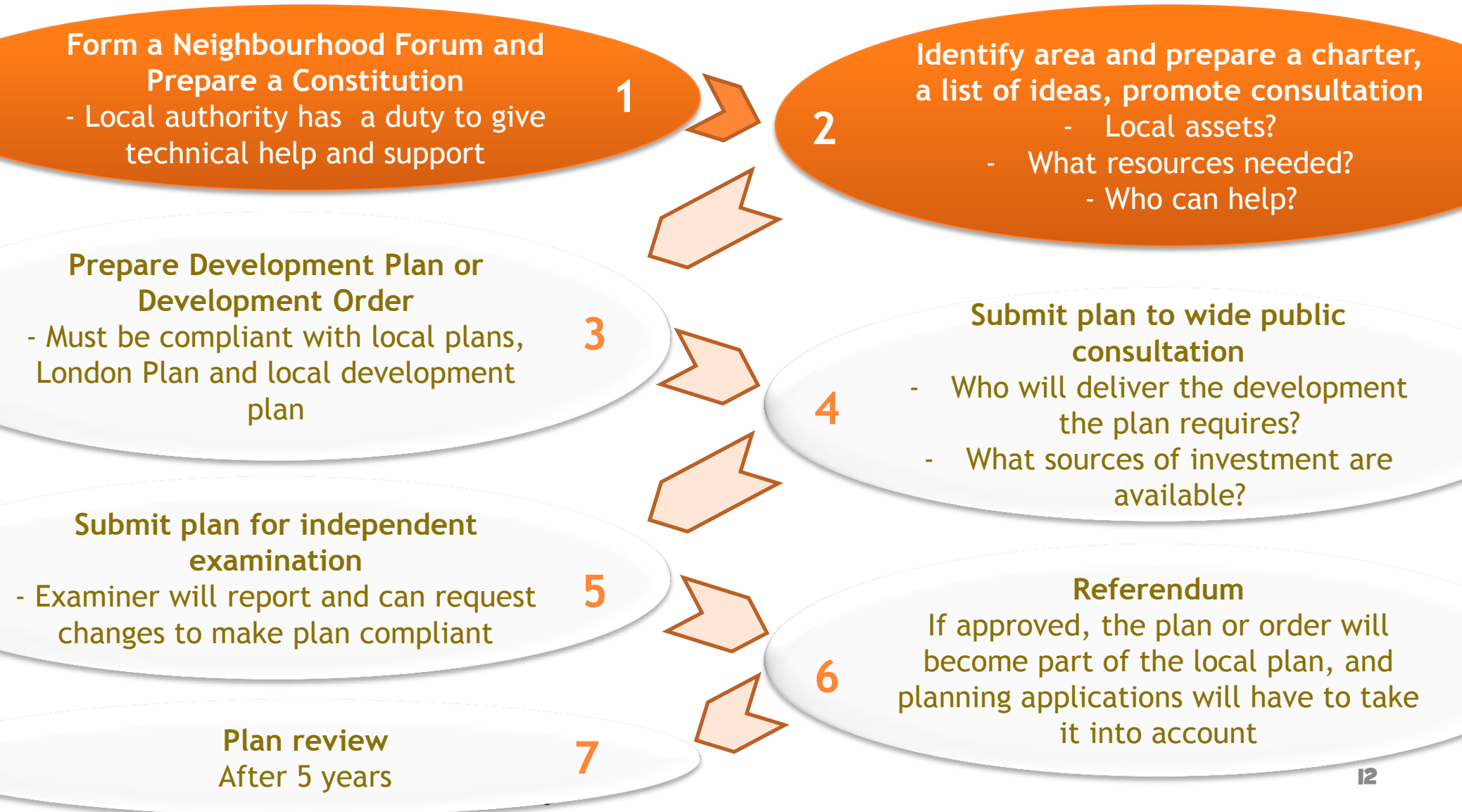


• And more...

Amenities: pub / cycle route / dentist
Trees on Heygate
Birdsong
Views
Quiet
Transport - easy for destinations
Affordable
Shopping / Shopping centre
Latin American community / Elephant Rd / Green
spaces
local people / neighbours
Bus stops
Meeting
Peaceful

Balfour St - Vicarage		Local Listing		Omitted to date - clear candidate for local listing - Church itself is Grade 2 listed.
Henshaw St		Local Listing	Townscape Merit	Potential for Henshaw St to be considered for either for its townscape merit or individual buildings for local listing.
Amenity Land - Junction Rodney Rd, Balfour St & Chatham St		Open Space		Opportunity for protection of open spaces / its enhancement/extension through improvements to Orb St / Rodney Rd junction.
Rose & Crown PH - Rodney Rd		Local Listing		Currently candidate for local listing.
46 Brandon St		EH Listing		Consider for national listing

Main Steps in Neighbourhood Planning



Workshop Summaries

Heritage and Community Assets

Why is heritage important?

- There is a link between the role of community assets and other policy areas. For example feeling isolated has an impact on people's mental health and this ties in with the role of community assets to provide a sense of belonging.
- Historic buildings are a visual asset and neighbourhoods lose their identity without them. The redevelopment of King's Cross was undertaken by giving protection to a significant amount of the historical fabric of the area.
- The built heritage of the Elephant and Castle and Walworth areas is eclectic with a wide range of buildings from different eras all of which serve to animate the story of the local area
- Old buildings can serve to hold together new developments and act as a glue for them in an area.
- Making use of heritage buildings encourages a mix of uses in the local area and gives support to employment locally. It also becomes a way of being able to show that other business models can flourish by converting existing historic buildings and establishing independent businesses in them.
- Good design quality needs to be encouraged in new buildings; many of new developments in the area currently appear of poor quality and when viewed collectively have a negative impact on the urban realm.

Heritage and Community Assets

What should we do?

- We need to know more about the story of the buildings both on the Walworth Road and Brandon Street. More needs to be done to actively survey them and learn more.
- We need to propose a number of new conservation areas and identify buildings for the local list.
- We need to publish an under threat register online and promote this through other media for example such as Twitter.
- We need to identify local shopping parades - one idea for this might be an arts project which could create flags which would be displayed at each of the local shopping parades to give them a greater sense of individual and collective identity.
- Developments along the railway line have the chance to enhance the heritage of the local area by making use of the significant heritage value of the line itself.
- There is a real benefit in undertaking partnerships with other groups and undertaking work with them.

What are the major projects the Neighbourhood Plan should include?

- To identify and publicise buildings of heritage value and buildings and places of community asset value
- To map and enhance the historical significance of the Walworth Road.
- East Street plays a very important role in the cultural history of the local area and could easily become a significant project in its own right.

Green Spaces

Key elements of the discussion

- The Workshop was based around one to one discussion around the themes of
 - What do we mean by Green Spaces?
 - What next with Green Spaces?
 - What do we mean by Green links?
 - What next with Green Links?

What are the major projects the Neighbourhood Plan should include?

- Infrastructure
 - Should be considered alongside cycle routes
 - Promote East to West connections to integrate Walworth
 - Integrate open spaces on housing estates with Green Links
 - More street trees / shrubs - the lungs of London
 - Link the Rockingham Estate and Bankside across the New Kent Road for pedestrians and cyclists.
 - Need for more sites to promote and increase walking and cycling - Green Link to Nursery Row, Pullens/Pasley Park
 - Roads and links on Green Links painted green,
- People / community
 - Community involvement in green spaces - perhaps through “ Walk the East Walworth Green Link event”.
 - Making local people aware of the potential of green links so they are more than just walking / cycling.
 - Vegetable growing in Portland Street Estate
 - Work closely with T&RAs.
 - Local people reclaiming land for growing
 - Volunteer Tree Wardens to help look after Green Spaces and Links.
 - Encourage schools to be involved with Green Links (Walk to School, safer routes)

Housing

A major issue

- A map of the Elephant & Castle Opportunity area was displayed showing the 90 or so development sites that could provide new housing, as identified by Southwark in its latest development capacity assessment - of which about half were completed. They range from single dwellings to very large sites, such as the Heygate

Why is housing Important?

- There is a great deal of development in the area, and it was agreed the Neighbourhood plan must address housing in some way.
- Land values are high and the pressure on Southwark to provide new homes is great. Money is needed from developers to provide housing. The difficulties this situation creates were acknowledged.
- Much development does not take into account the people already living here; much sold to overseas buyers and a dispersal of existing residents to Zones 5/6 - this doesn't allow for mixed communities.
- The housing tenure mix is more complicated than is sometimes acknowledged - some housing estates now house media/IT professionals where there used to be dockworkers.
- The difficulty of reconciling (or including) all the different groups of people who need housing was acknowledge, with a need to strike a balance between higher paid professionals and key workers such as teachers, nurses etc. Without this there can be no mixed community.
- Service charges were high for leaseholders and owner-occupiers, buy-to-let landlords had different interests.
- The area is built up already - but is not clear who new housing is for or how affordable is defined. Housing associations were now businesses - many were moving from Newington.
- There seems little impetus to create community space. (New?) neighbourhoods are anonymous
- How can the old and the new be stitched together? How can the fabric of the borough be preserved and improved? Manor Place baths and the old post office in W Walworth should not be knocked down.

Housing

What can a Neighbourhood Plan do?

- What influence can the Neighbourhood plan exert? What are the ‘points of pressure’?
- Planning applications just look at the case for that plot - a neighbourhood plan can take a broader view.
- The thematic approach seems good; local groups should take this forward. We should stick with the broad established themes and continue to show we are a representative body.
- There can be difficulty of getting local consensus on the use of a site. If the Neighbourhood plan identifies a site developers can then be approached.

Why are the key Conclusions and Projects for the Neighbourhood Plan

- We need lifetime neighbourhoods - we need the local shops and amenities that we are now losing. Not all development sites should become housing sites.
- There needs to be more emphasis on mixed communities as a way of approaching housing development. There could be an extra planning requirement to do this, including clarifying definitions.
- There is a case for taller buildings.
- Alternatives to affordable housing should be examined - is a community land trust practical? Is the council's promise to build council housing good? Where is social rented housing being built?
- The pedestrianisation of the inside courts of estates was suggested - would it create a conflict with car-owners, who need somewhere to park? Is there any redundant car parking space/garages that could be put to better use?
- There needs to be a balance of green space and housing in areas such as the Rockingham.

Local Businesses

General Context

- The development is piecemeal which makes it all the more important to have a neighbourhood plan with a connected vision.
- The masterplan for Heygate is really only an upmarket version of North Peckham. It appears to be a housing development only, when what is needed is a proper destination at the Elephant and Castle, with a focus (for example) provided by an iconic building - such as a conference centre.
- Businesses struggling because of the position they have been put in and there is a danger that existing businesses will be lost. There has been a loss of business space (turned into housing). Businesses have lost their Heygate customers, and it is not clear that new residents will shop locally (new housing has lock up boxes for delivery of on line shopping). The redesign of the southern roundabout hasn't freed up the area, the shops underneath the Strata tower are still empty and don't have the footfall that hoped for.
- Compulsory Purchase Order (CPO) of the Shopping Centre will be on a greater scale than the Heygate CPO. Local businesses need help now as conditions are getting worse and the trend is downwards.
- There is a massive case for local community involvement, to give us something sustainable. The Guardian refers to the Elephant as omni-cultural, not just multi-cultural. Businesses are part of our heritage (e.g. East Street market) and need a survival plan.
- There will need to be interpreting and translation support for the market traders. An incubation centre for Walworth Road businesses will help them sustain themselves and grow. More could be done to attract students to use local businesses.
- The area needs to extend north to St George's Circus - this is part of the Elephant and Castle and doesn't belong anywhere else.

Local Businesses

Latin American Focus

- There is a long established Latin American business community which wants to be included in the process.
- Data is available - a questionnaire (in Spanish) has been implemented, with mapping and survey report.
- As well as Elephant Road there are the businesses behind the Strata which feel behind the development.
- There is a problem of resignation/defeatism to overcome due to delayed development; people were told in the past that the development would happen and then it didn't.

New media opportunities

- Priya Patel, working with the SE5 Forum in Camberwell, is planning to implement similar techniques at the Elephant, including introducing Changify website and Facebook as a method of businesses giving their views and signing up to financially support projects and advertise their business.

Local Businesses

What are the main neighbourhood plan area problems?

- Need to gain the views of all businesses and communicate better with the Council.
- Businesses that support residents are important. The mix is going to change, but we should at least keep what we have.
- How do you support the shops under the new housing?
- What is a good template? Borough Market is often mentioned, but what does it do for local residents?
- Cooltan Arts on Walworth Road wants more contact with local businesses in the area; at the moment it looks to other parts of London.
- Business survey needs to understand scale (number of employees and their turnover) and footfall.
- Map the hierarchy of shopping. Neighbourhood parades and markets need an increase in footfall.
- Limit pay day lenders and betting shops.
- How can we keep money in the area and measure this?

What are the major projects the Neighbourhood Plan should include?

- Need to generate a shared vision that businesses can buy into. This should be based on mapping of businesses in the area, their background, and what they want from the neighbourhood forum.
- The neighbourhood forum area could include the two universities and the transport hub around them, so that these work for businesses.

Pedestrians, Cycling and Movement

Cycling: what does the Neighbourhood Plan need to address?

- The culture of cycling is growing and people are looking not just for good cycling infrastructure such as spaces to park their bike at home and at their destinations and safe cycling routes but also the more social side of cycling such as is being done at Better Bankside with a free pump and kit that people can use to fix their bikes when they are out and about. The culture of cycling cafes is growing too with one having recently opened on Newington Butts. An opportunity exists to embed cycling into the neighbourhood plan terms of hard measures such as routes and parking as well as softer measures to encourage cycling as a culture.
- There is a desire from young people to cycle and to encourage families to cycle too. In the neighbourhood plan this could be encompassed in a policy to create safe cycling routes to school.
- At the same time it should be made clear that the needs of cyclists and pedestrians are different and that the design of shared spaces needs to ensure that the priority is given to pedestrians.
- There is an opportunity to create routes into local schools given the interest the children have in cycling to school.
- There is a need to set minimum requirements for levels of cycle parking for each parade of local shops.
- There is a need to create safe routes across the main arterial roads and also to connect up the green spaces.
- There is a need for mapping projects to identify the routes that are needed, the routes that exist and how these will interconnect within and across the neighbourhood plan area.
- Overall the plan needs to recognise a) the emerging culture of cycling, b) to cater for families and children, c) to undertake mapping work and d) create a fine grain of routes within the area with especial attention to east-west links.

Pedestrians, Cycling and Movement

Pedestrians: what does the Neighbourhood Plan need to address?

- At the heart of any work is the need to make improvements to parts of the Walworth Road. This is especially important in the area between Amelia Street and the Elephant and Castle as few people choose currently to walk north or south along the Walworth road at that point.
- Key areas of focus included **Rodney Road** (far too wide and acts as a barrier to pedestrian movement), the area around **East Street market** (felt to be poor walking environment at night with little street activity after dark and poor quality lighting), appropriate crossings on the **New Kent Road** (the time between green man phases is far too long) and **Elephant Rd** (where the pedestrian environment is extremely poor and this is particularly important given that the main railway station entrance is on Elephant Rd and the pedestrian route is particularly poor between there and the New Kent Road.)
- It is important that private developments do not block off walking routes (cf Printworks in Amelia Street.)
- Development along the railway corridor offers the opportunity to create a pedestrian and cycling route along its whole length.
- There is a need to create a pleasant walking north to the river from the Walworth and Elephant and Castle area, with links to the Bankside Urban Forest with a high-quality pedestrian route.
- Frontages and shutters of new developments should not be opaque and should not block out light and thus be a source of intimidation to pedestrians after dark.
- The experience on Tower Bridge Road shows the importance of business associations working together to create a better pedestrian environment and the overall public realm.
- There is a need for enforcement against street furniture (e.g. “A” boards which impede pedestrian journeys.)
- There is an opportunity to develop policy about introducing green elements into the public realm for example encouraging edible landscapes.

Pedestrians, Cycling and Movement

What are the major projects the Neighbourhood Plan should include?

Cycling

- An overall aim for the neighbourhood plan should be to encourage cycling.
- Cycling needs infrastructure principally in the form of parking for bicycles and routes.
- The key is to encourage younger people and especially those with families to take up and continue to cycle.
- There is a particularly need for cycle parking, safe cycling routes to schools, safe crossings for the main roads and to encourage cycling culture through cafes which will lead to improved health and more jobs.
- Work to support this should be done by auditing and mapping of routes.

Pedestrians

- Work is needed to improve conditions on:
 - Walworth Road north of Amelia Street.
 - Crossing the New Kent Road in terms of the quality and number of the crossings and the time taken to cross.
 - To address the lawless feel of East Street after dark introducing greater amount of street activity and improving lighting.
 - To take advantage of the opportunity offered by the rail corridor.
 - To ensure that private development are not gated and thus prevents pedestrian movement.
 - To improve the routes to the north towards the river.
 - To encourage increased footfall and economic activity (c.f. work done on Tower Bridge Road.)

Neighbourhood Plan Boundary Issues

New areas to included were discussed and agreed by consensus:

South Newington

- This is the area south of Braganza St, down to Kennington Park and includes the Brandon Estate, which has three TRAs. These had expressed support for the idea of being included, with support also from the Walworth Society and Friends of Pasley Park. It was thought there would be a mutual benefit to including the estate, along with the rest of West Walworth.
- The alternative of including just Lorrimore Square was also discussed
- The consensus was to include the whole area.

Southside of Old Kent Rd E, East St to Albany Rd.

- Along the Old Kent Rd this is an area of small traders and shopkeepers, many from ethnic minority backgrounds. Behind is a residential area, including Surrey Square. There are connections with the Latin American traders at the Elephant & Castle shopping centre and the Old Kent Rd itself is an artery to the Elephant. Inclusion was supported by Friends of Surrey Square and representatives of Latin American traders.
- There was some discussion about including the north side of the Old Kent Rd, but behind the shops on this side it was of a different, light industrial character; it would also have taken the boundary into another ward. It was agreed that the boundary be set on the south side.
- It was agreed by consensus to include this area.

Elephant and Castle Shopping Centre

- This is thought to be an important area and that it needed to be included to ensure the integration of the Elephant and Walworth, down the Walworth Rd. There was support for this from Latin American representatives and Business Extra. It was noted that the retailers at the centre had experienced many consultations and that there was much weariness with the process. The difficulty of engaging with the many stallholders around the centre was also noted.
- It was agreed by consensus to include the shopping centre.

Neighbourhood Plan Boundary Issues

Two other areas were proposed from the floor for inclusion but not agreed:

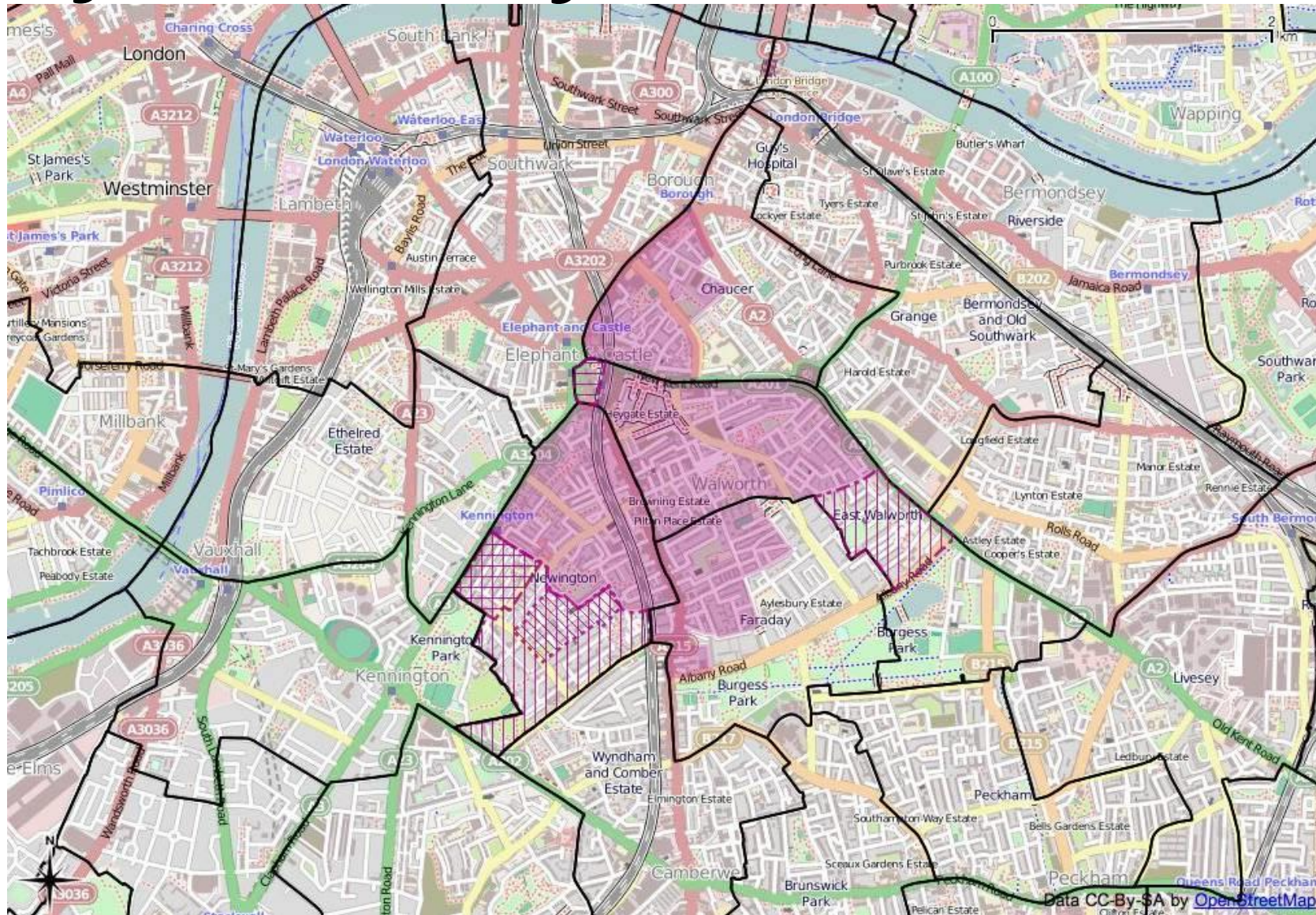
The Aylesbury estate.

- The case for including the Aylesbury was forcefully put. It is the largest estate in the local area and would be undergoing great change in the next few years. It did not seem right to leave it out. The arguments against inclusion were that the work required was beyond our capability and that it had many activists better placed to create their own plan if they wished. It was also noted that it was subject to an Area Action plan. However in answer to a query about the junction of East St and Flint St, just by the Aylesbury, it was confirmed that that area would be within the boundary.
- A vote was taken and the proposal was not agreed.

University area north of the shopping centre.

- The case for including this area was that it would strengthen the business element of the plan and the expertise that was available at the universities. It was noted that no work had been done to date on this.
- It was agreed by consensus that the boundary should remain as presented (excluding this area), but that the proposers of the change sound out opinion about inclusion, including the South Bank University and London College of Communication.

Agreed Boundary



Hatched areas were areas for debate at the conference

Governance and Constitution

Governance and constitution

- The discussion on governance focused on how the Forum would be run on a day to day basis.
- Everyone was invited at the start of the day and the start of this session to acquaint themselves with the proposed draft Forum Constitution. In this draft it was suggested the Neighbourhood Plan is a bottom-up endeavour and hence the organisation should proceed from the Thematic Groups which would be undertaking the work of preparing the different aspects of the plan (these could emerge along the lines of the conference, but different ones could spring up too). Meetings could alternate between bi-monthly meetings of the different Thematic Groups and bi-monthly General meetings of the Neighbourhood Forum.
- A secretary and treasurer are to be elected at the general meeting - the secretary acting on all administrative issues and dealings with the council, as instructed by the Forum. Nominations for these posts should be offered at the next general meeting which would be in the week of 21st October 2013. Delegates from Thematic groups are to report to the General meeting. All efforts should be made to rotate meeting locations for the general and thematic group meetings, so that the Forum covers the different areas within the Neighbourhood Plan boundary.
- A discussion was held, clarifying finer points.
- **A proposal from the floor was made to change the name of the Forum to: Elephant & Castle and Walworth Neighbourhood Forum. This was accepted through general consensus.**
- There was a written suggestion to produce a newsletter which would report on the General meetings of the Forum. This was not discussed and is deferred as a standing item to the first General meeting of the Forum.
- No other proposals were put forward and no changes to the constitution were suggested, therefore it was accepted.

Constitution

Area: The Forum shall cover the area of Elephant and Castle and Walworth shown in the attached map, subject to any amendment as may be agreed with Southwark Council.

Aims: To shape the development of the Elephant and Castle and Walworth for the benefit of local people by

- Working creatively using methods that are bottom-up, participative and consensual to develop a neighbourhood plan that furthers the social, economic and environmental well-being of the area
- Providing mutual support to local residents and businesses, community and voluntary sector groups on planning related issues by sharing skills and resources
- Providing encouragement and support for neighbourhood plans in other parts of the Elephant and Castle Opportunity Area

Membership: Membership is open to those who live or work in the neighbourhood, or are elected members of the London Borough of Southwark for this area, and who support the aims as above. Through its meetings and activities, the Forum will endeavour to ensure that membership is drawn from all areas and all sections of the community. There will be a minimum of 21 members. A membership list will be kept by the Secretary.

Meetings: Forum meetings will usually be held bi-monthly. Seven members will constitute a quorum. A proper record of meetings will be kept by the Secretary. Forum meetings, notes of meetings and notices will be circulated to members and publicised through community websites. There will be an Annual General Meeting to elect the Treasurer and Secretary and present the annual accounts.

Decision Making: decisions will be made by consensus. Only in the event that consensus cannot be reached will a decision be made by a simple majority vote of the members present. Members attending Forum meetings can allocate tasks between meetings and can set up sub-groups and delegate decision making to sub-groups. The active work of making the neighbourhood plan will be undertaken by sub-groups on the key themes identified by the Forum. The Neighbourhood Forum will coordinate the production of the Neighbourhood Plan and deal with administrative and representational issues.

Officers/ Facilitators: A Secretary will be elected at a Forum meeting, normally for a period of 12 months. Meetings will be chaired by a member elected at the beginning of each meeting. Forum meetings may elect facilitators to lead particular sub-groups.

Finance: A bank account may be opened with the agreement of a Forum meeting. The same meeting will elect a Treasurer, who will serve for a period of 12 months, and agree signatories for the account. All cheques will require at least 2 unrelated signatories. The Treasurer will maintain financial records and present annual accounts.

Code of Conduct: Everyone will be treated with respect and will treat others with respect.

Conflicts of interest: Members must declare any potential conflict of interest prior to the start of Forum or sub-group meetings. The Secretary will keep a register of interests.

Amendments to the terms of reference: Amendments to the terms of reference can be made at a Forum meeting, providing that 28 days notice is given of the amendments proposed.

Term of the Forum and dissolution: The duration of the Forum shall be for 5 years from the date of designation by Southwark Council, unless it is previously wound up or extended by resolution at a Forum meeting. 28 days notice of the resolution must be given to all members. The resolution must attain a two-thirds majority of those present.

Next steps

Forum meetings

- Next meeting of the Elephant & Castle and Walworth Neighbourhood Forum to be held in Oct, with monthly meetings on the fourth Tuesday of the month thereafter
- Meetings to be held at different venues within boundary area where practical

Neighbourhood Plan Documentation

- Plan application documents to be prepared in time for presentation to the Community Council in January 2014.

Consultation

- Consultation with local community groups about the plan will continue during the preparation of the Neighbourhood Plan.
- A Business theme group will be set up to gauge local opinions on the question of whether or not to include the area just north of the shopping centre within the Forum boundary.

Thanks

We are very grateful for everyone who spared the time to come and contribute their ideas and particularly to the Rockingham TRA for the use of their Community Centre, the Bengali Women's Group for a wonderful lunch, and to our local Councillors.

Thanks also to all the workshop leaders for their detailed notes of the sessions.

Appendix

Overall Vision

- The Elephant & Castle area has long been a place of movement in south London; historically the cross-roads that people passed through north to the river and its many bridges, the City and the West End and south to residential London and Kent and Surrey. After the war, accommodating movement turned into domination by movement as the “Piccadilly of the south” and its communities, shops and entertainments were erased by roads and roundabouts.
- Now at the start of the 21st Century the Elephant area should again be a place both for the thousands who pass through and the thousands who live locally; reconnecting what had become isolated communities living around the Elephant and in Walworth; ensuring that these communities and neighbourhoods can be genuine participants in devising solutions to the big issues we face.
- We need to create a housing stock that caters for single people, couples and families of all levels of income and includes generous levels of social rented housing. Employment is needed to address the high levels of deprivation in the area and to help younger people to remain; the independent and smaller businesses which can create higher levels of employment and keep the spend in the local area need to be nurtured; a mix of shops, independent traders and street markets is required to meet the needs of the diverse communities in the area. Our diverse secular and faith communities need to be supported with the facilities that meet their needs. Finally the whole area needs to be knitted back together with a network of streets and roads that encourage people to walk and cycle; our patchwork of open and green spaces need to be protected and linked by pleasant routes high in biodiversity that offer a contrast and balance to our inner city life.
- Over the next 20 years we want the Elephant area to become a thriving inner city neighbourhood that meets that needs and aspirations of its existing residents and those who will settle here in the future.

Neighbourhood planning – what is it?

- **Neighbourhood planning** is a set of new planning tools introduced by the government to give local communities more powers to decide what happens where in their areas. It is not yet being applied in the Elephant & Castle. These tools are additional to existing plans, policy guidance or development documents, and do not replace them.
- The most important instruments are **Neighbourhood Development Orders** and **Neighbourhood Development Plans**.
- Other tools are being introduced that will help deliver (make happen) the neighbourhood plans. These are **Community Right To Build** and **Opportunities To Secure Community Assets**.
- A **Neighbourhood** is not defined and neither are the area and composition of a neighbourhood fixed. The **Neighbourhood Forum** identifies the **Neighbourhood Area** and its boundaries. The **Council(s)** will approve it and **Designate** the area as a Neighbourhood. Neighbourhood areas are not bound to wards or even Borough boundaries - particularly relevant at Elephant & Castle which is at the boundary of four wards in Southwark and very close to the border with Lambeth.
- A neighbourhood plan is a set of **policies** and provisions in relation to the development and change of use of the neighbourhood area. The plans must comply with the local plan (Core Strategy) policies, targets (for housing, jobs, etc) and area designations. They must also comply also with all planning documents sitting above the Core Strategy (London Plan, National Spatial Strategy, EU directives). They can concern one or any number of issues: from green spaces or transport only to a broad range of themes and problems usually provided for in local development plans.
- Once the neighbourhood plan is adopted, all **planning applications** submitted for development and change of use in the neighbourhood area will be assessed against its provisions. The plans are likely to consist of a vision for the neighbourhood, a set of objectives (social, economic, environmental), local infrastructures and service needs, design guidance, a programme/schedule of actions and a programme for monitoring.

Neighbourhood plans – how do they work?

- **Neighbourhood Development Orders** remove the need for **planning applications**, by automatically granting permissions for certain uses and developments in certain areas. Without a planning application there is no consultation; however it is the community that promotes and proposes the orders. They can be an incentive for certain developments and uses and can facilitate the process.
- A **Neighbourhood Forum** is the body responsible for initiating and preparing the neighbourhood plans/orders. Any group of local residents, community organisations, business groups, even people who can demonstrate an interest in living in a neighbourhood can initiate the process to become a forum. The minimum number of members of a forum is 21 (this may change during future parliamentary debates.)
- Before designating the forum, the Local Council must assess that the organisation or group of residents has a **constitution**, aim to foster the **wellbeing** of the area and that membership is open to all those living, wanting to live and working in the area.
- Once designated, the forum can begin preparing its **Neighbourhood Plan**. This plan does not ensure that development will come forward - but only that, when it does, it will occur according to the principles of the plan.
- Development can come from developers. Community organisations and Neighbourhood Forums can engage developers during preparation of neighbourhood plans.
- Under **Community Right to Build Orders**, some small scale development that meets local need can be brought forward by community groups without a traditional planning application. These orders must be approved by referendum (50% +1.)
- Existing neighbourhood forums in Southwark currently include:
 - Bermondsey Neighbourhood Forum (<http://bermondseyforum.org/>)
 - Bankside (<http://www.betterbankside.co.uk/brf>)

Jargon Buster – Planning

The Core Strategy

- This is the most important local planning document. The Core Strategy sets out the long term planning objectives for the borough (10-15 years) and the strategic planning policies that are needed to deliver these objectives. It is subject to independent examination.

Supplementary Planning Documents

- These provide further detail to support a policy in the Core Strategy. Supplementary Planning Documents (SPDs) can be issue based (e.g. “affordable housing”) or area based. They are not subject to independent examination.

Masterplan

- This outlines the preferred development for a large site or area, and the overall approach to its layout and design. The masterplan provides detailed guidance for subsequent planning applications.

Outline Planning Application

- An application for planning permission which does not include full details of the proposal, usually only sufficient detail to identify the principles of the proposal; details not submitted at this stages are called “reserved matters”. Details of the reserved matters are then submitted to the local planning authority at a later stage.

London Plan

- The London Plan is the Mayor of London's strategic planning document. It sets out a social, economic and environmental framework for the future development of London. It provides the London wide context within which individual boroughs must set their local planning policies.

Opportunity Areas

- These are large scale developments providing at least 5,000 jobs and/or 2,500 homes. Dependent on good public transport accessibility, they provide significant increases in density and should provide social infrastructure to support growth. An Opportunity Area Planning Framework is developed in partnership by the Mayor and Borough. Across London there are 33 Opportunity Areas, of which the Elephant & Castle area is one.

Central Activities Zone (CAZ)

- This is the area of Central London where planning policy promotes financial and business services, specialist retail, tourist and cultural uses and activities. It also recognises residential and more local functions.

Jargon Buster – Neighbourhood Planning

Neighbourhood Planning

- A set of new planning instruments introduced by the Localism Act to give local communities more powers to decide what happens in their areas. The most important instruments are **Neighbourhood Development Orders** and **Neighbourhood Development Plans**. These instruments are additional to existing ones and do not replace existing planning documents

Neighbourhood Development Plan

- A set of policies and provisions in relation to the Development and Change of Use of the **Neighbourhood Area**, ultimately a few pieces of paper with maps and lists. It can include any or a number of issues that can make a difference: Green spaces, design, which uses are more favourable, where to put new social infrastructure and which are needed most. It must comply with existing plans and national guidance.

Neighbourhood Development Order (NDO)

- An NDO extends permitted development rights - i.e. what can be developed or have a use changed without having to apply for planning permission. This can be seen as a way to attract certain types of development.

Neighbourhood Area

- The area and composition of a neighbourhood are not given. The **Neighbourhood Forum** identifies the Neighbourhood Area and its boundaries in the Constitution. The council will approve it and designate the area as a Neighbourhood. Neighbourhood boundaries are not necessarily based on wards or even borough boundaries.

Referendum

- Neighbourhood Development or orders do not take effect unless there is a majority of support (50%+1) of those who vote in a referendum for the Neighbourhood Plan. The local authority is responsible for organising and paying for the referendum.

Neighbourhood Forum

- An organisation or body can be designated by the local council as a Neighbourhood Forum if it meets the following criteria:
 - It is established for the purpose of promoting or improving social/economic and environmental wellbeing of an area
 - Its membership includes min. 21 people each of whom either lives or works in the area or is an elected member
 - It has a written **constitution**.

Constitution

- This must include the scope and aims of the forum, who the members are, how to become one, how the **Neighbourhood Forum** is to be managed, and a map of the **Neighbourhood Area** the plan covers.