

Group 1

Plewniak, Martyna

From: Seymour, Juliet
Sent: 19 March 2013 15:03
To: Plewniak, Martyna
Subject: FW: Bankside Neighbourhood Plan - boundaries

From: Tim Wood [mailto:tim@forgearchitects.co.uk]
Sent: 18 March 2013 17:54
To: Seymour, Juliet
Cc: Valerie Beirne; Peter Williams; Sarah Jarvis
Subject: FW: Bankside Neighbourhood Plan - boundaries

Juliet

Juliet

We are aware that Simon Bevan met with representatives of Lambeth Council and Southbank Employers Group in October 2011 to discuss the the Fronrunner/Vanguard areas, this meeting discussed the boundary of the Bankside Neighbourhood Forum extending to the borough boundary in the west. We were informed at that stage that Southwark were reluctant to accept a cross boundary plan. We have been clear in subsequent meetings with the various stakeholders on the Lambeth and Waterloo borders, that we welcomed joint working with organisations such WCDG, WACOCO, Waterloo Quarter and SPEG to create a plan that was acceptable to our wider community. Our policy of including Community groups that worked 'cross border' was explained fully. These groups include BOST, Blackfriars Settlement, Living Streets and of course one of our Ward Councilor who sits on the Southbank Forum and Partnership. These groups are very active in Lambeth and Southwark and the Forum is keen to build on this. We published our boundaries from the very first Forum meetings.

Progress announcements about the work of the Neighbourhood Forum and Plan were made regularly at Bankside Residents' Forum open meetings which are usually attended by Ben Stephenson from SBEG. As chair of the Forum I made a brief announcement at the Southbank Partnership meeting on December 6th 2012 about the Bankside Plan. I made it clear that we were looking forward to working together with all the Waterloo organisations including SPEG and Coin Street.

We tried to arrange meetings with Ted Inman and Ian Tuckett prior to Christmas 2012 but this proved difficult. As chair I spoke on the telephone to both Ted and Ian. I explained that the plan included a Community Infrastructure Projects List which included several projects in the Blackfriars area and that we would be very interested in anything they had to add. We also discussed expanding the existing Logistics Group so that the kind of issues that had befallen the Sea Containers Development would not happen again. Ian Tuckett stated that he felt the most important issue was the public realm both during redevelopment and after. I assured him that we shared his concerns. I re-iterated that we wanted to work together. The draft neighbourhood plan and the CIPL was sent to Ted and Ian on 23rd January 2013 after it had come back from yourselves. No comments have been received from SPEG, Coin Street although we have had positive comments back from WQBA and WCDG.

Peter Williams, Val Beirne and I met with Ted Inman and Ben Stephenson on 5th Feb 2013. Ted confirmed that early meetings had taken place at the beginning of the vanguard process in late 2011 and no formal representations had been made then. However his board were now asking him to make representations about the Boundary. The point was made clearly that their actions in disputing the boundary meant that community projects were very unlikely to get funded through CIL, now that the government had made their announcement in regard to meaningful proportion. We asked him to withdraw his representation. We further made it clear that we would still work with SPEG even if they didn't withdraw their representations or were unsuccessful in their representation.

I met with Ian Tuckett on 15th February 2013. The meeting covered the make up of the forum and the work that was being done around Blackfriars. Ian wasn't aware of the Public Realm consultations on Blackfriars being carried out by Dan Taylor and Alies Morrison. I informed him that network rail sat on the bankside Forum and TFL were fully involved with the theme groups. I reiterated that we were keen

1

30/04/2013

to work with Coin Street and their established networks. Post meeting I sent him a copy of the Alies Morrison study. I confirmed that we wanted to work together with Coin Street and SPEG to produce a mutually acceptable plan for the neighbourhood. I presented at the Borough Bankside East Walworth CC on 26th Feb. Despite unfortunate negative comments from both Ian Tuckett and Ted Inman, I spoke on behalf of the Bankside Forum and repeated our desire to work with SBEG, Coin Street and all the other Stakeholders in the area.

All of the work the Bankside Neighbourhood Forum has been doing is publicly available on the www.wearebankside.com [<http://www.wearebankside.com>](http://www.wearebankside.com) website, including minutes of meetings.

Tim Wood
Chair Bankside Neighbourhood Forum

Group 4

Plewniak, Martyna

From: Tim Wood [tim@forgearchitects.co.uk]
Sent: 18 March 2013 12:43
To: Seymour, Juliet
Cc: Valerie Beirne; Sarah Jarvis
Subject: FW: map and constitution
Attachments: 130314_Bankside Site Boundary Update.pdf; Bankside NF Constitution (2).docx
Juliet

Please find attached the baseline map marked up after our site visit where we agreed the boundaries.
I've also attached the revised Constitution with the suggested additions.
I will be forwarding by separate email a statement in regard to the make up of The Forum

Regards,

Tim Wood
Chair Bankside Neighbourhood Forum

6-8 Cole Street
London
SE1 4YH

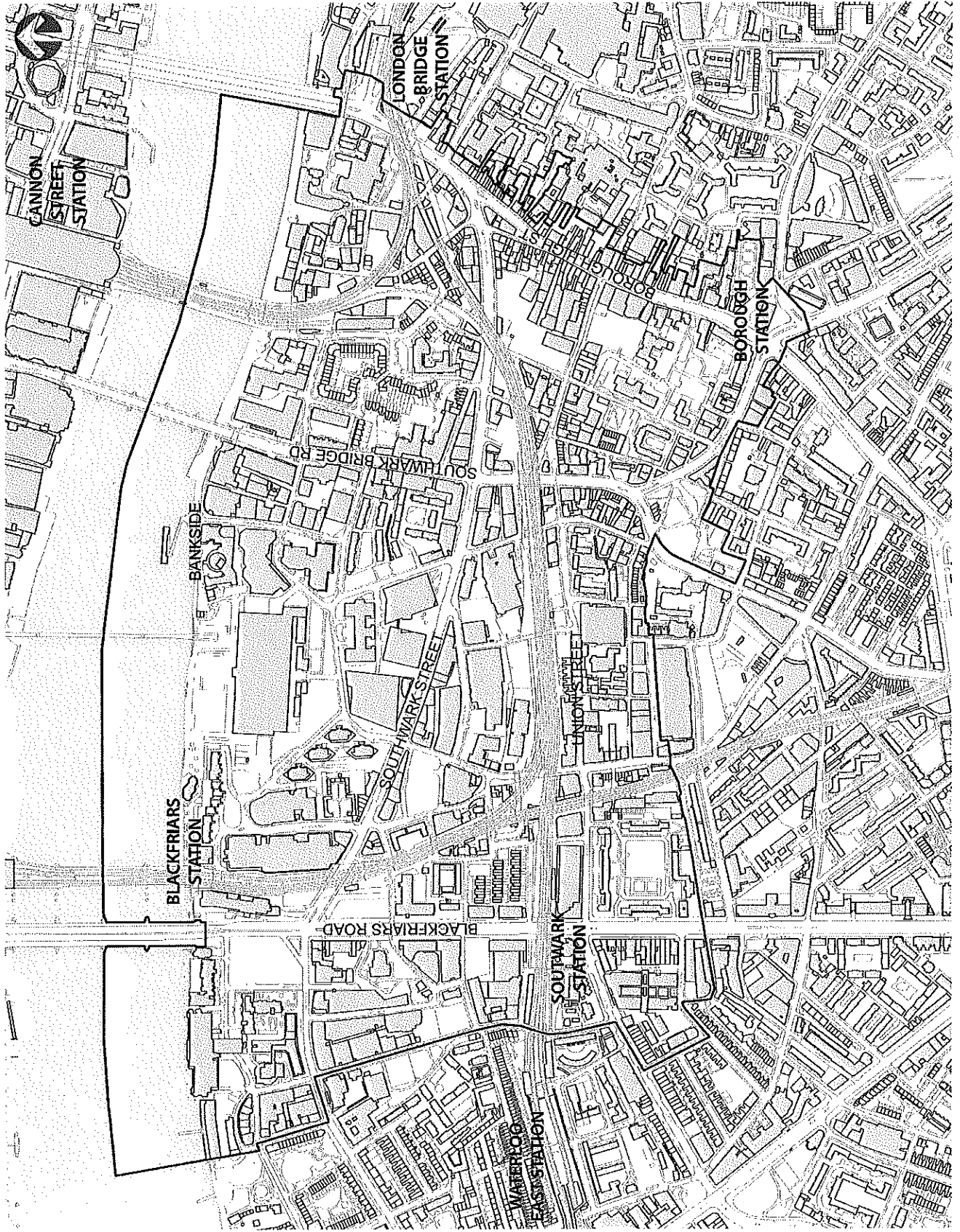
T: 0207 378 7782
M: 0771 341 5734


**BANKSIDE INFRASTRUCTURE STUDY
BASELINE ANALYSIS - [Neighbourhood Boundary]**

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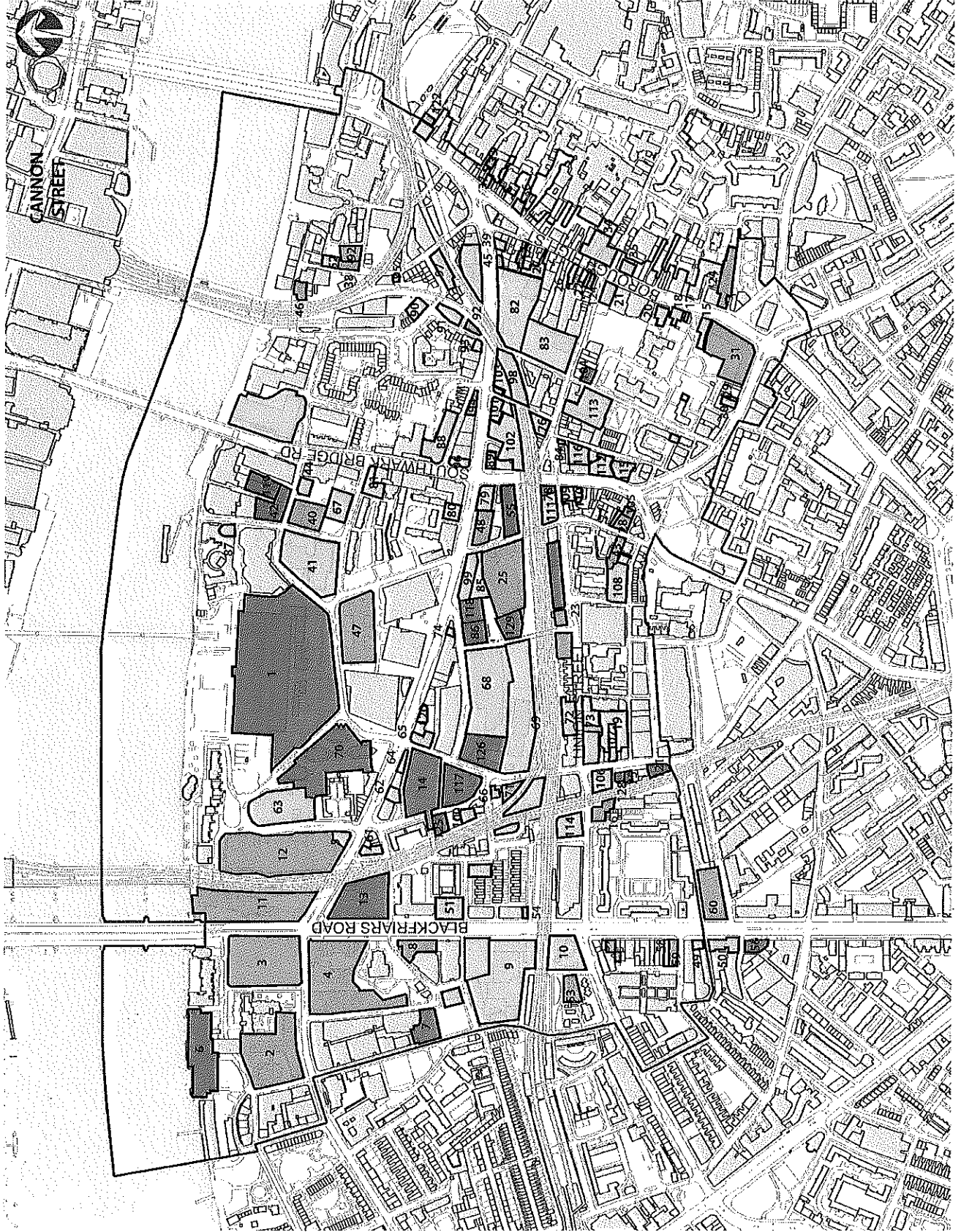
BDP.

NOTE:



 Neighbourhood Boundary

NOTE:



DEVELOPMENT SITES
Recently Constructed/ Under Construction
Sites in the Planning Pipeline
Other Development Sites

CONSTITUTION

PART 1

1. Adoption of the constitution

The association will be administered and managed in accordance with the provisions in Parts 1 and 2 of this constitution.

2. Name

The association is called Bankside Neighbourhood Forum ('the Forum').

3. Purpose and Objects

Bankside Neighbourhood Forum is a neighbourhood forum as defined in the Town & Country Planning Act 1990 as amended by the Localism Act 2011 ('the Act').

The purpose of the Forum is to further the social, economic and environmental well-being of the defined Bankside neighbourhood area.

Its objects are to work collaboratively to develop a consensus for a neighbourhood plan ('the plan'), to prepare in partnership with the local planning authority a neighbourhood plan for the area and to take a future role in the implementation of the plan.

4. Area

The area covered by the Forum is shown in the attached map.

5. Amendment of constitution

(1) The Forum may amend any provision contained in Part 1 of this constitution provided that:

(a) no amendment may be made to alter the objects if the change would undermine or work against the previous objects of the Forum;

(b) any resolution to amend a provision of Part 1 of this constitution is passed by not less than two thirds of the members present and voting at a general meeting.

(2) Any provision contained in Part 2 of this constitution may be amended, provided that any such amendment is made by resolution passed by a simple majority of the members present and voting at a general meeting.

PART 2

6. Membership

The Forum will endeavour to ensure that membership is drawn from different places within the neighbourhood area and from different sections of the community within the area.

Membership is open to individuals who:

- a) live in the Bankside Neighbourhood Plan area
- b) work in the Bankside Neighbourhood Plan area
- c) are representatives of community organisations active in the neighbourhood area
- d) are elected members of the London Borough of Southwark for this area.

There must be at least one member from each of the above categories.

There will be a minimum of 21 members.

The Secretary will keep a register of names and addresses of the members, which must be made available to any member upon request.

7. Termination of membership

Membership is terminated if:

- (1) the member dies or, if the Forum ceases to exist;
- (2) the member resigns by written notice to the Forum;
- (3) the Forum agrees to expel a member by vote.

8. Annual general meetings

The minimum period of notice required to hold any annual general meeting of the Forum is fourteen clear days from the date on which the notice is deemed to have been given.

A general meeting may be called by shorter notice, if it is so agreed by all the members entitled to attend and vote.

9. Notice

The Forum must hold a general meeting within twelve months of the date of the adoption of this constitution.

An annual general meeting must be held in each subsequent year and not more than fifteen months may elapse between successive annual general meetings.

All general meetings other than annual general meetings shall be called special general meetings.

Forum members may call a special general meeting at any time.

The Forum must call a special general meeting if requested □to do so in writing by at least ten members. The request must state the nature of the business that is to be discussed. If the Forum fails to hold the meeting within twenty-eight days of the request, those members may proceed to call a special general meeting but in doing so they must comply with the provisions of this constitution.

10. Officers

(1) The Forum shall have the following officers, elected at the annual general meeting:

- (a) A chair – runs the meetings, represents the Forum in meetings with other organisations e.g. the Council, furthers the Forums aims;
- (b) A secretary – keeps the register of members, oversees the agenda and emails, administers the website and other communications.
- (c) A Treasurer – will be responsible for recording all income received and expenditure transactions and reporting these periodically to the Forum.

11. Chair

- (1) General meetings shall be chaired by the person who has been elected as Chair.
- (2) If there is no such person or he or she is not present within fifteen minutes of the time appointed for the meeting a member nominated by the other members shall chair the meeting.

12. Quorum

No business shall be transacted at any general meeting unless a quorum is present.

- (2) A quorum is at least 10 members entitled to vote upon the business to be conducted at the meeting;
- (3) The authorised representative of a member organisation shall be counted in the quorum.
- (4) If a general meeting needs to be re-convened at least seven clear days' notice of the re-convened meeting must be given, stating the date time and place of the meeting.

13. Decision Making

Decisions at ordinary meetings 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.

14. Motions of no confidence

If any member wishes to file a motion of no confidence in an officer then they must get the written/email support of at least four other registered members. The motion will then be debated and voted on at the next full meetings. An officer who receives a motion of no confidence is to lose position immediately and a new officer is voted in to the vacant role at that meeting. Any officer so removed cannot stand again for any role for 12 months. They may, however, continue as a member.

15. Independence

The Forum shall not be affiliated to any political party or organisation. Officers and members must work for the aims of the Forum.

16. Minutes

The Forum must keep minutes of all proceedings at meetings of the Forum.

These will be published publicly on the Forum's website.

17. Accounts and Annual Report

Better Bankside will be the accountable body for funds until a bank account for the Forum can be formally established.

An Annual Report will be presented by the Chair at the annual general meeting.

18. Code of Conduct

Everyone will be treated with respect and will treat others with respect.

Ends

Plewniak, Martyna

From: Tim Wood [tim@forgearchitects.co.uk]
Sent: 18 March 2013 13:00
To: Seymour, Juliet
Cc: Valerie Beirne; Sarah Jarvis; Peter Williams; Morris, Adele; Gareth Bradford
Subject: Bankside Neighbourhood Forum
Attachments: Bankside Neighbourhood Forum Statement .docx; NF Members and Attendees.xls; WttUK progress report Feb2013 FINAL.pdf; Tim Scott statement.doc

Juliet

I trust you received my previous email with the Boundary Map and Constitution.
Please now find attached:

Neighbourhood Forum Statement
List of Forum Members and Attendees
Blackfriars Settlement Report
Christ Church Statement

We trust that this gives you all the information you need in regard to the inclusive make up of the Bankside Neighbourhood Forum.

We hope that we have now met all your concerns.

We hope that we can now move this forward to be recognised as the Qualifying Body and have this signed off this week as per your email 13/03/13.

Regards,

Tim Wood
Chair Bankside Neighbourhood Forum

6-8 Cole Street
London
SE1 4YH

T: 0207 378 7782
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11

BANKSIDE NEIGHBOURHOOD FORUM STATEMENT

How does Bankside Neighbourhood Forum 'reflect the community' of Bankside?

The BN Forum currently consists of a minimum of 21 members made up of at least 7 residents, 7 businesses, and 7 community interest groups. This unique set up was felt vital to ensure that the forum was able to reflect all issues of relevance to the local business and resident community. We were very aware that unlike a local council vote, voters in the Neighbourhood Plan referendum will not be voting for the forum members to represent them but rather will vote on the issues raised in the Plan and whether they best reflect the communities' needs and requirements going forward.

Reflecting the Business Community

As Bankside Neighbourhood Plan will be voted on by both businesses and residents it was vital that we had a large number of businesses on the Forum. This was to ensure that we were able to capture all the issues of relevance to local businesses. The people who attended on behalf of the local businesses did so not in their individual capacity but were treated as a voice for the local business. As a consequence their ethnicity bears no relevance to their ability to represent business interests.

Reflecting the Resident Community

In order to capture all possible resident views and experiences it was felt that it was important that not only should individual residents be in attendance at the Forum but also that grassroots community groups should also be represented.

This area has a strong history of grassroots community interest groups representing and taking up issues of relevance to local people – a key requirement of any NP. These community groups have a long history of working with ethnic minorities, diversity and under-privilege in this area for many years. Again as with the business community representation, the people who attended the meeting did so not as individuals but rather as a voice for their community group so that local issues and concerns were fully covered and understood. Their ethnicity bears no relevance in such a situation to their ability reflect the issues of relevance to their community group.

The community groups, including
www.blackfriars-settlement.org.uk,
www.bost.org.uk,
<http://southwarklivingstreets.org.uk/>,
www.christchurchsouthwark.org.uk

represent a unique point of access into our local community.

Playing to their strengths of experience BOST has lead the Open Spaces theme group of the NP and Blackfriars Settlement the Social Facilities theme group of the NP – both have long term invaluable experience in this area and access to large sections of the local community through their work (see attached example from Blackfriars Settlement). Tim Scott, the Pastor at Christ Church, has been in regular attendance at NP meetings and provides unique insights into the diversity of our local community (see attached statement).

In terms of local resident involvement in the forum it was made clear to all residents who offered their time to attend the forum that their attendance was never one of being an individual but rather as a conduit for raising issues of community interest. Each resident represents a unique viewpoint into our local community and has made an invaluable contribution to the NP. They live across the Bankside NP area and represent people young and old, those with children and those without and they have all volunteered extensively within their local community.

The legislation does not call for representation of BME or any other group but rather that the forum's "membership is drawn from different places in the neighbourhood area concerned and from different sections of the community in that area, and whose purpose reflects (in general terms) the character of that area". On an individual basis there are BME individuals on the Forum, Amir Eden, for example, but we have never felt the need to focus on such aspects but rather on the individual's experience of and ability to raise important local community issues.

In short, the Forum took the view that representatives of grassroots community groups and local community resident volunteers that have been working in this ethnically diverse area for many years would offer a far better reflection of this diverse community than following a policy of requiring participation of individual BME residents or workers with narrow agendas. We are very conscious about getting this right.

It should also be remembered that prior to the referendum there will be an extensive community consultation that we hope will

attract more and more active community volunteers to get involved with the Forum. As part of this process of community consultation, we have started to prepare a draft list of neighbourhood organisations and groups that will be consulted. If we have missed any please let us know.

Bankside Neighbourhood Plan – key business, community and voluntary groups active in the neighbourhood.

Bankside Open Spaces Trust
Blackfriars Settlement
Bankside Residents Forum
Better Bankside's Board and Theme Groups
Southwark Living Streets
Southwark Cyclists
Mini Mints
Borough Babies
Cathedral School
St Joseph School
Precious Blood Church
Southwark Cathedral
St George's Cathedral
Mint Street Adventure Playground
Welsh Church
Peabody Housing Association
London and Quadrant Housing Association
Octavia Hill Housing Association
Borough and Bankside Community Council
Borough and Bankside Safer Neighbourhood Team
Falcon Point Tenant Management Organization
Anchor Trust Hopton Gardens
Anchor Terrace Residents Group
Clink Street Residents Group
Montague Close Residents Group
Benbow House
Corporation of London – Sumner Buildings
New Globe Walk – Bear Pit
Neo Bankside
Bankside Lofts
Ability Media Centre Leonard Cheshire
Southwark and Lambeth Archaeology Society
Jerwood Space

Christ Church Blackfriars
Nelson Square Community Association
Applegarth Tenant Management Organization
Borough Market Trustees
Southwark Street Peabody Association
Rose Theatre
City of London Housing Services
Borough and Bankside Area Housing Office
Southwark Disability Association
Southwark Heritage Association
Southwark Conservation Areas Advisory Group
Maple Buildings
Bankside Lofts
Maidstone Mansions
Community Action Southwark
Queensborough Community Centre
Blackfriars Road Peabody Association
Kirkaldy Testing Museum
The Golden Hind Trust
Clink Prison Museum
Waterloo Community Development Group
South Bank Employers Group
Bermondsey Neighbourhood Forum
Southbank Forum
John Harvard Library
Simon Hughes MP
Val Shawcross MLA
Corporation of London Planning Officers
Transport for London
English Heritage
GLA
River Thames Forum
London Wildlife Trust

BROAD (Bankside Residents for Appropriate Development is part of Bankside Lofts)
Blackfriars Action for Responsible Development
Blackfriars Preservation Society
Coin Street Community Builders
Charles Dickens School
Bankside STEWARDS
Redwood Cooperative
WaCoCo
Styles House TRA
Empire Square Residents Management Company
Friends of Crossbones
North Tabard Tenants & Residents Association
Southwark Planning Network
Swan Court Residents Group

Waterloo Business Quarter
SE1 United
Friars Primary School
Riverside Housing Association
Kings Reach Flats Management Limited
Bankside Gallery
Webber and Quintin Tenants and Residents Association
Colombo Street Sports Centre
Blackfriars Medical Centre
Union Street Theatre
St Mungo's
Winchester, Farnham, Waynflete, Tomline, Thorold House TRA
Southwark Group of Tenants Organisation
Southwark Chamber of Commerce
Southwark Race and Equalities Forum
Southwark LGBTNetwork
Southwark Pensioners Action Group
Victorian Society
Georgian Society
London Borough of Lambeth Planning Department
Southwark College
Diocese
Police
Black Business Initiative
Southwark Multi Faith Network
Southwark Equalities and Human Rights Group
St George the Martyr
Robes Project
Southwark College
St Saviours Trust
Charterhouse in Southwark Trust
Blackfriars Doctors Surgery
Bengali Womens Group

Additional consultees (not constituted, but active locally and have a known contactable person that information can be distributed to)

Save All Hallows
Park Street Residents
Sumner Building Residents
Rochester Estate Residents Association
Quadrant House Residents
Old Theatre Court Residents
Bankside Residents
Bankside Opens Spaces Trust – Community Garden Committees
Rushworth Street Residents
Great Suffolk Street Traders
Bear Lane Residents
Greenhouse Residents

18 Great Suffolk Street Residents
Lant Street Residents

Group 21 email 21 attached 2

ATTENDEES and MEMBERS of BANKSIDE NEIGHBOURHOOD FORUM

RESIDENTS

Zoe Bulmer	Resident in Plan Area	Styles House TRA		
David Stephens	Resident in Plan Area	Southwark Conservation Areas Advisory Group	Acting Chair BRF	
Graham Morrison	Resident in Plan Area	Director Better Bankside	Property owner	Partner local Architects Practice
Julian Cooling	Resident in Plan Area	Chair Bankside residents forum (up to June 2012)		
Camilla McGibbon	Resident in Plan Area	United St Savours Trustee	Borough Market trustee	
Rebekah Boston	Resident in Plan Area	Summer Resident and Resident Groups	Mini-Mints	Borough Babies
Anne Radford	Resident in Plan Area	Acting Chair Bankside Residents Forum		
Una Devine	Resident in Plan Area	Winchester Estate TRA		
Gary Martin	Resident in Plan Area	Greenhouse Dolben Street		
Amir Eden	Resident in Plan Area	Youth representative, Events Academy		

BUSINESS

Peter Williams	Business	CEO Better Bankside	bankside Urban Forest	
Val Beirne	Business	Manager Better Bankside	Director Better Bankside	
Andrew Sell	Business	Asset Manager Land Securities		
Dan Clarke	Business	Director Native Land (Neo Bankside)		
Stephen Austin	Business	Network Rail		
Richard Tennant	Business	Globe Business Publishing	Better Bankside Safety Committee	
Holger Hansler	Business	Director Space Management Kings College London		
Claire Bennie	Business	Head of Development peabody Trust		
Donald Hyslop	Business	Director of regeneration and community Partnerships Tate Modern	Chair better Bankside	Chair Borough market trustees
Keith Davis	Business	Director Borough Market		

COMMUNITY/INSTITUTIONS

Adele Morris	Community	Southwark Councillor for Cathedrals ward	Director Better bankside	Resident close to plan boundary
Tim Wood	Community	Chair of bankside Open Spaces Trust	Chair Dickens in the Borough	Resident and business close to plan boundary
Julie Corbett-Bird	Community	Director Blackfriars Settlement		
Jeremy leach	Community	Southwark Living Streets	Southwark Cyclists	
Andrew Richardson	Community	Coordinator Bankside residents Forum	Director Better Bankside	
helen Firminger	Community	Director Bankside Open Spaces Trust		
Claire Maugham	Community	Deputy Chief Exec Centre for Cities	Borough Babies	
Tim Scott	Community	rector of Chist Church	Regeneration Advisor to Diocese of Southwark	Resident in Plan Area
Shaun Spiers	Community	CEO Council for the Protection of Rural England		

LOCAL AUTHORITY

Simon Bevan	LBS	Head of Planning and Transport		
Juliet Seymour	LBS	head of Planning Policy		
Dan Taylor	LBS	Principal Projects Officer	Logistics Group	

DCLG

Jane Everton	DCLG			
Gareth Bradford	DCLG			
Jenny Frew	DCLG			
Miranda Beers	DCLG			

EXECUTIVE

Peter Williams				
Val Beirne				
Sarah Jarvis				
Tim Wood				



Welcome to the UK progress report February 2013

PART 1: Year 3 progress against targets

<p>UK TCN women engaged target: 48 TCN women engaged on programme</p> <p>Output to date: = 36 EIF eligible students on WUK courses at Blackfriars Settlement</p>
<p>UK Number of children in crèche (places) target: 24 crèche places used each week</p> <p>Output to date: 3 crèche places provided for children of TCN women (Lambeth Walk Day Nursery) + 2 primary school aged children attending after school club</p>
<p>UK Befriender target: 12 volunteer befrienders trained</p> <p>Output to date: 17 new befrienders trained. There are 18 active befrienders including 4 befrienders continuing from Year 2.</p>
<p>UK Capacity building Teaching Basic Literacy to ESOL learners (TBLEL) target: 12 teachers trained</p> <p>Output to date: 12 teachers attending TBLEL course which started October 2012. Course finishing 18th February 2013</p>
<p>UK Capacity building Welcome to the UK workshops target: 3 events</p> <p>Output to date:</p> <ol style="list-style-type: none"> 1. 7th July 2012: Welcome to the UK workshop at NATECLA conference (Liverpool Hope University). 9 teachers attended. 2. Friday March 15th 2013: Welcome to the UK workshop at the Big ESOL Lunch Leicester. 3. One further free Welcome to the UK workshop will be held at Blackfriars Settlement, and opened to other colleagues working with the target group. Date tbc
<p>BANGLADESH Volunteer target: 3- 6 volunteers trained and volunteer on the PLUK programme in Bangladesh in Year 3</p> <p>Output to date: 3 new volunteers recruited, trained and volunteering/volunteered on PLUK workshops in and around Sylhet starting December 10th 2012. A fourth volunteer (Rima) who participated in Year 2 was given 1:1 top-up training in January 2013 prior to departure late January 2013 for placement until late February 2013.</p>
<p>BANGLADESH teacher target: 10 teachers trained</p> <p>Output to date: 12 teachers trained 6 – 13 December 2012</p>
<p>BANGLADESH Participant target: 55 eligible participants</p> <p>Output to date: 55 participants. PLUK workshops, running twice a week, have been held in Beanibazar (1 group), Goalabazar (1 group), Moulvibazar (2 groups) and Sylhet (2 groups). A 3rd group is planned for Moulvibazar from February 2nd 2013 with volunteer 4, Rima.</p>

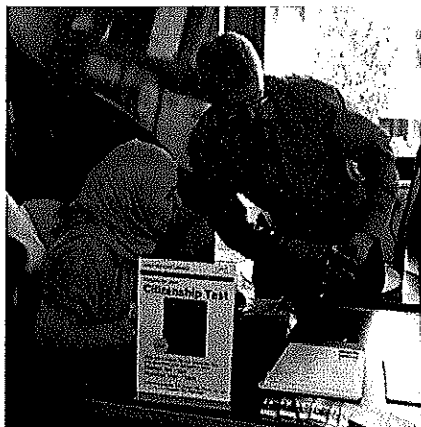
PART 2: Project updates

UK

WUK classes at Blackfriars Settlement are going well. Recruitment and on-going IAG is continuing until targets met. If necessary, an additional short course will be run in order to ensure targets are met.

23 WUK learners presently have befrienders. One learner who had a befriender has to be re-matched as her befriender had to return to country of origin for family reasons. One new learner also needs to be matched. Otherwise all learners who requested a befriender have been matched.

11 volunteer befrienders, 23 TCN women, 26 children and several friends and relatives, Blackfriars Settlement tutors and team, key members of the Learning Unlimited team and an external evaluator attended the Welcome to the UK project 'getting to know you'/Citizenship half-term event on 30th October 2012. Both events received very positive feedback.



A WUK learner trying the Southwark libraries on line citizenship practice software



WUK learners' and befrienders' children doing a range of colouring, cutting and sticking activities on the theme of citizenship



WUK learners and befrienders visiting the Citizenship stall market place area

Other successful befriending has included:

- When one friend expressed concern about her 2 year old daughter's speech development, her befriender suggested she contacts her Health Visitor. The befriender has followed this up and her friend has confirmed an appointment has been made with the Health Visitor.
- A befriender who is able to give telephone support only (due to health) translated sections of a sexual health leaflet that her friend picked up at her GP's surgery (the translation took place while friend was at the surgery)
- The befriender of one friend WUK1 who is carer for her two grandsons that require after school care, has made arrangements to meet her friend at Blackfriars after class to travel together for the first visit to the after school project to collect her two grandsons, assisting with journey/locating new venue/supporting with procedures of collection of children.
- Befriender gave very practical support to a friend whose primary school aged son had recently arrived in the UK and needed a school place. Visits to local One Stop Shop-telephone calls made to check process/procedures in place. He started school end of last term.
- A number of befrienders and friends have been making own arrangements to meet-up prior to after classes

Learners from all three Welcome to the UK classes went on visits to the John Harvard library in Borough and to see the Christmas lights on Regent Street.

Learners from the Welcome to the UK 3 class had the opportunity to take part in a series of workshops at the National Theatre.



Learners from WUK 3 taking part in a range of confidence-building activities at the National Theatre

The next half term event Homes and safety will be held on Tuesday 19th February 2013 from 10.00 – 12.30. Several different agencies will be holding stalls and running activities for learners, befrienders, their families and other Southwark participants. Organisations confirmed to date include Blackfriars Settlement Advice Centre, Solace Women's Aid, Fire Service, Safer Neighbourhoods Team (community police), Childnet (children and internet safety charity), Wild London (birds and bird feeder activity) and Southwark Housing

Bangladesh

Karen Dudley ran training for volunteers in the UK and undertook training, observations and support sessions in Sylhet in December 2012.

Training for Bangladeshi district-based teachers to support the delivery of the Preparing for life in the UK programme took place in December 2011. Three training workshops as well as workshop observations and feedback sessions for teachers and PLUK volunteers took place between 7th and 12th December 2012 all focussing on supporting and developing the teachers and volunteers to work successfully together and use interactive teaching methods and the PLUK toolkits as effectively as possible.

Two volunteers completed 6 week placements on January 19th 2013. The third volunteer will finish her 10 week placement on February 14th 2013. A fourth volunteer (Rima) who participated in Year 2 was given 1:1 top-up training in January 2013 prior to departure late January 2013 for placement until late February 2013. Three new volunteers ran/have been running PLUK workshops with local teachers since 10th December

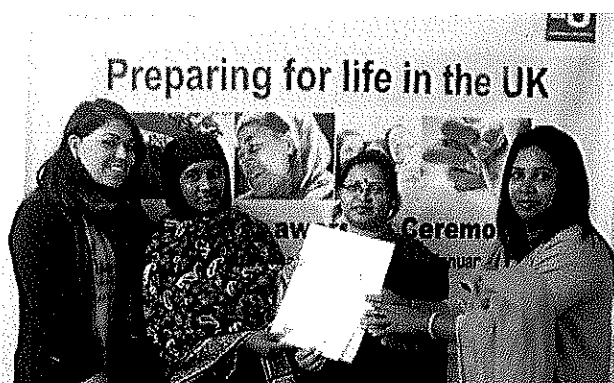
"....The project has been so rewarding in so many ways, learning about myself as well as getting to know the students who give me so much perspective to life if there is (another project) happening, I will definitely be interested in coming back and volunteering again."

.." I absolutely love the work and (I've) loved every moment...Can't fault it."

The delivery of PLUK workshops began on December 8th 2012 and 55 TCN women have attended workshops to date.



The Beanibazar PLUK workshop award ceremony and dissemination event January 2013



The Goalabazar PLUK workshop award ceremony and dissemination event January 2013

Julia McGerty will be making project research and monitoring visit to Sylhet in **February 2013** and will help to run and support two of the four Year 3 dissemination events. Judy Kirsh will also be going out at the same time to undertake research for the Year 3 impact assessment.

Family members have been contacting the UKBET Manager in Bangladesh to express their thanks and report that their daughters have now received visas and/or travelled to the UK. These previous PLUK participants will be contacted by Roza Ali in the UK.

'... a PLUK year-1 participant flew to London last week. She phoned me to say goodbye and thanked each and every member of PLUK team. ...This morning another proud father informed me that his daughter had received UK visa today. He thanked us profusely for everything.' Email from Eahtasham Karim, UKBET manager

The Year 3 impact assessment will focus on case studies which illustrate the impact of the project across all the main strands. **InsightShare participatory** video project is being contracted to undertake a 'Most significant change' participatory video project with some of the selected case study participants.

2013 WUK project key dates

Tuesday 19th February	Half term 'Homes and safety' event, Blackfriars Settlement
Monday 25th & Wednesday 20th February	PLUK Sylhet and Moulvibazar award ceremonies and dissemination events
Friday March 15th	CPD workshop at the ESOL Big Lunch, Leicester
Wednesday 1 May	Advisory group, Blackfriars Settlement 1.00 – 2.30 p.m.
Tuesday 28 May	Half term 'Progression' event, Blackfriars Settlement
Friday 7 June	UK dissemination event, Avonmouth House, SE1 6NX, 10.00 – 3.00
(Saturday) June	WUK project end of year seaside trip (all day - exact date tbc)

Karen Dudley Learning Unlimited January 31st 2013

I was invited to join the Neighbourhood Plan Forum in September 2011 under the section: Other Stakeholders/ Communities of Interest.

I am the parish Priest at Christ Church Church of England Church in Blackfriars Road and have been there eight years. However I am clear that my role is to bring a community perspective and not speak only on behalf of the church. Having been in the area for some time I feel I can speak with some knowledge. I have been keen to raise issues at the Forum which focus on local community issues, inclusion and social cohesion.

There has been a church on the site of Christ Church since 1670, the present church being the third on the site and built in 1960. It has consistently sought to engage with the local area and serve the population of the area. In addition to the worship space, there is also a hall used for many community activities and we also offer office space to four charities, including Bankside Press, who produce the SE1 Community newspaper. We have close links with the Bankside Open Spaces Trust with whom we co-operate closely.

I am aware that one of the concerns raised about the Forum was around BME representation. The perspective I bring to the Forum is from working in a church where the Anglican congregations have members from a wide range of ethnic backgrounds including Ghana, St. Lucia, Barbados, Jamaica, Uganda, Mexico. We have Nigerian and Ghanaian pastored congregations meeting on our premises as well as an Aramaic speaking congregation.

One of the charities to whom we offer office space is a charity headed up by a Ghanaian pastor, working in particular with people living with HIV and Aids. He is working closely with other local charities and health services, seeking to combat prejudice. Importantly he is seeking to ensure that those among whom he is working have information and access to health care.

I have also been working with the Tate Modern on a series of interfaith workshops which draws together people from a multi-faith perspective to reflect both on art and local community issues.

Tim Scott.

Rector Christ Church Blackfriars.

Plewniak, Martyna

From: Seymour, Juliet
Sent: 19 March 2013 15:04
To: Plewniak, Martyna
Subject: FW: Duty to Co-operate
Attachments: Southwark Lettter response to Neighbourhood Plan application Nov 12.doc

From: Randall,Matthew [mailto:MRandall@lambeth.gov.uk]
Sent: 15 March 2013 16:15
To: Seymour, Juliet
Subject: Duty to Co-operate

Hello Juliet,

I hope you're well. Please find attached the requested Duty to Co-operate Statement regarding the Bankside Neighbourhood Plan.

If you'd like to meet after reading it, I'd be more than happy.

A hard copy of the letter is in the post. Sorry for the delay.

Regards, Matthew

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Juliet Seymour
London Borough of Southwark
Planning Policy,
Chief Executives Department,
SE1919/14,
London, SE1P 5LX

15 March 2013

Dear Juliet Seymour,

Re. Bankside Neighbourhood Plan Area Application Designation

Sorry for the delay in our response. Thank you for consulting with us on the proposal to designate the Bankside Neighbourhood Plan area which lies within the administrative boundaries of the Borough of Southwark but borders the Waterloo Opportunity Area within the Borough of Lambeth.

In accordance with the Duty to Co-operate regulations in the 2012 National Planning Policy Framework which expects joint working on areas of common interest to be diligently undertaken for the mutual benefit of neighbouring authorities, there has been an ongoing process of consultation and co-operation between Southwark Council and Lambeth Council over the Bankside Neighbourhood Plan area designation.

In this matter Lambeth Council is of the opinion that the decision to designate the Bankside Neighbourhood Plan area should be framed against the process of ongoing co-operation and dialogue between the various interested parties, including the South Bank Employers Group (SBEG) whose established operational structure encompasses the western boundary of the Bankside area application boundary (up to Blackfriars Road).

Our view is that we need to encourage both parties to work together to agree a mutually acceptable position as if this is not achieved it will be difficult for either parties to demonstrate they have met the tests of ensuring adequate involvement of all parts of the resident and business community in the proposed area. One such solution may involve SBEG forming part of the Bankside neighbourhood forum or both groups developing a memorandum of understanding on how they will work together in relation to issues of shared interest. Without such an agreement between the parties, Lambeth Council is not in a position to support the proposed Bankside neighbourhood forum/area designation.

Yours sincerely,

David Joyce

Assistant Director of Planning & Development
Planning, Regeneration and Enterprise

Housing, Regeneration and Environment Department
London Borough of Lambeth: **Phone:** 020 7926 1109; **E-mail:** djoyce@lambeth.gov.uk

Group 4/ email

Plewniak, Martyna

From: Noakes, David
Sent: 11 March 2013 14:40
To: Seymour, Juliet
Cc: Morris, Adele; Thornton, Geoffrey; McNally, Tim; Clark, Paddy
Subject: Bankside Neighbourhood Plan

Juliet,

I would just like to formally add my support to my colleague's e-mails for the Bankside Neighbourhood Plan boundaries. In regards to the boundaries my comments would be as follow

Northern boundary-the River Thames obviously provides a logical boundary

Eastern boundary-I strongly believe that including both sides of Borough High Street in the Bankside Neighbourhood Plan is the best option despite the competing aims of one of the Bermondsey Neighbourhood plans for Borough High Street. The primary reason I believe it is better suited in the Bankside Neighbourhood Plan is the fact that the Bankside Plan is a joint business and residential plan and Better Bankside as the local Business Improvement District recently extended their BID area to include Borough High Street. Furthermore I believe that Borough High Street with a significant amount of office, retail and other businesses will benefit from being in a joint residential and business led plan.

Southern boundary-While I personally believe there may have been merits to extending the southern boundary further south, I still support the current proposal and recognise that the proposed southern boundary better reflects the existing boundaries of Better Bankside.

Western boundary-while I fully accept that a case can be made for including the land to the west of Blackfriars Road in the proposed South Bank Neighbourhood Plan I also believe a strong and valid case can be made for it being included in the Bankside Neighbourhood Plan. The neighbourhood plan is effectively a planning document and would sit as part of the hierarchy of Southwark planning documents. To this effect placing this westerly part of the ward with the rest of ward makes perfect sense as all the areas are subject to the same strategic council planning policies and therefore would benefit from a consistency of thinking and planning policy. Conversely if the western side was put with South Bank a small piece of Southwark would be linked with an area that is predominantly controlled and subject to Lambeth strategic planning policies and thinking.

For these reasons I strongly support the proposed Bankside Neighbourhood Plan boundaries.

Councillor David Noakes
Liberal Democrat Councillor for Cathedrals Ward
Opposition Spokesperson for Health and Adult Care
Vice-Chair of Health and Adult Care, Communities and Citizenship Scrutiny Committee
Vice-Chair of Borough & Bankside and Walworth Community Council

Tel. no. 0207 525 1326
E-mail: david.noakes@southwark.gov.uk

54

Plewniak, Martyna

From: Valerie Beirne [vb@betterbankside.co.uk]

Sent: 11 March 2013 17:51

To: Seymour, Juliet

Cc: tim@forgearchitects.co.uk

Subject: RE: Draft Constitution

Hi Juliet

That should be fine, we will redistribute an amended constitution in due course.

Thanks for getting legal input for us.

Best

Val

Valerie Beirne / Bankside Urban Forest Manager

Better Bankside

Bankside Community Space

18 Great Guildford Street

London SE1 0FD

Map

Tel: 020 7928 3998

Website: <http://www.banksideurbanforest.org.uk> / **Twitter:** @BanksideForest



From: Seymour, Juliet [mailto:juliet.seymour@southwark.gov.uk]

Sent: 11 March 2013 17:01

To: Valerie Beirne

Cc: tim@forgearchitects.co.uk

Subject: Draft Constitution

Dear Val

This is the legal advice, would it be an issue to make this change?

thanks

Juliet

From: Gorst, Jonathan

Sent: 11 March 2013 12:17

To: Seymour, Juliet

Subject: RE: Draft Constitution

Juliet

[REDACTED]

Hope this helps,

Jon.

From: Seymour, Juliet
Sent: 11 March 2013 10:47
To: Gorst, Jonathan
Subject: Fw: Draft Constitution

Hi Jonathan

Members raised concerns about this, are there any legal issues that I should be concerned about?

Thanks

Juliet

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From: Valerie Beirne <vb@betterbankside.co.uk>
To: undisclosed-recipients <undisclosed-recipients;:>
Sent: Thu Mar 07 11:57:29 2013
Subject: FW: Draft Constitution

Dear Forum members

Good to see you on Tuesday evening. Please find attached a draft constitution as discussed at the meeting. As Sarah mentions below, the Council has asked us for a constitution based on that of the Charities Commission.

We'd be grateful for any comments you may have by close of play tomorrow, Friday 8th March. We're keen to get this outstanding information to Southwark to help them ratify the Forum and Area formally. If you have any queries, please don't hesitate to get in touch.

Best
Val

From: Sarah Jarvis
Sent: 06 March 2013 19:01
To: Valerie Beirne
Subject: Draft Constitution

hi Val,

Attached the new draft constitution for comment from the Forum, please.

It is much longer than the suggested template on the Locality website but is based on the model from the Charities Commission as requested by LBS, as well as containing the words required by the Regs.

I would be really grateful if Forum members could suggest any amendments, especially based on their own experience and constitutions.

Thank you,

Sarah

Sarah Jarvis

www.placeworks.co.uk

sarah@placeworks.co.uk

[REDACTED]

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Plewniak, Martyna

From: Valerie Beirne [vb@betterbankside.co.uk]
Sent: 14 March 2013 11:43
To: Seymour, Juliet; tim@forgearchitects.co.uk; Sarah Jarvis
Subject: RE: Neighbourhood plan report - boundary and forum

Hi Juliet

Thanks for this. We have all the info you need, except for the map of the area following your walk with Tim last week – we should have that shortly. I'll send you over everything as one e-mail so you have it all in the one place. I'd be grateful if you could chase legal for any comments on what I sent you last week in terms of the demographics of the area, and the make-up of the Forum.

Are you or Simon joining us at 1pm for Don Forster's visit?

Best

Val

Valerie Beirne / Bankside Urban Forest Manager

Better Bankside

Bankside Community Space

18 Great Guildford Street

London SE1 0FD

Map

Tel: 020 7928 3998

Website: <http://www.banksideurbanforest.org.uk> / **Twitter:** @BanksideForest



From: Seymour, Juliet [mailto:juliet.seymour@southwark.gov.uk]
Sent: 13 March 2013 15:15
To: tim@forgearchitects.co.uk; Sarah Jarvis; Valerie Beirne
Subject: Neighbourhood plan report - boundary and forum

Hi Tim,

Just to let you know that I am on leave for Easter from next Thursday 21 March and I am back on 8 April.

My final briefing before Easter with Councillor Colley is next Wednesday 20 March. I need the following to be able to brief her on the report. The following opportunity will be the 10 April.

1. Neighbourhood area application - a finalised constitution and the map with the boundary.
2. Neighbourhood forum application - I think I have everything for this at the moment, the information regarding being reflective of the local community is with legal for comment so I may need to get back to you on this issue. The area can not be considered until the boundary has been agreed.

I just thought I would let you know.

Kind regards

Juliet

59

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40

Plewniak, Martyna

From: Seymour Juliet
Sent: 19 March 2013 15:05
To: Plewniak, Martyna
Subject: FW: Borough and Bankside Neighbourhood Forum

-----Original Message-----

From: Helen Firminger [mailto:helen@bost.org.uk]
Sent: 08 March 2013 13:16
To: Seymour, Juliet
Cc: Tim Wood
Subject: Borough and Bankside Neighbourhood Forum

Dear Julie,

Tim has let me know that you will take a late submission in support of the Borough and Bankside Neighbourhood Forum. Thank you for this.

I am writing on behalf of the trustees of Bankside Open Spaces Trust (BOST) to support the forum's official request to be recognised for these reasons:

The Forum provides the only central visioning group to discuss future plans and policies in the area that BOST is most active. We appreciate very much that it includes key community groups and business and is open to more, all the more so since the upzoning of local Community councils, although I appreciate they have a different function.

The Forum includes the western strip of Southwark where BOST has a high level of activity at Christ Church Garden. Although coming under the jurisdiction and management of Southwark Council, (for example at Christ Church Garden the park is managed by Southwark Parks Department), this area has long been neglected from any area planning either by Southwark or Lambeth. This has resulted in groups such as ourselves having to have relationships with LBS for parks management, borough-wide planning policy, ward Councillors and local funding schemes, while attempting to work with strategic groups on the Lambeth side who purport to cover this area, but in fact are locked into their own relationships primarily with Lambeth borough!

The Forum's discussions have been increasingly focused around the needs of parks and open spaces in this unified area - which reflects the needs of our organisation for a consultative forum based on this.

With all thanks again for giving me the chance to comment.

--
Helen Firminger

Director
0207403 3393
www.bost.org.uk

Bankside Open Spaces Trust
Red Cross Garden
50 Redcross Way
London SE1 1HA

52

Plewniak, Martyna

From: Parkinson, Sara @ London HH [Sara.Parkinson@cbre.com]**Sent:** 05 March 2013 16:44**To:** Seymour, Juliet**Subject:** Bankside Neighbourhood Area and Forum

Julie

I would be grateful if you could give me a call in respect of the Bankside Neighbourhood Area and Forum, or direct me to the relevant person who may be able to advise on this.

I am trying to gain more information regarding the potential timescales for a decision by Cabinet on the proposed Area and Forum and also the wider timescales for consultation on the draft Plan itself.

I was also trying to gain a better understanding of the issues raised by the Southbank Employers Group at the Borough, Bankside and Walworth Community Council meeting and potentially the issues raised in any representations.

I look forward to hearing from you in due course.

Kind Regards

Sara Parkinson | Associate Director
Planning
CBRE Ltd

Henrietta House | Henrietta Place | London | W1G 0NB

DDI 0 20 7182 2741 | T 020 7182 2001 | M 07850 723 781

sara.parkinson@cbre.com | www.cbre.co.uk | www.cbreplanning.com

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43

Group 6/ email 12

Plewniak, Martyna**From:** Julie Corbett-Bird [Julie.Corbett-Bird@blackfriars-settlement.org.uk]**Sent:** 05 March 2013 17:50**To:** Seymour, Juliet**Subject:** Bankside Neighbourhood Plan Area

Dear Juliet

I am writing to advise that Blackfriars Settlement supports the proposed boundaries for the Bankside Neighbourhood Plan. The Settlement has welcomed involvement in development of the draft plan, particularly the consideration of social and community services required by local residents into the future, which will inform our own future strategy.

There was early discussion around the boundaries and our view is that the proposed boundaries are logical and offer opportunity to include the needs of long-standing residents in social housing alongside those residents who live in privately owned accommodation.

Best wishes

Julie

Julie Corbett-Bird

Director

Blackfriars Settlement - "Creating Opportunities"

Celebrating our 125th anniversary in 2012

90-94 Great Suffolk Street, London, SE1 0BE

Telephone: 020 7928 9521 Fax: 020 7960 4628

Find out more about what we can do for you:**<http://www.blackfriars-settlement.org.uk>**Follow us on Twitter: **@BlackfriarsSett**Like us on Facebook: <http://on.fb.me/BFSface>

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45

01/05/2013

Plewniak, Martyna

From: Seymour, Juliet
Sent: 06 March 2013 08:07
To: 'Julie.Corbett-Bird@blackfriars-settlement.org.uk'
Subject: Re: Bankside Neighbourhood Plan Area

Dear Julie

Thank you very much for your comments

Kind regards
Juliet Seymour
Planning Policy Manager

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From: Julie Corbett-Bird <Julie.Corbett-Bird@blackfriars-settlement.org.uk>
To: Seymour, Juliet
Sent: Tue Mar 05 17:49:42 2013
Subject: Bankside Neighbourhood Plan Area

Dear Juliet

I am writing to advise that Blackfriars Settlement supports the proposed boundaries for the Bankside Neighbourhood Plan. The Settlement has welcomed involvement in development of the draft plan, particularly the consideration of social and community services required by local residents into the future, which will inform our own future strategy.

There was early discussion around the boundaries and our view is that the proposed boundaries are logical and offer opportunity to include the needs of long-standing residents in social housing alongside those residents who live in privately owned accommodation.

Best wishes
Julie

Julie Corbett-Bird
Director
Blackfriars Settlement - "Creating Opportunities"
Celebrating our 125th anniversary in 2012

90-94 Great Suffolk Street, London, SE1 0BE
Telephone: 020 7928 9521 Fax: 020 7960 4628



01/05/2013

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Plewniak, Martyna

From: Thornton, Geoffrey
Sent: 06 March 2013 13:47
To: Seymour, Juliet
Cc: Noakes, David; Clark, Poddy; McNally, Tim; Morris, Adele
Subject: RE: Bankside Neighbourhood Plan

Dear Juliet,

I am writing further to our discussion on the proposed Bankside Neighbourhood Development Area at the Borough, Bankside and Walworth Community Council on 26 February 2013.

As you will be aware the community council voted unanimously to support the boundaries of the Bankside proposal. However, I thought it worth writing to reiterate my own views.

While the River Thames and Borough High Street provide a natural barrier to the north and east of the proposed Neighbourhood Plan area, the western boundary is defined by the long established borough boundary.

Critics from the neighbouring South Bank Employers' Group claim this western boundary (which includes the area west of Blackfriars Road, east of the Southwark/Lambeth boundary and north of The Cut) does not reflect the exiting neighbourhood. However, Blackfriars Road is changing – with a development pipeline of at least **1700 homes** on or very close to Blackfriars Road.

It will be important that these residents are given the opportunity to shape the place where they live. To this end, the Bankside neighbourhood plan is a hybrid effort led *jointly* by local **residents and business** with its membership drawn from across the neighbourhood (including west of Blackfriars road) and from different sections of the community.

I am conscious that the purpose of the neighbourhood plan is to set out a range of policies and proposals for land use that will be used when determining future planning applications. Here again, it makes sense to reflect the long established boundary of the local planning authority, both to make sure that any neighbourhood plan is in conformity with wider planning policy – such as the local Opportunity Area and Core Strategy – and to ensure that future development opportunities can be addressed in an inclusive way as the focus of regeneration moves southwards.

As a local councillor for the affected area I am acutely aware of the close connections between South Bank and Bankside, but there are clear advantages - and sound planning reasons - for keeping the area surrounding Blackfriars Road within a single neighbourhood plan. Drawing the line anywhere else would create an even more arbitrary division and destroy what is fast becoming a cohesive community in its own right.

As the Chair of the Bankside Neighbourhood Forum pointed out during our community council meeting, the forum will have to secure the backing of residents and businesses from across the area if their plans are to gain statutory force. Ultimately it will for local residents to have the final say in a referendum!

I trust you will bring these point to the attention of Cllr Colley in advance of her decision on this matter.

Kind regards,



01/05/2013

Geoffrey

Cllr. Geoffrey Thornton
Liberal Democrat Councillor for Cathedrals Ward
London Borough of Southwark
Tel: 0207 525 3605

From: McNally, Tim
Sent: 01 March 2013 16:58
To: Morris, Adele; Seymour, Juliet
Cc: Noakes, David; Thornton, Geoffrey; Clark, Poddy
Subject: Re: Bankside Neighbourhood Plan

I am in agreement with Cllr Morris, and as per my comments at Community Council I believe it to be essential that Borough High Street is contained within a single plan area.

Regards

Tim

Cllr Tim McNally
Liberal Democrat Chief Whip
Councillor for Chaucer Ward
Shadow Cabinet Member for Finance, Resources & Housing Investment
Vice-Chair of Standards Committee
London Borough of Southwark
07903 967 809
020 7525 7157

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From: Morris, Adele
To: Seymour, Juliet
Cc: Noakes, David; Thornton, Geoffrey; McNally, Tim; Clark, Poddy
Sent: Fri Mar 01 16:42:44 2013
Subject: Bankside Neighbourhood Plan

Dear Juliet

I am writing to express my support for the proposed boundaries of the Bankside Neighbourhood Plan area. It

50

01/05/2013

makes sense as a "neighbourhood", and it is a practical and workable area. It is essential that Borough High St is kept completely within one Neighbourhood Plan area rather than split between two. The residential properties west of Blackfriars Rd up to the borough boundary need to stay with a Southwark Neighbourhood Plan. We have resident support for that both in the form of one of our 21 members and also from discussion with residents in River and Rennie Court and the OXO Tower.

I believe that my Borough and Bankside colleagues also supportive of the proposed boundary, as was shown at the community council meeting earlier this week. I trust that they will correct me if I am wrong.

Best wishes

Cllr Adele Morris
Liberal Democrat Councillor for Cathedrals Ward
London Borough of Southwark
PO Box 64529
London
SE1P 5LX

Tel 020 7525 4377

Email: adele.morris@southwark.gov.uk

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57

*Group 27 email 1***Plewniak, Martyna**

From: Bruce Saunders [bruce.saunders@southwark.anglican.org]**Sent:** 05 March 2013 13:02**To:** Seymour, Juliet**Cc:** tim@forgearchitects.co.uk**Subject:** Bankside Neighbourhood Plan

Dear Ms Seymour,

The principle of 'sustainable communities' is not only about their long-term life, nor even only about the cross-sectional social mix which gives them internal mutual cohesion, but also, it seems to me, about the character of the community, which is often locally defined. You're fully aware that the northern end of the Borough is not one but a network of micro-communities, many of them very specific, historic and local. Blackfriars is not Bankside, and Bankside is not Borough, and local people, including young people, are very tribal in their allegiance. There is something positive to be said for encouraging people out of social ghettos and widening cultural horizons, and I believe the draft Neighbourhood Plan does that by embracing Bankside, Blackfriars and Borough. From my knowledge of the local area, working at the Cathedral and in West Bermondsey, living at the Elephant and Castle and as a Director of Bankside Residents Forum, I would simply suggest that widening the NP boundaries further in the name of greater inclusivity is paradoxically likely to become less sensitive to the existing cross-sectional mix of old and young, rich and poor, workers, students and residents by requiring ever-more broad-brush approaches to planning and development, hostile to the existing inclusive character of these small local communities. I would therefore urge the acceptance of the Neighbourhood Forum's overall aspiration, and their proposed boundaries.

Yours,

Bruce Saunders

 Sub-Dean & Canon Pastor
 Southwark Cathedral
 London Bridge SE1 9DA
 0207 367 6706

**LENT, HOLY WEEK AND EASTER at Southwark Cathedral:**
<http://cathedral.southwark.anglican.org/news/lent-easter>

Plewniak, Martyna

From: Seymour, Juliet
Sent: 05 March 2013 13:19
To: 'tim@forgearchitects.co.uk'; 'Valerie Beirne'
Cc: 'Hannah Missinthemix'

Subject: RE: Neighbourhood Plan consultation art

Dear Tim and Val

We have received an interesting offer from Hannah, please could you contact her directly

Thanks very much

Juliet

From: Hannah Missinthemix [mailto:missinthemix@yahoo.co.uk]

Sent: 04 March 2013 22:57

To: Seymour, Juliet

Subject: Neighbourhood Plan consultation art

Dear Juliet Seymour,

I am interested to hear that consultation events are being planned this spring for the Bankside Neighbourhood Plan.

I am a local artist and would like to offer my skills at creating art to stimulate discussion and help people visualise, imagine and participate in the process of changing their environment.

I have produced and shown consultation artworks for Better Bankside's Great Suffolk Street consultation event in 2011 and for Southwark Council's Mint Street Park consultation events in 2012. Further details and photos are on my blog, <http://missinthemix.wordpress.com>.

I have also produced hand painted banners for Ealing Council and collaborative murals for two London schools.

Please contact me to discuss having artworks for your events:

Email: missinthemix@yahoo.co.uk

Phone: 07811764312

I live on Great Suffolk Street and can to come and meet you when convenient.

Hannah Metcalfe

Group 7/emails

Plewniak, Martyna

From: Seymour, Juliet
Sent: 05 March 2013 13:22
To: 'Austin Stephen'
Subject: RE: Bankside Neighbourhood Forum

Dear Steve

Thanks very much for your response

kind regards

Juliet

From: Austin Stephen [mailto:Stephen.Austin@networkrail.co.uk]
Sent: 05 March 2013 10:42
To: Seymour, Juliet
Subject: Bankside Neighbourhood Forum

Juliet

Please find attached letter regarding the Bankside Neighbourhood Forum

Kind regards

Steve Austin (MRTPI)
Senior Town Planner



Network Rail
1 Eversholt Street
London
NW1 2DN

Tel: 0207 9047937
Mob: 07713 228413
Email: stephen.austin@networkrail.co.uk
Website: www.networkrail.co.uk/property

J 7

01/05/2013

Group 21 Council 4

Plewniak, Martyna

From: Seymour, Juliet
Sent: 05 March 2013 13:23
To: 'Bruce Saunders'
Subject: RE: Bankside Neighbourhood Plan
 Dear Mr Saunders

Thanks very much for your response to the consultation.

Kind regards

Juliet

From: Bruce Saunders [mailto:bruce.saunders@southwark.anglican.org]
Sent: 05 March 2013 13:02
To: Seymour, Juliet
Cc: tim@forgearchitects.co.uk
Subject: Bankside Neighbourhood Plan

Dear Ms Seymour,

The principle of 'sustainable communities' is not only about their long-term life, nor even only about the cross-sectional social mix which gives them internal mutual cohesion, but also, it seems to me, about the character of the community, which is often locally defined. You're fully aware that the northern end of the Borough is not one but a network of micro-communities, many of them very specific, historic and local. Blackfriars is not Bankside, and Bankside is not Borough, and local people, including young people, are very tribal in their allegiance. There is something positive to be said for encouraging people out of social ghettos and widening cultural horizons, and I believe the draft Neighbourhood Plan does that by embracing Bankside, Blackfriars and Borough. From my knowledge of the local area, working at the Cathedral and in West Bermondsey, living at the Elephant and Castle and as a Director of Bankside Residents Forum, I would simply suggest that widening the NP boundaries further in the name of greater inclusivity is paradoxically likely to become less sensitive to the existing cross-sectional mix of old and young, rich and poor, workers, students and residents by requiring ever-more broad-brush approaches to planning and development, hostile to the existing inclusive character of these small local communities. I would therefore urge the acceptance of the Neighbourhood Forum's overall aspiration, and their proposed boundaries.

Yours,

Bruce Saunders

 Sub-Dean & Canon Pastor
 Southwark Cathedral
 London Bridge SE1 9DA
 0207 367 6706



59

LENT, HOLY WEEK AND EASTER at Southwark Cathedral:
<http://cathedral.southwark.anglican.org/news/lent-easter>

Group 7 email

Plewniak, Martyna

From: Seymour, Juliet
Sent: 05 March 2013 13:32
To: 'David & Anne Stephens'
Subject: RE: BRF & the Neighbourhood Plan

Dear David

Thanks very much for your response

Kind regards

Juliet

From: David & Anne Stephens [mailto:davidandanne@gmail.com]
Sent: 03 March 2013 18:30
To: Seymour, Juliet
Subject: BRF & the Neighbourhood Plan

Dear Juliet,

I am writing, as current chair of Bankside Residents' Forum (BRF), to say that we welcome the opportunity to contribute to the work of the Neighbourhood Forum "group of 21" currently involved in putting together a Neighbourhood Plan (NP) for Bankside. The area is a vibrant mixed business and residential area that has had, and continues to undergo, rapid and exciting development and change and a good local plan, taking advantage of local knowledge and ideas, should be beneficial to it.

There are said to be in the order of 6,000 residents in this area, together with around 60,000 people working here and 6,000,000 visiting annually. We seek to represent all the residents of Bankside, irrespective of type of tenure, and we hold regular open meetings designed to make people aware of and provide information about significant developments proposed in the area, to help give them a voice and reflect their views.

Our committee is elected annually, by residents, at a meeting to which all who live in the area are invited and elected members work on behalf of all local residents. These annual meetings invariably include other matters of wide community interest and so they are usually well attended.

We have particularly welcomed the chance to be involved in the formulation of the NP as it allows us to be proactive in putting forward proposals and policies designed to enhance the area for all. In particular we have welcomed the opportunity to think holistically about the townscape, route-ways, heritage and open spaces throughout our very varied area as well as to consider the implications of greater development on those who live here and on local infrastructure, education, transport, recreation, health and welfare facilities etc..

We understand that the council is in the process of making a decision on the boundaries for this and other nearby neighbouring plan areas. We are very happy to support the boundaries currently proposed for Bankside.

The inclusion of the part immediately east of Blackfriars Road, as far as the Borough boundary, has been contested by some, but this forms, and has for around 10 years since BRF's inception formed, part of it's designated area. As this land is a part of Southwark (as opposed to Lambeth) and as the NP document will be a planning document, and hence under Southwark's jurisdiction,

65

it would seem irrational to modify the western boundary from that proposed.

Similarly, in the east, we think it would be counterproductive to divide the main local high street (Borough High Street) down the middle with half in the Bankside plan area and half in Bermondsey. This would not assist effective planning. We therefore support a boundary that extends a short distance east of the High Street to incorporate the main parts of the various historic yards, which are integrally related to the street architecturally and historically, all as is currently proposed.

Best wishes

David Stephens

Chair: Bankside Residents' Forum

*Group 7/2013***Plewniak, Martyna**

From: Seymour, Juliet
Sent: 05 March 2013 13:33
To: 'Dillon, Justin'
Subject: RE: Bankside Neighbourhood Forum: What counts as Bankside?

Dear Justin

Thanks very much

Kind regards

Juliet

From: Dillon, Justin [mailto:justin.dillon@kcl.ac.uk]
Sent: 03 March 2013 18:20
To: Seymour, Juliet
Subject: Bankside Neighbourhood Forum: What counts as Bankside?

Dear Ms Seymour

Tim Wood of Bankside Neighbourhood Forum has suggested that I write to you regarding the geographical boundary of 'Bankside'. I understand that it has been suggested that Bankside ends at Blackfriars Road.

I have lived in the area since 1997 when I moved into a flat in River Court on Upper Ground, immediately west of Blackfriars Road. I have always considered myself to be living in Bankside and as I understand it, the western boundary of the Neighbourhood Plan is the Borough boundary somewhat to the west of where I live. I am on the steering group of Christchurch Gardens which is just to the south of where I live and again, just to the west of Blackfriars Road – a space with which Bankside Open Spaces Trust (of which I am the Secretary) has been involved for many years. I take part in meetings of Bankside Residents Forum and other 'Bankside' events and consultations.

Developments in the area mean that I am surrounded by building sites with more proposed. It would be perverse if this part of Southwark was not regarded as being part of Bankside simply because it is west of Blackfriars Road.

Yours sincerely

Justin Dillon

Professor Justin Dillon
66 River Court

Mob: +44 7785 330536
Tel: +44 20 7848 3096
Fax: +44 20 7848 3182
Twitter: justindillonkcl

65

01/05/2013

Copy of email

Plewniak, Martyna

From: Seymour, Juliet
Sent: 05 March 2013 13:34
To: Morris, Adele
Subject: RE: Bankside Neighbourhood Plan

Dear Councillor Morris

Thanks very much for your response

I would be really useful to have responses from Cllrs Thornton and Clark - I have a response from Cllr McNally

Kind regards

Juliet

From: Morris, Adele
Sent: 01 March 2013 16:43
To: Seymour, Juliet
Cc: Noakes, David; Thornton, Geoffrey; McNally, Tim; Clark, Paddy
Subject: Bankside Neighbourhood Plan

Dear Juliet

I am writing to express my support for the proposed boundaries of the Bankside Neighbourhood Plan area. It makes sense as a "neighbourhood", and it is a practical and workable area. It is essential that Borough High St is kept completely within one Neighbourhood Plan area rather than split between two. The residential properties west of Blackfriars Rd up to the borough boundary need to stay with a Southwark Neighbourhood Plan. We have resident support for that both in the form of one of our 21 members and also from discussion with residents in River and Rennie Court and the OXO Tower.

I believe that my Borough and Bankside colleagues also supportive of the proposed boundary, as was shown at the community council meeting earlier this week. I trust that they will correct me if I am wrong.

Best wishes

Cllr Adele Morris
Liberal Democrat Councillor for Cathedrals Ward
London Borough of Southwark
PO Box 64529
London
SE1P 5LX

Tel 020 7525 4377

Email: adele.morris@southwark.gov.uk

Please don't print this e-mail unless you really need to!

66

Group 11 email 8

Plewniak, Martyna

From: Seymour, Juliet
Sent: 05 March 2013 13:35
To: 'pw@betterbankside.co.uk'
Subject: RE: Bankside Neighbourhood Plan Area

Dear Peter

Thanks very much for your response

Kind regards

Juliet

From: Peter Williams [mailto:pw@betterbankside.co.uk]
Sent: 28 February 2013 21:16
To: Seymour, Juliet
Cc: Valerie Beirne; 'Tim Wood'; Donald Hyslop; Colley, Fiona
Subject: Bankside Neighbourhood Plan Area

Dear Juliet

I am aware that the council is near to making a decision in respect of the boundaries for the first Neighbourhood Plan areas that have come forward.

You will know that Better Bankside is a membership organisations with around 500 members in the Bankside area. We also have a fruitful working relationship with developers and contractors active in the area through a mechanism known as the Logistics Group.

Given the scale and impact of development on the Bankside area our board has taken an increasing interest in how to influence and shape the course and nature of that development. Hence when the opportunity to work on a Neighbourhood Plan arose in mid 2011, first as supporters of a resident application and subsequently as a so-called business front-runner, we eagerly became involved.

At that early stage we carefully examined what would constitute a natural neighbourhood for this purpose and it was apparent that, depending on what perspective you adopted, the boundary could be drawn in different ways. What should constitute the area was one of the main topics of debate at the early meeting of the emerging Neighbourhood Forum, a body which for the first time brought together residents, businesses and other stakeholders to consider planning issues at the macro/strategic level rather than on a project basis.

There was debate about whether the boundary could be stretched as far south as the Elephant I remember but it was agreed that the boundary as currently drawn was the most appropriate.

As you might imagine not all of our business membership is engaged or even interested in this topic, but information has readily been made available to the membership and we have had no adverse comments, even though the Plan boundary goes further than the BID boundary.

The board on the other hand have been very engaged and have asked that the Plan be a standing item at board meetings over the past year. At a recent meeting they went further than this and resolved to use the Plan as a means to formulate responses to the large planning applications that are in the pipeline.

Better Bankside and its board are clearly in favour of the proposed boundaries. From our discussion with developers in the area it is evident that they are also in favour of the boundaries as drawn. In support of this they have either already contributed financially or indicated that they will do so. These include Land Sec, Native Land, and the Blackfriars' schemes promoted by GPE, St George and Carlyle Group.

Where there have been issues where the plan has butted up against others, we have sought to find a solution which will ensure that those stakeholders with interests adjacent to the Plan area are afforded every opportunity to participate in the development of the plan. We have been involved in discussion with a number of groups already, i.e. in advance of any formal designation of the Forum and Area. We fully accept that more will need to be done when the area is ratified and the forum formally constituted.

From our knowledge of this process locally and nationally we have done as much as many and more than most in this respect thus far.

Please do not hesitate to contact me should you require anything further to support the council's deliberations at this stage.

Best wishes

Peter

Peter Williams

CEO

Better Bankside

Bankside Community Space

18 Great Guildford Street

London SE1 0FD

Tel: 020 7928 3998

[Location Map](#)

**YOUR BANKSIDE
YOUR BUSINESS**



betterbankside.co.uk

Making Bankside a thriving place to live, work and visit

Map: <http://www.betterbankside.co.uk/map/?x=532115&y=180274&bizid=400&showbiz=1>

To find out about developments in the area, please sign up to the D-briefs by visiting
<http://www.betterbankside.co.uk/contact-us/>

Plewniak, Martyna

From: Seymour, Juliet
Sent: 05 March 2013 13:36
To: 'Rebekah Bostan'
Subject: RE: BN Plan Forum
Thanks very much Rebekah for your response

Kind regards

Juliet

From: Rebekah Bostan [mailto:rebekahbostan@gmail.com]
Sent: 01 March 2013 13:01
To: Seymour, Juliet
Subject: BN Plan Forum

Hi Juliet,

I understand from Tim that the question of representation is still being sorted out.

I would like to point out, as one of the resident representatives, that when I attend the Forum I attend not as myself but as a representative of my local community, in which I have lived for 15 years and have volunteered in for the past 7 years. I have regular contact with many local community groups including SE1 Safer Roads, FMM Playgroup and Boroughbabies as well as the local parent/teacher groups at the four local schools - which I have used to inform the opinions I present at the Forum.

I would also like to make my own personal circumstances very clear. I have a mixed heritage household. My husband is originally from Pakistan and my two children are of dual heritage as a consequence. My husband also happens to be disabled and an electric wheelchair users. I am originally from South Africa and did not come to this country until I was 18.

I am uncertain what my colour or sexual orientation has to do with me being able to represent my community - I understand fully that the role of the resident representative is not to represent their own interests but that of their community.

I feel that when I state my opinions at the BN Forum Plan meetings it is not as an individual person but as someone drawing from my wealth of community and personal experiences.

Should any member of the Council wish to discuss my representation of my local community in further detail I am more than happy to do so.

Thanks

Rebekah

Plewniak, Martyna

From: Seymour, Juliet
Sent: 05 March 2013 13:37
To: 'Tim Scott'
Subject: RE: Bankside Neighbourhood Plan Area

Thanks very much Tim for your comments

Kind regards

Juliet

From: Tim Scott [mailto:tim.scott@southwark.anglican.org]
Sent: 01 March 2013 11:15
To: Seymour, Juliet
Cc: tim@forgearchitects.co.uk; vb@betterbankside.co.uk
Subject: Bankside Neighbourhood Plan Area

Dear Juliet,

I am the parish Priest at Christ Church Church of England Church in Blackfriars Road and have been there eight years. There has been a church on the site of Christ Church since 1670, the present church being the third on the site and built in 1960. It has consistently sought to engage with the local area and serve the population of the area. I was therefore delighted to be invited to join the Neighbourhood Plan Forum in September 2011.

Our church congregations come from a wide range of ethnic backgrounds and we host Nigerian , Ghanaian and Aramaic speaking independent churches on our premises . In addition to the worship space, there is also a hall used for many community activities and we also offer office space to four charities, including Bankside Press, who produce the SE1 Community newspaper. We have close links with the Bankside Open Spaces Trust with whom we co-operate closely.

As you will be aware there is a huge amount of development going on within Bankside and I have had contact with most of the developers around Blackfriars Road. I fully support the boundaries as outlined in the draft plan, which I believe are appropriately drawn, workable and a good reflection of the natural boundaries of the community.

Please don't hesitate to contact me if you need further information.

With best wishes,

Tim Scott.

Revd. Tim Scott.
Rector of Christ Church Southwark.

020 7735 4077.
tim.scott@southwark.anglican.org

Handwritten mark

Plewniak, Martyna

From: Seymour, Juliet
Sent: 05 March 2013 13:43
To: 'Gary Martin'
Subject: RE: Bankside Neighbourhood Plan
Thanks very much Gary

Kind regards

Juliet

From: Gary Martin [mailto:gary.w.martin@gmail.com]
Sent: 01 March 2013 10:17
To: Seymour, Juliet
Subject: Bankside Neighbourhood Plan

Juliet,

I am a Bankside resident. I would like to endorse my full support for the neighbourhood plan put forward by the Bankside Neighbourhood Forum. I feel that the proposed boundaries, plan and associated documents will support the aspiration to make Blackfriars, Bankside and Borough a better place to live, work and visit.

Regards,

Gary Martin

Plewniak, Martyna

From: Marion Marples [mm@marionmarples.co.uk]

Sent: 05 March 2013 13:59

To: Seymour, Juliet

Subject: Bankside Neighbourhood Plan

Dear Juliet

As a local resident for 36 years and as a member of the BRF Management Committee I should like to support the boundaries proposed for the Bankside Neighbourhood Plan.

Although I have long argued for cross Borough working in the N Southwark and N Lambeth area in question I think that on this occasion unnecessary complications would ensue to to the implementation of the Plan.

Marion Marples

--

Marion Marples
45 Dolben Street
London SE1 0UQ
020 7633 0603

*Group 2/area 1***Plewniak, Martyna**

From: McNally, Tim
Sent: 01 March 2013 16:58
To: Morris, Adele; Seymour, Juliet
Cc: Noakes, David; Thornton, Geoffrey; Clark, Poddy
Subject: Re: Bankside Neighbourhood Plan

I am in agreement with Cllr Morris, and as per my comments at Community Council I believe it to be essential that Borough High Street is contained within a single plan area.

Regards

Tim

Cllr Tim McNally
Liberal Democrat Chief Whip
Councillor for Chaucer Ward
Shadow Cabinet Member for Finance, Resources & Housing Investment
Vice-Chair of Standards Committee
London Borough of Southwark
07903 967 809
020 7525 7157

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From: Morris, Adele
To: Seymour, Juliet
Cc: Noakes, David; Thornton, Geoffrey; McNally, Tim; Clark, Poddy
Sent: Fri Mar 01 16:42:44 2013
Subject: Bankside Neighbourhood Plan

Dear Juliet

I am writing to express my support for the proposed boundaries of the Bankside Neighbourhood Plan area. It makes sense as a "neighbourhood", and it is a practical and workable area. It is essential that Borough High St is kept completely within one Neighbourhood Plan area rather than split between two. The residential properties west of Blackfriars Rd up to the borough boundary need to stay with a Southwark Neighbourhood Plan. We have resident support for that both in the form of one of our 21 members and also from discussion with residents in River and Rennie Court and the OXO Tower.

I believe that my Borough and Bankside colleagues also supportive of the proposed boundary, as was shown at the community council meeting earlier this week. I trust that they will correct me if I am wrong.

01/05/2013



Best wishes

Cllr Adele Morris
Liberal Democrat Councillor for Cathedrals Ward
London Borough of Southwark
PO Box 64529
London
SE1P 5LX

Tel 020 7525 4377

Email: adele.morris@southwark.gov.uk

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G8/ ena 2

Plewniak, Martyna

From: Dillon, Justin [justin.dillon@kcl.ac.uk]
Sent: 03 March 2013 18:20
To: Seymour, Juliet
Subject: Bankside Neighbourhood Forum: What counts as Bankside?

Dear Ms Seymour

Tim Wood of Bankside Neighbourhood Forum has suggested that I write to you regarding the geographical boundary of 'Bankside'. I understand that it has been suggested that Bankside ends at Blackfriars Road.

I have lived in the area since 1997 when I moved into a flat in River Court on Upper Ground, immediately west of Blackfriars Road. I have always considered myself to be living in Bankside and as I understand it, the western boundary of the Neighbourhood Plan is the Borough boundary somewhat to the west of where I live. I am on the steering group of Christchurch Gardens which is just to the south of where I live and again, just to the west of Blackfriars Road – a space with which Bankside Open Spaces Trust (of which I am the Secretary) has been involved for many years. I take part in meetings of Bankside Residents Forum and other 'Bankside' events and consultations.

Developments in the area mean that I am surrounded by building sites with more proposed. It would be perverse if this part of Southwark was not regarded as being part of Bankside simply because it is west of Blackfriars Road.

Yours sincerely

Justin Dillon

Professor Justin Dillon
66 River Court

Mob: +44 7785 330536
Tel: +44 20 7848 3096
Fax: +44 20 7848 3182
Twitter: justindillonkcl

20

01/05/2013

Plewniak, Martyna

From: David & Anne Stephens [davidandanne@gmail.com]

Sent: 03 March 2013 18:30

To: Seymour, Juliet

Subject: BRF & the Neighbourhood Plan

Dear Juliet,

I am writing, as current chair of Bankside Residents' Forum (BRF), to say that we welcome the opportunity to contribute to the work of the Neighbourhood Forum "group of 21" currently involved in putting together a Neighbourhood Plan (NP) for Bankside. The area is a vibrant mixed business and residential area that has had, and continues to undergo, rapid and exciting development and change and a good local plan, taking advantage of local knowledge and ideas, should be beneficial to it.

There are said to be in the order of 6,000 residents in this area, together with around 60,000 people working here and 6,000,000 visiting annually. We seek to represent all the residents of Bankside, irrespective of type of tenure, and we hold regular open meetings designed to make people aware of and provide information about significant developments proposed in the area, to help give them a voice and reflect their views.

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We have particularly welcomed the chance to be involved in the formulation of the NP as it allows us to be proactive in putting forward proposals and policies designed to enhance the area for all. In particular we have welcomed the opportunity to think holistically about the townscape, route-ways, heritage and open spaces throughout our very varied area as well as to consider the implications of greater development on those who live here and on local infrastructure, education, transport, recreation, health and welfare facilities etc..

We understand that the council is in the process of making a decision on the boundaries for this and other nearby neighbouring plan areas. We are very happy to support the boundaries currently proposed for Bankside.

The inclusion of the part immediately east of Blackfriars Road, as far as the Borough boundary, has been contested by some, but this forms, and has for around 10 years since BRF's inception formed, part of it's designated area. As this land is a part of Southwark (as opposed to Lambeth) and as the NP document will be a planning document, and hence under Southwark's jurisdiction, it would seem irrational to modify the western boundary from that proposed.

Similarly, in the east, we think it would be counterproductive to divide the main local high street (Borough High Street) down the middle with half in the Bankside plan area and half in Bermondsey. This would not assist effective planning. We therefore support a boundary that extends a short distance east of the High Street to incorporate the main parts of the various historic yards, which are integrally related to the street architecturally and historically, all as is currently proposed.

Best wishes

David Stephens

Chair: Bankside Residents' Forum

81

Plewniak, Martyna

From: Austin Stephen [Stephen.Austin@networkrail.co.uk]
Sent: 05 March 2013 10:42
To: Seymour, Juliet
Subject: Bankside Neighbourhood Forum
Attachments: Bankside Neighbourhood Plan Designation Support Letter.pdf; ATT3058451.txt
Juliet

Please find attached letter regarding the Bankside Neighbourhood Forum

Kind regards

Steve Austin (MRTPI)
Senior Town Planner



Network Rail
1 Eversholt Street
London
NW1 2DN

Tel: 0207 9047937
Mob: 07713 228413
Email: stephen.austin@networkrail.co.uk
Website: www.networkrail.co.uk/property

off 68/comm 4
the attachment



Planning
London Borough of Southwark
PO BOX 64529
London
SE1P 5LX

Network Rail
1 Eversholt Street
London
NW1 2DN
T 0207 9047937
E stephen.austin@networkrail.co.uk

5th March 2013

Dear Juliet Seymour

Bankside Neighbourhood Forum and Neighbourhood Plan

Please find this letter as an expression of support from Network Rail for the Bankside Neighbourhood Forum's aspiration to make Blackfriars, Bankside, and Borough a better place to live and work and visit. The proposed boundary is considered acceptable and justified.

If you have any questions or wish to discuss in detail, then please do not hesitate to give me a call.

Yours sincerely

Steve Austin
Senior Town Planner



page 2/1

Plewniak, Martyna

From: Seymour, Juliet
Sent: 19 March 2013 15:06
To: Plewniak, Martyna
Subject: FW: Bankside Neighbourhood Plan

From: Morris, Adele
Sent: 01 March 2013 16:43
To: Seymour, Juliet
Cc: Noakes, David; Thornton, Geoffrey; McNally, Tim; Clark, Paddy
Subject: Bankside Neighbourhood Plan

Dear Juliet

I am writing to express my support for the proposed boundaries of the Bankside Neighbourhood Plan area. It makes sense as a "neighbourhood", and it is a practical and workable area. It is essential that Borough High St is kept completely within one Neighbourhood Plan area rather than split between two. The residential properties west of Blackfriars Rd up to the borough boundary need to stay with a Southwark Neighbourhood Plan. We have resident support for that both in the form of one of our 21 members and also from discussion with residents in River and Rennie Court and the OXO Tower.

I believe that my Borough and Bankside colleagues also supportive of the proposed boundary, as was shown at the community council meeting earlier this week. I trust that they will correct me if I am wrong.

Best wishes

Cllr Adele Morris
Liberal Democrat Councillor for Cathedrals Ward
London Borough of Southwark
PO Box 64529
London
SE1P 5LX

Tel 020 7525 4377

Email: adele.morris@southwark.gov.uk

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Group 10/21

Plewniak, Martyna

From: Peter Williams [pw@betterbankside.co.uk]
Sent: 28 February 2013 21:16
To: Seymour, Juliet
Cc: Valerie Beirne; 'Tim Wood'; Donald Hyslop; Colley, Fiona
Subject: Bankside Neighbourhood Plan Area

Dear Juliet

I am aware that the council is near to making a decision in respect of the boundaries for the first Neighbourhood Plan areas that have come forward.

You will know that Better Bankside is a membership organisations with around 500 members in the Bankside area. We also have a fruitful working relationship with developers and contractors active in the area through a mechanism known as the Logistics Group.

Given the scale and impact of development on the Bankside area our board has taken an increasing interest in how to influence and shape the course and nature of that development. Hence when the opportunity to work on a Neighbourhood Plan arose in mid 2011, first as supporters of a resident application and subsequently as a so-called business front-runner, we eagerly became involved. At that early stage we carefully examined what would constitute a natural neighbourhood for this purpose and it was apparent that, depending on what perspective you adopted, the boundary could be drawn in different ways. What should constitute the area was one of the main topics of debate at the early meeting of the emerging Neighbourhood Forum, a body which for the first time brought together residents, businesses and other stakeholders to consider planning issues at the macro/strategic level rather than on a project basis.

There was debate about whether the boundary could be stretched as far south as the Elephant I remember but it was agreed that the boundary as currently drawn was the most appropriate.

As you might imagine not all of our business membership is engaged or even interested in this topic, but information has readily been made available to the membership and we have had no adverse comments, even though the Plan boundary goes further than the BID boundary.

The board on the other hand have been very engaged and have asked that the Plan be a standing item at board meetings over the past year. At a recent meeting they went further than this and resolved to use the Plan as a means to formulate responses to the large planning applications that are in the pipeline.

Better Bankside and its board are clearly in favour of the proposed boundaries. From our discussion with developers in the area it is evident that they are also in favour of the boundaries as drawn. In support of this they have either already contributed financially or indicated that they will do so. These include Land Sec, Native Land, and the Blackfriars' schemes promoted by GPE, St George and Carlyle Group.

Where there have been issues where the plan has butted up against others, we have sought to find a solution which will ensure that those stakeholders with interests adjacent to the Plan area are afforded every opportunity to participate in the development of the plan. We have been involved in discussion with a number of groups already, i.e. in advance of any formal designation of the Forum and Area. We fully accept that more will need to be done when the area is ratified and the forum formally constituted. From our knowledge of this process locally and nationally we have done as much as many and more than most in this respect thus far.

Please do not hesitate to contact me should you require anything further to support the council's deliberations at this stage.

Best wishes

Peter

Peter Williams
 CEO

Better Bankside
 Bankside Community Space
 18 Great Guildford Street
 London SE1 0FD
 Tel: 020 7928 3998
[Location Map](#)

89

01/05/2013

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To find out about developments in the area, please sign up to the D-briefs by visiting
<http://www.betterbankside.co.uk/contact-us/>

90

Plewniak, Martyna

From: Gary Martin [gary.w.martin@gmail.com]

Sent: 01 March 2013 10:17

To: Seymour, Juliet

Subject: Bankside Neighbourhood Plan

Juliet,

I am a Bankside resident. I would like to endorse my full support for the neighbourhood plan put forward by the Bankside Neighbourhood Forum. I feel that the proposed boundaries, plan and associated documents will support the aspiration to make Blackfriars, Bankside and Borough a better place to live, work and visit.

Regards,

Gary Martin

Plewniak, Martyna

From: Tim Scott [tim.scott@southwark.anglican.org]
Sent: 01 March 2013 11:15
To: Seymour, Juliet
Cc: tim@forgearchitects.co.uk; vb@betterbankside.co.uk
Subject: Bankside Neighbourhood Plan Area

Dear Juliet,

I am the parish Priest at Christ Church Church of England Church in Blackfriars Road and have been there eight years. There has been a church on the site of Christ Church since 1670, the present church being the third on the site and built in 1960. It has consistently sought to engage with the local area and serve the population of the area. I was therefore delighted to be invited to join the Neighbourhood Plan Forum in September 2011.

Our church congregations come from a wide range of ethnic backgrounds and we host Nigerian , Ghanaian and Aramaic speaking independent churches on our premises . In addition to the worship space, there is also a hall used for many community activities and we also offer office space to four charities, including Bankside Press, who produce the SE1 Community newspaper. We have close links with the Bankside Open Spaces Trust with whom we co-operate closely.

As you will be aware there is a huge amount of development going on within Bankside and I have had contact with most of the developers around Blackfriars Road. I fully support the boundaries as outlined in the draft plan, which I believe are appropriately drawn, workable and a good reflection of the natural boundaries of the community.

Please don't hesitate to contact me if you need further information.

With best wishes,

Tim Scott.

Revd. Tim Scott.
Rector of Christ Church Southwark.

020 7735 4077.
tim.scott@southwark.anglican.org

Plewniak, Martyna

From: Seymour, Juliet
Sent: 19 November 2012 09:28
To: 'Shadbolt, Peter'
Cc: 'Read, Derek'; 'Daly, Patrick'; 'Beckett, Paul'
Subject: RE: Bermondsey and Bankside Neighbourhood Areas

Hi Peter

Nice to hear from you. I will look into the bridge issue and the boundaries. I am meeting the group this afternoon so I will ask them about their reasoning for including the bridges in detail.

In the meantime can you let me know if you have an issue with the Bankside NF covering this area and who you would like us to consult if they do want to continue with the current area?

thanks

Juliet

From: Shadbolt, Peter [mailto:Peter.Shadbolt@cityoflondon.gov.uk]
Sent: 16 November 2012 15:11
To: Seymour, Juliet
Cc: Read, Derek; Daly, Patrick; Beckett, Paul
Subject: Bermondsey and Bankside Neighbourhood Areas

Julie

We have received a consultation from you regarding the Bankside Neighbourhood Area to which we will respond formally. However, before we do so, I would like to raise a potential anomaly which could cause some difficulties. The boundary includes the southern part of Blackfriars Bridge, which we consider lies within the City (and is acknowledged by OS), and also a small part of the southern section of London Bridge which again we believe (in accordance with the 1967 London Bridge Act) lies within the City – you will recall that our two authorities have corresponded on this issue previously and both agreed that the boundary lies at the southern end of the bridge rather than the mid point.

The supporting statement for the neighbourhood area indicates that the northern boundary has been drawn along the Southwark/City boundary, but this does not appear to be the case.

We are wondering whether the boundary line is a mistake and whether it is intended to follow the borough boundary and therefore exclude the two bridges?

Similarly, in relation to the Bermondsey Neighbourhood Area, my understanding is that this has yet to be a formal application, but again the boundary on their Forum website does seem to include a small area of the southern part of London Bridge which we consider to be within the City.

I wonder whether you could clarify whether these are, in effect, drafting errors which could be corrected without the need for any formal representation from the City.

Thanks

Peter Shadbolt
 Assistant Director (Planning Policy)
 Department of the Built Environment
 City of London
 020 7332 1038
www.cityoflondon.gov.uk

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Plewniak, Martyna

From: Shadbolt, Peter [Peter.Shadbolt@cityoflondon.gov.uk]
Sent: 19 November 2012 12:27
To: Seymour, Juliet
Cc: Read, Derek; Daly, Patrick; Beckett, Paul
Subject: RE: Bermondsey and Bankside Neighbourhood Areas

Thanks Juliet

The issue is that we don't see a need to include the bridges as currently proposed. The borough boundary is drawn quite tightly around the bridges, so there is very little, if any, scope for development or having an impact on development elsewhere in the Neighbourhood Area. We would be interested to see any specific justification and would be happy to talk to the group about this.

As to the consultation there is a difficulty here in that, if the Neighbourhood Area includes a part of the administrative area of the City, then the application for the Area and Forum covering this part of the City should be made to the City Corporation and we would have to run a formal consultation process as well, alongside the one that you are running – hence my original question about whether this is actually a drafting error.

I look forward to hearing from you after your meeting.

Peter Shadbolt
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City of London
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From: Seymour, Juliet [mailto:juliet.seymour@southwark.gov.uk]
Sent: 19 November 2012 09:28
To: Shadbolt, Peter
Cc: Read, Derek; Daly, Patrick; Beckett, Paul
Subject: RE: Bermondsey and Bankside Neighbourhood Areas

Hi Peter

Nice to hear from you. I will look into the bridge issue and the boundaries. I am meeting the group this afternoon so I will ask them about their reasoning for including the bridges in detail.

In the meantime can you let me know if you have an issue with the Bankside NF covering this area and who you would like us to consult if they do want to continue with the current area?

thanks

Juliet

From: Shadbolt, Peter [mailto:Peter.Shadbolt@cityoflondon.gov.uk]
Sent: 16 November 2012 15:11
To: Seymour, Juliet
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Subject: Bermondsey and Bankside Neighbourhood Areas

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98

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Plewniak, Martyna

From: Shadbolt, Peter [Peter.Shadbolt@cityoflondon.gov.uk]
Sent: 20 November 2012 08:52
To: Seymour, Juliet; Cann-Abaidoo, Celestina; Glasgow, Michael
Subject: RE: Bermondsey and Bankside Neighbourhood Areas
Juliet

I've asked my GIS colleagues to provide maps which I'll send over later today.

Peter Shadbolt
Assistant Director (Planning Policy)
Department of the Built Environment
City of London
020 7332 1038
www.cityoflondon.gov.uk

From: Seymour, Juliet [mailto:juliet.seymour@southwark.gov.uk]
Sent: 19 November 2012 18:20
To: Shadbolt, Peter; Cann-Abaidoo, Celestina; Glasgow, Michael
Subject: Re: Bermondsey and Bankside Neighbourhood Areas

Hi Peter
Please could you provide Celestina with the drafting error so that she can update the map.
Mike will then update the web and send a copy to the group for them to update their site.
If we could do this urgently so that we do not impact on consultation timetables that would be great.

Thanks very much for your help

Juliet

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From: Shadbolt, Peter <Peter.Shadbolt@cityoflondon.gov.uk>
To: Seymour, Juliet
Cc: Read, Derek <Derek.Read@cityoflondon.gov.uk>; Daly, Patrick <Patrick.Daly@cityoflondon.gov.uk>;
Beckett, Paul <Paul.Beckett@cityoflondon.gov.uk>
Sent: Mon Nov 19 12:27:09 2012
Subject: RE: Bermondsey and Bankside Neighbourhood Areas

Thanks Juliet

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boundary is drawn quite tightly around the bridges, so there is very little, if any, scope for development or

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I look forward to hearing from you after your meeting.

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From: Seymour, Juliet [mailto:juliet.seymour@southwark.gov.uk]
Sent: 19 November 2012 09:28
To: Shadbolt, Peter
Cc: Read, Derek; Daly, Patrick; Beckett, Paul
Subject: RE: Bermondsey and Bankside Neighbourhood Areas

Hi Peter

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thanks

Juliet

From: Shadbolt, Peter [mailto:Peter.Shadbolt@cityoflondon.gov.uk]
Sent: 16 November 2012 15:11
To: Seymour, Juliet
Cc: Read, Derek; Daly, Patrick; Beckett, Paul
Subject: Bermondsey and Bankside Neighbourhood Areas

Julie

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Plewniak, Martyna

From: Shadbolt, Peter [Peter.Shadbolt@cityoflondon.gov.uk]
Sent: 20 November 2012 08:58
To: Cann-Abaidoo, Celestina
Cc: Tranter, Richard; Seymour, Juliet; Glasgow, Michael
Subject: Re: Bermondsey and Bankside Neighbourhood Areas
Attachments: City_of_London.zip; Blackfriars Bridge.pdf; London Bridge.pdf

Celestina

Further to the email from Juliet yesterday, here are the maps for Blackfriars Bridge and London Bridge. Also attached is a shape file showing the City/Southwark boundary that we use. If you have any difficulty with this file, then please contact Richard Tranter (contact details below).

Thanks for your help.

Peter Shadbolt
 Assistant Director (Planning Policy)
 Department of the Built Environment
 City of London
 020 7332 1038
www.cityoflondon.gov.uk

From: Tranter, Richard
Sent: 20 November 2012 08:52
To: Shadbolt, Peter
Subject: Boundary maps

Richard Tranter
 GIS Technical Officer
 Monitoring and Information Team
 Department of the Built Environment



020 7332 1720

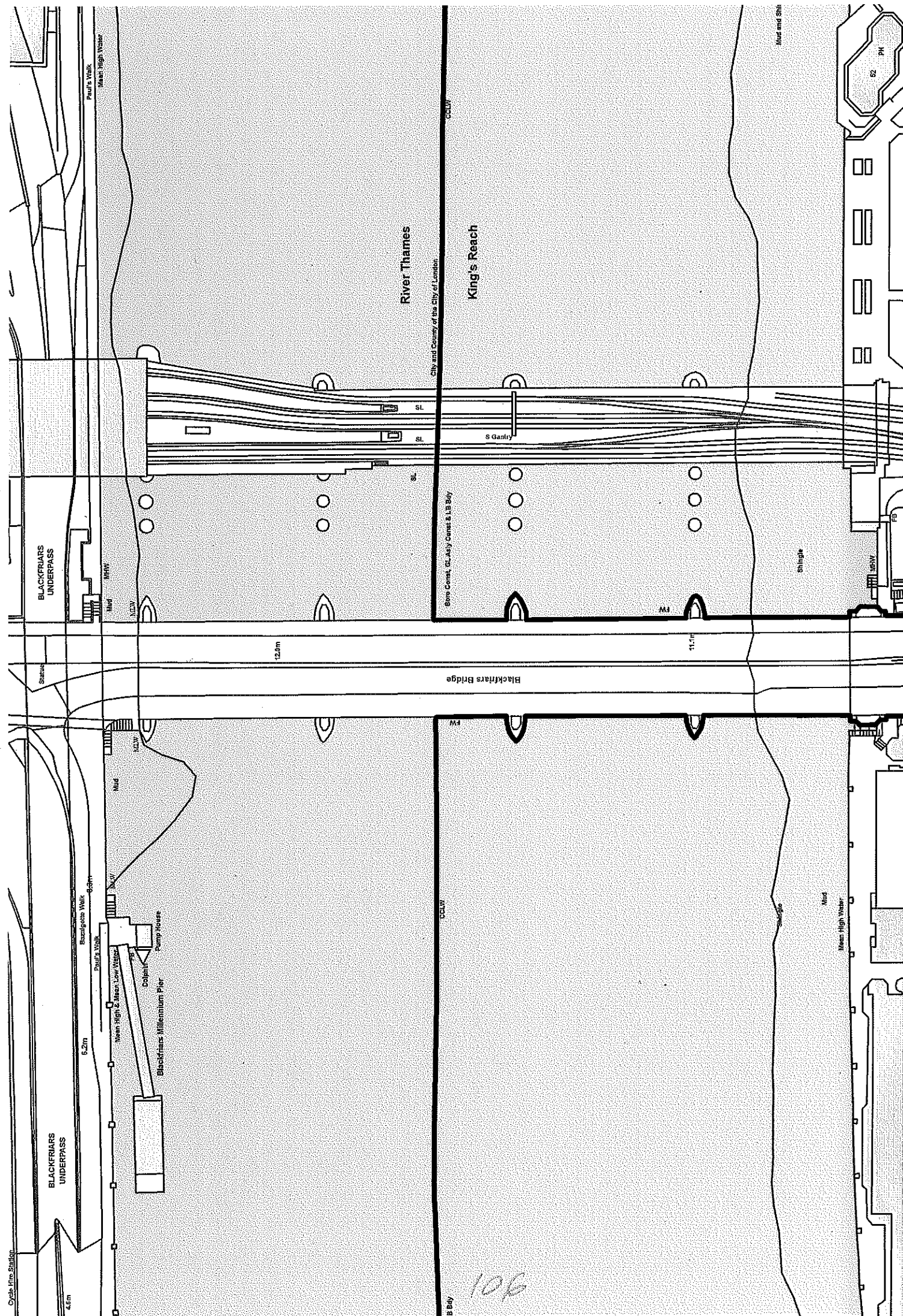


richard.tranter@cityoflondon.gov.uk



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Plewniak, Martyna

From: Seymour, Juliet
Sent: 19 March 2013 15:09
To: Plewniak, Martyna
Subject: FW: Consultation on Neighbourhood Area & Forum applications

Follow Up Flag: Follow up
Flag Status: Red

From: Glasgow, Michael
Sent: 09 November 2012 17:28
To: 'Valerie Beime'; Sarah Jarvis
Cc: Seymour, Juliet
Subject: Consultation on Neighbourhood Area & Forum applications

Valerie, Sarah

Just a quick email to say that the applications for neighbourhood forum and area are now available on our web. We've publicised the 6 week consultation as starting today (9th Nov) and ending on Thursday 20 December.

You can download the scoping reports and the documents associated with both applications here:

http://www.southwark.gov.uk/info/200413/neighbourhood_planning/2857/neighbourhood_planning_in_bankside

We will organise a mailout early next week and are aiming to have a press notice in the Southwark News next Thursday.

I've noticed that the wearebankside website still has an older version of the scoping report. Can you please update it with the version that we have had approved for consultation? I sent the report and appendices through as an attachment on the 31st Oct. If they gone astray then let me know and I can easily send them through again.

Any questions or if there are things that you think I've missed, then let me know. Enjoy your weekends.

Regards, Mike

Michael Glasgow
Planner
Chief Executive's Department
5th Floor, Hub 2
Southwark Council
PO box 64529, SE1P 5LX
Tel: 020 7525 1249

Plewniak, Martyna

From: Seymour, Juliet
Sent: 19 March 2013 15:10
To: Plewniak, Martyna
Subject: FW: Boundary of the neighbourhood area
Attachments: image001.jpg; image002.jpg

From: Valerie Belme [mailto:vb@betterbankside.co.uk]
Sent: 29 October 2012 14:56
To: Seymour, Juliet
Cc: John B. Corey Jr.; tim@forgearchitects.co.uk; Sarah Jarvis; Peter.williams@themean.co.uk; John Paul Maytum; Hari Phillips
Subject: RE: Boundary of the neighbourhood area

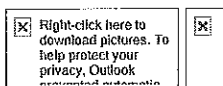
Hi Juliette
 This looks fine to us too. Thanks
 Val

Valerie Belme / Bankside Urban Forest Manager
 Better Bankside
 Bankside Community Space
 18 Great Guildford Street
 London SE1 0FD

Map

Tel: 020 7928 3996

Website: <http://www.betterbankside.co.uk/urbanforest/> / Twitter: @BanksideForest



From: Seymour, Juliet [mailto:juliet.seymour@southwark.gov.uk]
Sent: 25 October 2012 21:46
To: John B. Corey Jr.; Valerie Belme
Cc: John B. Corey Jr.; pw@betterbankside.co.uk; tim@forgearchitects.co.uk; Sarah Jarvis; Peter.williams@themean.co.uk; John Paul Maytum; Hari Phillips
Subject: RE: Boundary of the neighbourhood area

Dear all

We have remapped the boundary to have the same boundary for both - can you take a look to see if this is accurate as I am struggling a bit with the clarity of the maps

thanks

Juliet

From: John B. Corey Jr. [mailto:John.Corey@ChelseaPrivateEquity.com]
Sent: 24 October 2012 21:16
To: Valerie Belme
Cc: Seymour, Juliet; John B. Corey Jr.; pw@betterbankside.co.uk; tim@forgearchitects.co.uk; Sarah Jarvis; Peter.williams@themean.co.uk; John Paul Maytum; Hari Phillips
Subject: Re: Boundary of the neighbourhood area

Valerie,

We did discuss things as you remember. Part of the logic at the time was your group was not as far along in terms of planning and it made no sense to only plan one side of the street.

Speaking for myself and more or less the BNF Steering Group, there needs to be one plan for the Borough High Street. If your group wants to lead, we are open to participating or supporting. A rule we adopted for the BNF on Tower Bridge Road was to take both sides of the street but only one building back on the east side. If Bankside was to do the same for Borough High Street, that would be a simple way to draw the line. It is not clear to me how far south you are going down Borough High Street.

I believe, maybe incorrectly, that the 'one building back' would allow the Council to have a clear idea of who can vote in a referendum when we get to that stage. One practical problem is if a housing estate ends up being divided with one building in Bankside and the rest in BNF. If that is the actual situation we might need to rethink the 'one building back' model for the particular estate.

For Guy's & Kings we have a similar issue though they are likely to be OK working with two groups given they have a mixed portfolio of properties.

Thanks for the invite to the meeting on Friday morning. My schedule is already full then so it will not work for me. Hari or John Paul might want to join you. Otherwise I will depend on your team providing an update after the meeting. We can organize a joint meeting of the two groups sometime soon.

I am meeting with DCLG tomorrow morning. I can sound them out on what best practice is for areas that have mixed ownership crossing a boundary. I think the response will be that two groups should work out a practical solution and that will settle things on a case by case basis. The boundary is critical for voting. I do not expect local plans will be as boarder sensitive. I further do not expect two groups sharing a boarder to come up with radically different views for

109

01/05/2013

how development will take place. Possible but not all that likely. Southwark can help in terms of making sure local plans align across the borough as there is the borough-wide plan or framework.

John B. Corey Jr.

To learn more about me start here:

<http://www.linkedin.com/in/johncorey>

To directly connect with me on LinkedIn, send me an request using my gmail address (John.Corey@gmail.com)

On 24 Oct 2012, at 15:36, Valerie Beirne <vb@betterbankside.co.uk> wrote:

Thanks Juliet.

John, our recollection of the meeting Southwark convened last December with you, John Paul and Hari, was that we agreed our boundaries would abut along the line of one building block east along Borough High Street. This was to ensure that our area correlated with our BID boundary – as we already have a constituency down there with our businesses. Is this your understanding too?

I also think we agreed to keep each other updated on activities that are happening in that area where the two NP areas meet. We have a meeting with Kings and Guys on Friday morning of this week regarding the neighbourhood plan which you'd be welcome to join, or we'd be happy to report back to you on. In any case perhaps it would be good to have another general meet up soon, as some of our core Forum members who you met last year have moved on.

Please feel free to phone to discuss.

Best

Val

Valerie Beirne / Bankside Urban Forest Manager

Better Bankside

Bankside Community Space

18 Great Guildford Street

London SE1 0FD

[Map](#)

Tel: 020 7928 3998

Website: <http://www.betterbankside.co.uk/urbanforest/> / Twitter: @BanksideForest

<image005.jpg> <image006.jpg>

From: Seymour, Juliet [mailto:juliet.seymour@southwark.gov.uk]

Sent: 24 October 2012 15:15

To: John B. Corey Jr.; john.corey@gmail.com

Cc: pw@betterbankside.co.uk; tim@forgearchitects.co.uk; Valerie Beirne; Sarah Jarvis

Subject: Boundary of the neighbourhood area

Hi John

The boundary on your map does not correspond with the boundary for Bankside because they both include Borough High Street. I have asked Bankside to have a chat with you about making sure I have maps where there is no boundary dispute.

Please could you do this urgently so that I can complete my reports and let me know if there are any issues

thanks

Juliet Seymour

Planning Policy Manager

Planning and Transport

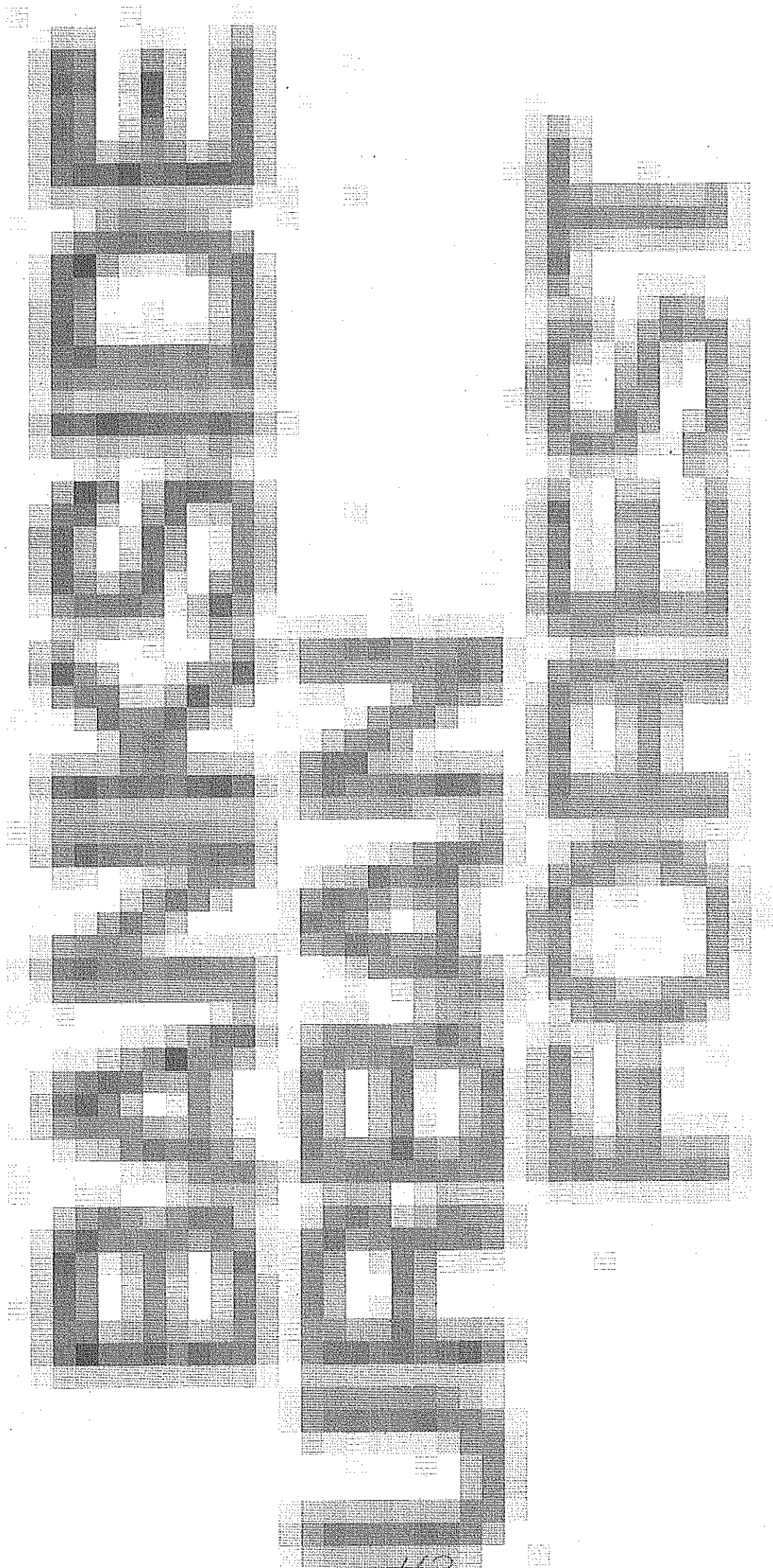
Chief Executive's department

160 Tooley Street, SE1P 5LX

www.southwark.gov.uk

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Plewniak, Martyna

From: Seymour, Juliet
Sent: 19 March 2013 15:10
To: Plewniak, Martyna
Subject: FW: Bankside Neighbourhood Plan and Forum

From: Peter Williams [mailto:peter.williams@thameans.co.uk]
Sent: 24 October 2012 18:05
To: Seymour, Juliet
Subject: RE: Bankside Neighbourhood Plan and Forum

Dear Juliet
 Did you need anything from me at this stage.
 I can confirm that the board resolved to argue strongly for the inclusion of Blackfriars Rd in the Neighbourhood Plan area at its meeting last night.
 Best wishes
 Peter

Peter Williams
 CEO
 Better Bankside
 Bankside Community Space
 18 Great Guildford Street
 London SE1 0FD
 Tel: 020 7928 3998
[Location Map](#)

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To find out about developments in the area, please sign up to the D-briefs by visiting
<http://www.betterbankside.co.uk/contact-us/>

From: Seymour, Juliet [mailto:juliet.seymour@southwark.gov.uk]
Sent: 24 October 2012 14:49
To: Valerie Beirne
Cc: Peter.williams@thameans.co.uk; tim@forgearchitects.co.uk; Sarah Jarvis; Bevan, Simon
Subject: RE: Bankside Neighbourhood Plan and Forum

Hi Valerie

I now have confirmation from the Leader of his support for the application for an area and a Forum. I will complete the report and send it for his sign off today. This takes 2 weeks. I will put forward the dates for milestones to Simon for his agreement now that the Leader has agreed to the Forum verbally.

I will be at the extra meetings

kind regards

Juliet

From: Valerie Beirne [mailto:vb@betterbankside.co.uk]
Sent: 24 October 2012 13:40
To: Seymour, Juliet
Cc: Peter.williams@thameans.co.uk; tim@forgearchitects.co.uk; Sarah Jarvis
Subject: Bankside Neighbourhood Plan and Forum

Dear Julie

Good to see you earlier. A brief recap of key points as we understand them:

- Mike from your end to send through advert re forum and plan that will be going into newspaper next week.
- We await Peter John's agreement regarding the boundary for the plan area – please can you advise us as soon as possible on this so we can update the Forum accordingly.
- We understand that the council can pay expenses incurred by the forum in commissioning work/studies to inform the development of the neighbourhood plan – up to at least £20k which can be released on delivery of key outputs. We understand the three key milestones for us are:
 - Production of consultation plan in early December '12
 - Production of draft NP for consultation in early December '12
 - Production of final NP for referendum in March
- We appreciate that the council has agreed to programme special Cabinet meetings should they be required to sign off stages of the Neighbourhood Plan.
- We feel it would be useful to have an additional working group meeting next Wednesday morning – I'll send around a meeting request shortly.

Best
 Val

Valerie Beirne / Bankside Urban Forest Manager
 Better Bankside

01/05/2013

115

Bankside Community Space
18 Great Guildford Street
London SE1 0FD

Map

Tel: 020 7928 3998

Website: <http://www.betterbankside.co.uk/urbanfores/> / Twitter: @BanksideForest



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Plewniak, Martyna

From: Seymour, Juliet
Sent: 19 March 2013 15:11
To: Plewniak, Martyna
Subject: FW: Bankside Neighbourhood Plan and Forum

From: Seymour, Juliet
Sent: 24 October 2012 14:49
To: 'Valerie Beirne'
Cc: Peter.williams@thameans.co.uk; tim@forgearchitects.co.uk; Sarah Jarvis; Bevan, Simon
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[Map](#)
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Website: <http://www.betterbankside.co.uk/urbanforest/> / Twitter: @BanksideForest



Plewniak, Martyna

From: Seymour, Juliet
Sent: 19 March 2013 15:11
To: Plewniak, Martyna
Subject: FW: NP boundaries statement
Attachments: Bankside Neighbourhood Plan – boundaries.docx; ATT639367.htm

From: Sarah Jarvis [mailto:sarah@placeworks.co.uk]
Sent: 26 September 2012 11:16
To: Seymour, Juliet
Subject: NP boundaries statement

Hi Juliet,

Good to see you - I attach the Bankside NP boundaries statement, amended as discussed.
Would it still be OK if I came to the magazine launch as your plus 1 this evening?!

best
Sarah

Sarah Jarvis
www.placeworks.co.uk
sarah@placeworks.co.uk

07775 678 212

Bankside Neighbourhood Plan – boundaries of plan area

Bankside faces some of the greatest potential for development and opportunity in the borough. The area outlined has been selected as a neighbourhood plan that has both strong residential and business communities. Bankside Residents' Forum and Better Bankside have been working to similar boundaries for at least 10 years and can support the development of the plan and ensure that views of both residents and businesses are represented. The boundaries have been selected to ensure that future development opportunities can be addressed in an inclusive way.

The **northern** and **western** boundaries of the Bankside Neighbourhood Plan area follow the borough boundary – that is the River Thames to the north and Broadwall/Hatfields to the west, which is one block west of Blackfriars Road. This ensures that the area of proposed development at the north end of Blackfriars Road and Upper Ground can be included in the plan area.

The **eastern** boundary is one block to the east of Borough High Street, as far south as Borough tube station, ensuring that both sides of Borough High Street can be included and this largely retail street be considered as a whole rather than divided along the middle. London Bridge Station is also included, as this is seen as an important element in the consideration of the railway line and the northern section of Borough High Street.

The **southern** boundary largely follows the southern side of Union Street, again ensuring that both sides of this street, as well as the railway arches are included within the plan area. To the west the boundary moves south to include the residential development at Nelson Square and to the east the boundary follows Marshalsea Road to Borough tube station, ensuring that this residential area and transport hub are included in the plan area.

Bankside is an area characterised by both residential and business communities and the boundaries have been chosen so that the neighbourhood plan can reflect this. The plan will also be aware of areas immediately adjacent, especially where policy proposals might sit near to one of the boundaries. Where there is an adjoining neighbourhood plan area it will be appropriate to consult with them on proposals that might impact their area, and vice versa.

On 26 Sep 2012, at 07:50, Seymour, Juliet wrote:

Thx

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----- Original Message -----

From: Sarah Jarvis <sarah@placeworks.co.uk>

To: Seymour, Juliet

Sent: Tue Sep 25 18:05:19 2012

Subject: link to scoping papers

Hi Juliet,

Here's the link to the scoping papers on the We are Bankside website -

<http://wearebankside.com/work-in-progress>

best

Sarah

Sarah Jarvis

www.placeworks.co.uk

sarah@placeworks.co.uk

07775 678 212

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123

Bankside Neighbourhood Plan – boundaries of plan area

Bankside has been selected as a neighbourhood plan characterised both by strong residential and business communities. The area outlined faces the greatest development and opportunity in the borough. It has two major communities of interest, Bankside Residents' Forum and Better Bankside, who can support the development of the plan and ensure that views of both residents and businesses are represented. The boundaries have been selected to ensure that future development opportunities can be addressed in an inclusive way.

The **northern** and **western** boundaries of the Bankside Neighbourhood Plan area follow the borough boundary – that is the River Thames to the north and Broadwall/Hatfields to the west, which is one block west of Blackfriars Road. This ensures that the area of proposed development at the north end of Blackfriars Road and Upper Ground can be included in the plan area.

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Plewniak, Martyna

From: Seymour, Juliet
Sent: 20 March 2013 10:21
To: Plewniak, Martyna
Subject: Fw: Bankside/Borough neighbourhood

Follow Up Flag: Follow up
Flag Status: Red

Another foi comment

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----- Original Message -----

From: Seymour, Juliet
To: 'georgenicholson46@btinternet.com' <georgenicholson46@btinternet.com>
Sent: Wed Mar 20 09:59:14 2013
Subject: Re: Bankside/Borough neighbourhood

Thanks very much

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----- Original Message -----

From: George Nicholson <georgenicholson46@btinternet.com>
To: Seymour, Juliet
Sent: Wed Mar 20 09:57:55 2013
Subject: Bankside/Borough neighbourhood

Dear Juliet Seymour,

I am writing in support of the present proposals for the creation of a neighbourhood and neighbourhood council for Bankside and Borough. As someone who was born in Southwark, has represented this area at both Ward and Constituency level, and been active locally for over 40 years, I strongly support the move.

This is an area with very historic boundaries. For example, I was a Trustee of Borough Market for over 30 years. Trustees were drawn from the old parishes in the area, including people from Rennie Court, Copperfield Street (both sides), Peabody - Southwark Street, Bankside, Borough High Street (both sides), Friars Close - Bear Lane - to mention a few. It is important to respect these historic affiliations.

I am not in favour of drawing boundaries down roads for the same reason. It is a completely arbitrary and anti-historic way of looking at an area. Another example is Copperfield Street Garden, that I and other locals have looked after for 40 years. Currently we are discussing re-using the church with the Cathedral Authorities, because it is one of the very few buildings available in Bankside/Borough for community use. It is important therefore that any boundary to the south takes in Copperfield Street on both sides.

I am also against the idea of a neighbourhood extending into Southwark from the Lambeth side. Quite apart from the reasons set out above, it seems completely unethical that money that should be allocated locally in Southwark through CIL would instead be spent in Lambeth. The area to the west of Blackfriars Road (adjacent to where I live) is one where many developments are planned. It seems to me as a matter of principle that adjacent residents who are going to be inconvenienced in the surrounding neighbourhood in Southwark be the first beneficiary's.

I look forward to further news as the neighbourhood develops.

Yours sincerely,

George Nicholson,
Flat 25,
5b Bear Lane,
London SE1 0UH.

(t) 020 7633 093 : (m) 07747026089

Sent from my iPad