

London Borough of Lambeth

Schedule of modification to the examination version of the Draft South Bank and Waterloo Neighbourhood Plan

This document sets out the modifications that have been made to the examination version of the draft South Bank and Waterloo Neighbourhood Plan. They should be read alongside the [draft South Bank and Waterloo Neighbourhood Plan](#). It should be noted that ~~strike through~~ text is text that has been deleted. Underlined text is text that has been added.

Section of draft NDP	Modification
Executive Summary	<p>Modification to page 8 as follows:</p> <p>The neighbourhood plan includes policies and guidance on six<u>seven</u> key themes that reflect the outcome of a general consultation held in 2014. Thematic working groups developed planning policies that aimed to address the issues raised by local people in the consultation. These are summarised below.</p>
South Bank & Waterloo Neighbours (SoWN)	<p>Modification to page 16 as follows:</p> <p>The designated neighbourhood forum for the area is South Bank & Waterloo Neighbours. <u>The area is designated as a business area under section 61H of the Town and Country Planning Act 1990.</u> It was established by local residents, workers and community representatives to develop a 15 year vision for the development of the neighbourhood. It was constituted in April 2013 following evidence of community support for taking forward a neighbourhood plan.</p>
Neighbourhood plan: status and context	<p>Modification to page 12 as follows:</p> <p>The key core planning principle guiding its creation is the ‘presumption in favour of sustainable development’. In the simplest terms this means that the neighbourhood plan cannot be developed in such a way as to prevent development. Instead it must be ‘a creative exercise in finding ways to enhance and improve the places in which people live their lives’¹. <u>The policies in the Plan are intended to provide additional detail or a distinct local approach to the policies in the Councils’ Local Plans and decision makers should read the Neighbourhood Plan policies alongside the relevant Local Plan policies.</u> SoWN has developed the Neighbourhood Plan in this spirit.</p>
Structure of the plan	<p>Modification to map on page 14 to move it to page 7 and to include the boundary of the Waterloo Opportunity Area and the Central Activities Zone (CAZ). SoWN should provide a suitably amended map.</p>
Page 15	<p>Modification to figures as follows:</p>

	<p>Variety and volume of people Vital economic drivers</p> <ul style="list-style-type: none"> • 2,000 <u>Some 10,000</u> residents <p>The area's <u>some 10,000</u> 12,000 residents are more similar demographically to the rest of the boroughs of Lambeth and Southwark than might be expected.</p>
Page 94	<p>Modification to figures as follows:</p> <p>Residents</p> <p>The South Bank and Waterloo neighbourhood has a resident population of <u>some 10,000 residents</u> 9,656 which represents 0.12% of the total London resident population of 8,258,993.</p>
P1	<p>Modification to P1 as follows:</p> <p>Applications which propose any permanent reduction of existing publicly accessible open space <u>(other than open space that is ancillary to, and/or within the curtilage of a building)</u> will not be supported unless:</p> <ol style="list-style-type: none"> a) New publicly accessible open space of equivalent quantity is created within the Neighbourhood Plan area which replaces open space lost as a result of that development. b) The quality, <u>and</u> amenity value and public access of proposed open space both is as good as the lost open space and also, <u>meets the additional needs arising from the development, and where the space lost was publicly accessible, equivalent public access be provided to the proposed open space.</u> e) In appropriate cases more or better quality open space may be required to compensate for other harm.
P2	<p>Modification to P2 as follows:</p> <p>Major developments <u>(of any land use) which are likely to intensify, to a material degree, pressures on</u> contribute to the intensification of the neighbourhood area should contribute to the improvement of existing publicly accessible open spaces should contribute – in a manner and to an extent related to the development – to the improvement of such open space or provide additional publicly accessible open space where feasible.</p>
P2	<p>Modification to supporting text on page 26 as follows:</p> <p>Policy P2 & P3 – Due to the unique pressure on public open space in this central London environment, there should be an extra requirement on developers to ensure that buildings accommodate both occupants of</p>

	<p>buildings and the public without exacerbating existing pressure. These policies apply to all developments over 10 residential units or 1000 sq / m in the case of non-residential developments. This is the government's definition of 'major development'.</p> <p><u>Policy P2 – due to the unique pressure on public open space in this Central London environment, there should be a policy which addresses the effect that major developments (of any land use) can have in exacerbating existing pressure on publicly accessible open space. This policy applies to all developments over 10 residential units or 1,000 sq. m. in the case of non-residential developments. This is the Government's definition of "major development".</u></p>
P3	<p>Modification to P3 as follows:</p> <p>a) <u>Subject to the character of surrounding built form, roofs</u> Roofs should be flat where possible <u>feasible</u>, and <u>be designed to include roof planting</u> a significant proportion of the roof area should comprise an extensive green roof, accessible to the occupants of the building. The roof area should be accessible to occupants of the building, subject to safety and amenity considerations.</p> <p>b) <u>Where it can be demonstrated that it is either inappropriate or not feasible to meet the requirement in P3a, a range of alternative climate change mitigation approaches must be considered, and implemented where feasible.</u></p> <p>b) If developers demonstrate that they cannot meet the requirement in P3a they should make efforts to identify suitable flat roofs on existing buildings in the neighbourhood area to retrofit an extensive green roof.</p> <p>c) Should developers demonstrate that they cannot meet the requirements of P3a and P3b, a range of other climate change mitigating approaches must be considered, including mosses and lichen, intensive green roofs.</p>
P3	<p>Modification to supporting text on page 26 as follows:</p> <p>P3b. An extensive survey of the area was carried out in 2012 for the South Bank and Waterloo Business Improvement Districts by LRS Consultancy, which assessed roofs in the neighbourhood area for their ability to accommodate green infrastructure. This document may be used to identify potential targets for green roofs, funded by developers in the event that they are unable for specific reasons to deliver green roofs for their own</p>

	<p>buildings (e.g. if for engineering reasons, roofs cannot be flat). The Green Infrastructure audit may be accessed here: www.wearewaterloo.co.uk/service/planting-greening</p> <p><u>P3b - An alternative climate change mitigation approach might, subject to all townscape and viability considerations, include the potential for securing additional green roofs on existing buildings in the neighbourhood area.</u></p>
P4	<p>Modification to P4 as follows:</p> <p>All major development should be encouraged to meet the following criteria <u>must meet the following criteria:</u></p> <ul style="list-style-type: none"> a) Include amenity space designed for the exclusive use of occupants. This should be provided primarily on levels away from the ground floor, for example via green roofs and terraces. Some ground floor private amenity space may be provided for the exclusive use of the building's occupants, but the `majority of ground floor open space should be publicly accessible. b) Ensure that the design of publicly accessible open space incorporates public seating and enables ease of pedestrian movement. c) Have regard to 'Guidance for developers' document in Appendix 9 d) Address and mitigate any temporary major loss of amenity in surrounding public open space during construction phases through financial compensation, ring-fenced for green infrastructure projects to be delivered in the neighbourhood area, and <u>be delivered in the neighbourhood area. There may be other appropriate measures which could mitigate such major loss of amenity.</u> e) Mitigate loss of any trees. Where trees must be replaced as part of redevelopment: <ul style="list-style-type: none"> i) replacement trees should be planted according to the advice of a Council or independent arboricultural adviser with reference to the guidelines referred to in policy P4G, or ii) the CAVAT model should be applied to provide compensation, ring-fenced for implementation of equivalent green infrastructure near to site. e) <u>The impact of development on trees is addressed elsewhere in the development plan. Where it is impracticable to identify suitable locations for new trees, alternative forms of replacement or compensation – for example on-street planters, rain gardens and green walls – could be considered acceptable.</u>
P4	Modification to supporting text on page 28:

	<p>P4d. The neighbourhood forum suggests a simple formula to determine the compensation which would be paid towards green infrastructure projects in the area. Coin Street Community Builders advertises a number of spaces for hire on the Coin Street estate. The cheapest of these by square metre is Doon Street Car Park, which is away from the riverside, which is priced at approximately £1 per square metre per day.</p> <p>Should construction work be predicted to have an impact severe enough to prevent the reasonable enjoyment of any publicly accessible open space, the developer can be deemed to have taken it out of public use and should in effect lease it at the rate of £1 per square metre per day for the period of the impact. This funding should be used for improvements to green spaces in the neighbourhood area. Lesser impacts or impacts over a smaller area may still trigger compensation at a lower rate, as determined by the planning committee. Impacts are likely to be limited to light pollution, dust and noise created by construction.</p> <p><u>The above formula is merely a suggestion, and should not be seen as prescriptive. There may be other appropriate measures which could mitigate major losses of amenity in surrounding public open space. The impact of construction on the amenity of such open space should be assessed on a case by case basis.</u></p>
Appendix 9	<p>Modification to Appendix 9 as follows:</p> <p>SoWN is especially short of open green space, and in the absence of sites which can provide large scale parks, it is especially important that small schemes help to provide green infrastructure in meeting our first thematic objective.</p>
P5	<p>Modification to P5 as follows:</p> <p>a) Given the high levels of air pollution in the area, development plans <u>proposals</u> must show how they contribute to the improvement of air quality in South Bank and Waterloo. Such measures include, but are not limited to:</p> <ul style="list-style-type: none"> i) Replacement of developments incorporating car parking with car free developments and electric vehicle charging points, or such other technology which encourages the take up of sustainable transport ii) Incorporation of air filtration systems to improve indoor air quality for occupants iii) Implementation of green infrastructure iv) The use of low-pollution vehicles during construction v) Freight consolidation arrangements

	<p>b) The neighbourhood plan has identified a network of pedestrian routes ('greenways') through the area which are situated away from heavy traffic, air pollution and noise (shown in Appendix 10). The plan supports developments along these routes which:</p> <ul style="list-style-type: none"> i) Create an improved, pedestrian friendly streetscape, encouraging walking as the primary mode, as set out in local and TfL guidance' ii) Contribute to an improvement in air quality and a reduction in noise levels <p>e) Development of Waterloo Station will not be supported unless measures are introduced to restrict diesel taxis and diesel freight vehicles serving the Station</p> <p>c) <u>Measures to encourage cycling will be explored, especially via routes that seek to protect cyclists from heavy traffic, air pollution and noise.</u></p> <p>d) <u>Development of Waterloo Station should demonstrate that any measures capable of being regulated by development management, to reduce emissions from diesel vehicles, have been investigated.</u></p>
P5	<p>Modification to supporting text on page 29: as follows:</p> <p>P5b - In addition, developers will need to contribute to the improvement of the streetscape, either via a Section 278 agreement or through a CIL sum which contributes to a larger fund. This will enable the relaying of wider pavements, noise reducing highways surfaces, the implementation of seating and street trees, and the other elements which encourage people to walk through the area, as set out in the guidance. Ground floor units should be primarily A1, A3 and sui generis cultural uses. <u>Ground floors should reflect Greenways principles, and uses should not detract from the streets' function as peaceful walking routes.</u></p> <p>P5c- <u>P5d</u> Among the Love Lambeth Air project results, the worst of the measurements was from a diffusion tube measuring an average of 109.20 ug / m3 - 273% over the legal limit – I situated in the tunnels beneath Waterloo Station. These tunnels are primarily used by taxis serving Waterloo Station and, although a queuing system has been introduced which restricts the numbers of taxis that are allowed to join the queue, the system is not enforced and the tunnels, which should be clear of idling taxis are regularly full (see photo below). Feedback at pre-submission consultation stage was unequivocal in calling for measures which specifically dealt</p>

	with this issue and SoWN would hope to engage with Network Rail as landowner and representatives of the LTDA to develop an approach to solving the air pollution caused by diesel taxis
P7	<p>Modification to P7 and supporting text as follows:</p> <p>New affordable housing made available for the following target groups would be supported:</p> <ul style="list-style-type: none"> i. — Low to middle income people working within the neighbourhood area ii. — Elderly people from the area including those in need of live in care <p>Policy P7 – The housing market in the neighbourhood is largely either social rented or high end housing. Proposals are needed which contribute to a greater mix in the community, including allowing for people to grow old in the neighbourhood, (freeing family housing up for those that need it), and providing for those who work in the area.</p> <p>SoWN recognises that land values in the neighbourhood area make delivering truly affordable housing for the target groups difficult to achieve. Policy P8 gives examples of ways in which developers can bring forward affordable units which are acceptable to the community, whose first priority is to ensure a mix of local residents.</p>
Executive Summary	<p>Modification to first row of housing table on page 8 as follows:</p> <p>Local Issue</p> <p>Certain groups of people are particularly vulnerable to being unable to access housing in the area.</p> <p>Summary of Policy</p> <p>Affordable housing should be made available for older people, including those who need live in support, key workers, and staff in sectors such as hospitals and retail which are struggling to recruit people who can afford to live nearby.</p>
P8	<p>Modification to P8 and supporting text as follows:</p> <p>P8 Proposals which incorporate features to accommodate one or more of the target groups identified in P7 will be supported. These include, but are not limited to:</p> <ul style="list-style-type: none"> i. — Co housing

	<p>ii. Unit sizes that maximise space and affordability by closely aligning with minimum space standards The London Plan</p> <p>Policy P8 – Given that national policy is that affordable rents are up to 80% market rates, reducing unit sizes to the minimum standards set out in the London Plan may be one of the few opportunities to preserve mixed communities in the neighbourhood. However, smaller unit sizes must be accompanied by exemplary design which supports communality, such as external dining and laundry facilities.</p> <p>Co-housing, which combines private units with elements of shared space or services is appropriate for inner city neighbourhoods, creating civic engagement and reducing social isolation. A significant proportion of housing in Waterloo is based on co-operative and co-housing principles and the Neighbourhood Forum supports this within the parameters of local plan policies on size and tenure.</p>
Executive Summary	<p>Modification to delete the second and third rows of the housing table on page 8 as follows:</p> <p>Local Issue</p> <p>Sales values mean that affordable housing isn't affordable for people on lower and middle incomes.</p> <p>Summary of policy</p> <p>Smaller than usual flat sizes can be developed if they are well designed and are accompanied by facilities such as communal laundry and dining areas.</p> <p>Local Issue</p> <p>New forms of housing should be provided to increase the sense of community.</p> <p>Summary of policy</p> <p>Developers should build more cohousing and co-ops. Underneath flats, community retail should provide work for residents above.</p>
P9	<p>Modification to P9 as follows:</p> <p>P9 Where, <u>in exceptional circumstances</u>, affordable housing cannot be delivered on site, consideration should be given to making land in the neighbourhood area available to a local designated Community Land Trust to bring forward affordable housing in partnership with a registered housing provider.</p>

Executive Summary	<p>Modification to add new row to housing table on page 8 as follows:</p> <p><u>Local Issue</u></p> <p><u>Delivery of affordable housing</u></p> <p><u>Summary of Policy</u></p> <p><u>Where, exceptionally, off-site affordable housing is an option, delivery via a Community Land Trust may be considered.</u></p>
P10	<p>Modification to P10 as follows:</p> <p>Any hotel proposal must mitigate the development’s impact on the existing dynamics of the residential, business and social communities, including: <u>The following objectives will be supported:</u></p> <ol style="list-style-type: none"> 1. Provide as much retail frontage as possible to a high street, where the units made available only have high street access. 2. Provide space that is beneficial and available to the wider community such as ‘incubator space’, screening room, community meeting and function rooms, fitness suites and swimming pools. 3. Where possible any ‘in-house’ food and beverage offer should be limited (minibars, bars, restaurants and cafes closed to the public) so that hotel guests are encouraged to use local traders. 4. Developments should continue to engage with local recruitment mechanisms to ensure local candidates are employed wherever possible.
P11	<p>Modification to P11 as follows:</p> <p>P11 The facades of all new developments should be treated with a permanent anti-graffiti coating. Where they front publicly accessible spaces the ground floor (and any relevant upper floor) elevations of new development shall be treated with a permanent anti-graffiti coating which shall be maintained for the lifetime of the development.</p>
Development Management: Other guidance	<p>Modification to insert existing paragraph 1 on page 43 into section 8.2 housing and delete it from development management guidance on page 43 as follows:</p> <ol style="list-style-type: none"> 1. The community believes that early consultation on major developments would enable them to provide helpful advice and reduce the likelihood of objections. To provide a mechanism to strengthen the Councils’

	<p>commitment to ‘front loading’ local consultation, a local ‘development review panel’ should be established to scrutinise major development plans at pre-planning stage, against their adherence to neighbourhood plan and other matters and make recommendation to the planning committee, including S106 mitigation and CIL spend. This would apply to applications undergoing pre-planning consultation and would be written into planning performance agreements. Plans would be submitted by the Councils to the panel with strict time limits on comments so as not to delay the planning process.</p> <p>Insert to Housing guidance on page 37:</p> <p><u>7. The community believes that early consultation on major developments would enable them to provide helpful advice and reduce the likelihood of objections. To provide a mechanism to strengthen the Councils’ commitment to ‘front-loading’ local consultation, a local ‘development review panel’ should be established to scrutinise major development plans at pre-planning stage, against their adherence to neighbourhood plan and other matters and make recommendation to the planning committee, including S106 mitigation and CIL spend. This would apply to applications undergoing pre-planning consultation and would be written into planning performance agreements. Plans would be submitted by the Councils to the panel with strict time limits on comments so as not to delay the planning process.</u></p>
<p>Development Management: Other guidance</p>	<p>Modification to delete paragraph 4 on page 44:</p> <p>4. SoWN accepts that strategic site allocations will be undertaken in the Borough’s Local Plans. However, conference with the neighbourhood forum should allow for input into elements / detail of the LPA’s recommendations for the site.</p> <p>SoWN will work with Lambeth and Southwark Planning Authorities so that local aspirations are reflected in the policy frameworks for particular sites including:</p> <ul style="list-style-type: none"> i) Guy’s and St. Thomas’ Charity Estate ii) ‘Triangle site’ bounded by Sandell Street, Waterloo Road and Cornwall Road iii) Cornwall Road bus garage iv) OCCC Estate v) Waterloo Station vi) ITV and London Studios vii) 89 Westminster Bridge Road

<p>P12</p>	<p>Modification to supporting text to P12 on page 50 as follows:</p> <p>Policy P12 – New businesses, entrepreneurs and pop ups are unable to fund the costs of fit out, even where empty units are affordable. Developers should ensure units are ready to trade from and offer them up at a discounted rent to young businesses if there is a delay while permanent tenants can be identified. Developers should work with the planning authority and community to identify tenants for six month affordable leases should units not be let three months after completion.</p> <p>Units should be provided with the following, to enable temporary or pop-up uses <u>The following facilities to enable temporary or pop-up uses will be encouraged:</u></p> <ul style="list-style-type: none"> • Walls painted white or temporary walls installed to cover up any that are damaged • Simple overhead lighting ideally spot lighting with different controls so tenants can adjust the lighting state as required • As much glass frontage as possible • Power sockets throughout • WiFi, water and electricity connected • Access to a toilet • Buildings insurance
<p>Executive Summary</p>	<p>Modification to the first row of the retail and work table on page 9 and add new row as follows:</p> <p>Retail & work</p> <p>Local Issue</p> <p>Small independent shops like the ones on Lower Marsh are being priced out of the area by rising rents.</p> <p>Summary of Policy</p> <p>Big developments should provide a certain number of affordable retail units. Empty units should be available cheaply on a temporary basis while longer term tenants are identified.</p> <p><u>Local Issue</u></p> <p><u>The need for small, flexible and temporary shops.</u></p> <p><u>Summary of Policy</u></p>

	<u>Proposals for small, flexible and temporary shops will be supported.</u>
P13	<p>Modification to P13 and supporting text as follows:</p> <p>In the Lower Marsh and The Cut CAZ retail frontages, planning applications will be required to <u>In Lower Marsh, planning applications will be required to:</u></p> <p>a) Retain an appropriate mix of retail units, taking particular note of the following:</p> <p>i) Planning applications involving the loss of an A1 unit will not be supported unless the overall percentage of A1 units remains above 50% following its loss.</p> <p>ii) Planning applications involving the loss of an A3 unit will not be supported unless the overall percentage of A3 units remains above 30% following its loss.</p> <p>Policy P13 – Lower Marsh and The Cut – The CAZ street frontage is protected in the Waterloo SPD and Southwark also designate the Southwark section of The Cut as a protected shopping frontage. In the Lambeth Section of the street, conversions to non-A1 uses have not been resisted where current policy states that only 50% of those frontages should remain as A1.</p> <p>The local community, whilst recognising and welcoming a general shift towards a combination of A3 restaurant uses as well as A1 retail uses, would like to strengthen existing policy to ensure that only a minority of premises are used as services. This preserves the character of the street as a shopping street with daytime as well as evening uses.</p>
P14	<p>Modification to P14 and supporting text as follows:</p> <p>The neighbourhood will encourage schemes which provide office or workspace in appropriate parts of the area with the following characteristic <u>Schemes will be encouraged which provide office or workspace with the following characteristics:</u></p> <p>i) Are able to be subdivided to encourage flexible use and co-working and / or</p> <p>ii) Include a range of unit sizes including offices of under 1000 sq / m and / or</p> <p>iii) Are able to provide accommodation for a range of jobs which are accessible to local people and / or</p> <p>iv) Commit to working with third party employment support providers and local schools to provide work placements, apprenticeships and training support for unemployed people.</p>

	<p>Policy P14 – Bishop’s and Cathedral’s Wards have a particular shortage of affordable and flexible office spaces. Flexibility is defined both in terms of physical adaptability and length of tenure. There is a need for office spaces which can be adapted as co-working space, shared between a number of smaller companies who are able to economise through shared services such as cleaning. There is also a shortage of large spaces for more established businesses.</p>
P16	<p>Modification to supporting text to P16 on page 57 as follows:</p> <p>Policy P16 – The Neighbourhood Forum has identified a number of community facilities which should be protected. Any proposals seeking the redevelopment of these sites should include full reprovision of the community use <u>on the same site and providing equal or increased capacity to the original</u> within the new development or The Neighbourhood Plan Area.</p>
P17	<p>Modification to P17 as follows:</p> <p>The Neighbourhood Plan recognises the contribution to the artistic and cultural distinctiveness of the area made by Leake Street and seeks to maintain and develop this important feature of the neighbourhood. Applications which contribute to and promote the use of <u>units adjoining Leake Street and under Waterloo Station for cultural</u> areas for A1, A3, D1 and D2 uses will therefore be supported.</p>
P19	<p>Modification to P19 as follows:</p> <p>P19 <u>Subject to the requirements and implications of regulations 122 and 123 of the CIL Regulations, where</u> Where developments create an ongoing and significant cost implication for the management and maintenance of the neighbourhood area outside the development’s demise, revenue Section 106 funding to mitigate the impacts should be secured from the development.</p>
P20	<p>Modification to P20 and supporting text as follows:</p> <p>P20 The neighbourhood element of CIL generated in the area should where feasible be used to fund the projects set out in section 9 of the neighbourhood plan or other projects in consultation with SoWN.</p> <p>Policy P20 – Defrayal of the neighbourhood element of CIL should be in accordance with the projects set out in the neighbourhood plan. Prioritisation and updating of the projects list will be led by the community in</p>

	<p>consultation with Lambeth and Southwark Councils. This arrangement follows the example of the successful London Eye revenue, S106 agreement, which is defrayed annually by local people according to local need.</p>
Executive Summary	<p>Modification to the first row of the Planning gain and mitigation table on page 10 as follows:</p> <p>Planning gain & mitigation</p> <p>Local Issue</p> <p>The area is poorly maintained and insufficient funding is available for local groups to help deliver improvements.</p> <p>Summary of Policy</p> <p>Part of Community Infrastructure Levy (a tax on development) should be used as revenue to support ongoing local efforts to improve the area, maintain social infrastructure and deliver the ambitions of the neighbourhood plan.</p>
Executive Summary	<p>Modification on page 10 as follows:</p> <p>Guidance & Projects</p> <p>The plan also includes “non-policy” guidance for developers and local authorities, reflecting local aspirations. It also includes a list of projects —to be paid for via the local Community Infrastructure Levy— which are put forward by the community to realise the vision of the South Bank & Waterloo Neighbourhood Plan in the next 15 years.</p>
Page 13	<p>Modification to footnote 2 on page 13 as follows:</p> <p>²The list of projects is a target list for the defrayal of the neighbourhood element of Community Infrastructure Levy (CIL). 25% of all CIL generated in the area must be spent in the area. The projects list where it applies to the Lambeth section of the neighbourhood also forms the Community Led Investment Plan (CLIP) for Bishop’s Ward. A memorandum of understanding setting out the issues relating to the defrayal of CIL can be found in Appendix X.</p>
Objectives of the South Bank &	<p>Modification to the second bullet point under planning gain and mitigation on page 19 as follows:</p>

<p>Waterloo Neighbourhood Plan</p>	<p>Planning gain & mitigation</p> <ul style="list-style-type: none"> • Securing mitigation of the impacts of development • Ensuring there is maximum community input into measures to mitigate the impacts of development and allocation of neighbourhood CIL.
<p>Social Infrastructure & culture : Other guidance</p>	<p>Modification to bullet points 1 and 2 on page 58 and renumber remaining bullet points as follows:</p> <p>Social Infrastructure & culture : Other guidance</p> <ol style="list-style-type: none"> 1. CIL funding raised from development within the SoWN area and used for social infrastructure projects should only be allocated to non-profit distributing organisations operating in an area of benefit that covers the SoWN area, have appropriate charitable or social purpose objects and an asset lock (i.e. protections for the uses of the asset), ensuring that the majority of beneficiaries from the project (capital or otherwise) come from within the SoWN area of benefit. All funds should be restricted in use to the purposes applied for. 2. A proportion of CIL generated annually from development within the SoWN area should be defrayed as revenue by a group representing the local community. This could include supporting existing projects, hiring fundraisers to support groups or setting up new projects. 3. <u>1.</u> Initiatives which create jobs for local people are to be supported and could include provision of space to improve practical or vocational skills (particularly for older people and school leavers). The community will support schemes which create sustainable ties between education providers and employers to strengthen local pathways into work. 4. <u>2.</u> SoWN welcomes and encourages culture and tourism as a valuable part of South Bank life. Consideration should be given to the balance between the economic benefits of tourism - and particularly how these benefits can be shared among a greater geographical and socio-economic spread - and the impacts on the resident and business community of increased footfall, noise and disruption to quality of life / business as usual. 5. <u>3.</u> On culture, planning regulation is not always conducive to the delivery of an animated South Bank and temporary installations should be delivered without unnecessary impediment where they are in appropriate places. SoWN will consider promoting a Neighbourhood Development Order to support the temporary development of cultural or public art installations, incorporating strict guidelines developed in conjunction with neighbours to ensure noise levels, the duration and nature of the installation, and its location are acceptable.

	<p>6. 4. There is a perceived gap between an ‘affluent’ South Bank and a ‘deprived’ Waterloo. Projects which strengthen ties between communities of different social economic status are to be encouraged.</p> <p>7. 5. The South Bank is home to a wide range of cultural organisations and artists. Developers should consider supporting local artists and cultural organisations when developing their cultural strategy, implementing public or internal art and procuring creative services.</p> <p>8. 6. Local people and organisations should be consulted on public art and culture planned as part of development.</p> <p>9. 7. Temporary outdoor cultural activity which generates revenue should contribute to the maintenance of the public realm in the area immediately around the site. However, it is recognised that some cultural bodies’ funding models dictate that revenue-generating cultural activity contributes to core functions. In such cases, this maybe considered ‘public benefit’</p>
Implementation & Delivery.	<p>Modification to the third paragraph and delete paragraph 5 under ‘SoWN’s role’ on page 74 as follows:</p> <p>SoWN’s Role</p> <p>SoWN is the neighbourhood forum established under the provisions of the Localism Act, and recognised by both Lambeth and Southwark Councils as the designated body to prepare a neighbourhood plan for the designated area which contains parts of both Councils’ administrative areas.</p> <p>SoWN has some 500 members and is administered by an elected Steering Group of 32 including residents, employees, businesses, third sector organisations, public bodies and ward councillors, providing broad representation across the South Bank and Waterloo Community.</p> <p>One of SoWN’s prime objectives is to monitor the implementation of the Neighbourhood Plan, providing input into the priorities for s106 agreement obligations to mitigate the immediate impacts of developments, and into decision-making on the allocation of the neighbourhood portion of CIL generated from developments in the SoWN area (and other sources of funding obtained).</p> <p>SoWN’s working groups have collaborated to develop a set of projects that are intended to act as targets for the neighbourhood portion of CIL and, where appropriate, S106 developer contributions. These projects are put forward by the local community and represent examples of locally supported projects which fulfil the policy objectives of this plan.</p>

	<p>SoWN is committed to working with both Councils to develop appropriate arrangements and mechanisms through which the neighbourhood portion of CIL, S106 monies and other funding can be locally defrayed. It is envisaged that a formally incorporated local body will undertake the defrayal of the neighbourhood portion of CIL in partnership with the Councils in line with the policies contained in this neighbourhood plan.</p>
<p>Implementation & Delivery.</p>	<p>Modification to the second bullet point on page 75 and delete 'neighbourhood CIL' from the third bullet point on page 75 as follows:</p> <p>SoWN's Objectives</p> <p>In line with the above, SoWN's objectives are more particularly to:</p> <p>ensure there is local input into S106 agreements to mitigate the immediate impact of individual developments in the neighbourhood plan area, including where such agreements can support the projects list which forms part of the plan, in line with the plan's objectives, priorities and projects;</p> <p>provide local input into ensuring that the neighbourhood portion of CIL is spent in line with the priorities and projects set out in the neighbourhood plan as provided for in relevant government and other guidance;</p> <p>play a leading role with both Councils in facilitating communication between the Councils, the community and relevant local bodies in reaching agreement on the expenditure of neighbourhood CIL, S106 funds and other funding to ensure that consensus is secured locally and the Councils have a clear single point of contact and information.</p>