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1 November 2018

Team London Bridge response to the proposed development of Maltings Place railway arches: Planning application reference 18/AP/2889

1. Team London Bridge (TLB) is the Business Improvement District (BID) representing approximately 400 businesses in the area between London Bridge to the west, Tower Bridge to the east, and south towards Bermondsey. TLB has a strong remit from businesses since 2015 to deliver the [London Bridge Plan](#). Our mission is to ensure London Bridge excels as a leading place for global commerce and continues to develop as a pioneering local centre for enterprise, culture and entertainment. Through the Plan we will work with partners to create a world class physical environment that is engaging and distinctive, we will enhance navigation, and ensure access to economic opportunities.
2. We have considered the proposals to convert use of the Maltings Place railway arches from storage to office use in the context of the ambitions of the Low Line project. This is established in the London Bridge Plan and supported through Policies P27 and P49 of the New Southwark Plan and its Bermondsey and London Bridge area vision. We have also established a high level steering group to support the Low Line's delivery.
3. The Low Line vision is for it to *"be a new walking destination for London. It will connect areas and diverse communities by redefining unique heritage infrastructure to create new hubs of industry, creativity and entertainment along its course."* The Low Line is thus both an economic and public realm opportunity.
4. The proposals for Maltings Place could make a significant contribution to delivery of the Low Line vision. We support the proposals to make more positive use of the arches and the additional employment opportunities.
5. We would welcome a wider range of potential uses for the arches than offices and support the range in New Southwark Plan Policy P27 which also includes town centre uses (A1, A2, A3 and A4 Use Classes) and community facilities (D Use Classes and sui generis).
6. The development also provides a significant opportunity to improve public access and provide a new route through the existing fencing on Brunswick Close which links Tower Bridge Rd and Crucifix Lane on the south side of the railway. This will provide a key route through to St Thomas Street and ensure Maltings Place benefits from the major investment being planned for the St Thomas Street area and additional footfall. The area around Maltings Place suffers from being fragmented and off the main pedestrian routes. These plans provide the opportunity to address this and open up new opportunities, including better integration of communities. By providing this new route the proposals will be consistent with New Southwark Plan Policy P49 that *"Development must support the implementation of 'Low*

Line' routes'. It will also be important that any additional parking demand generated by the proposals does not result in hindering public access in conflict with Policies P27 and P49.

7. The map below shows the potential route and demonstrates the significance of the opportunity.

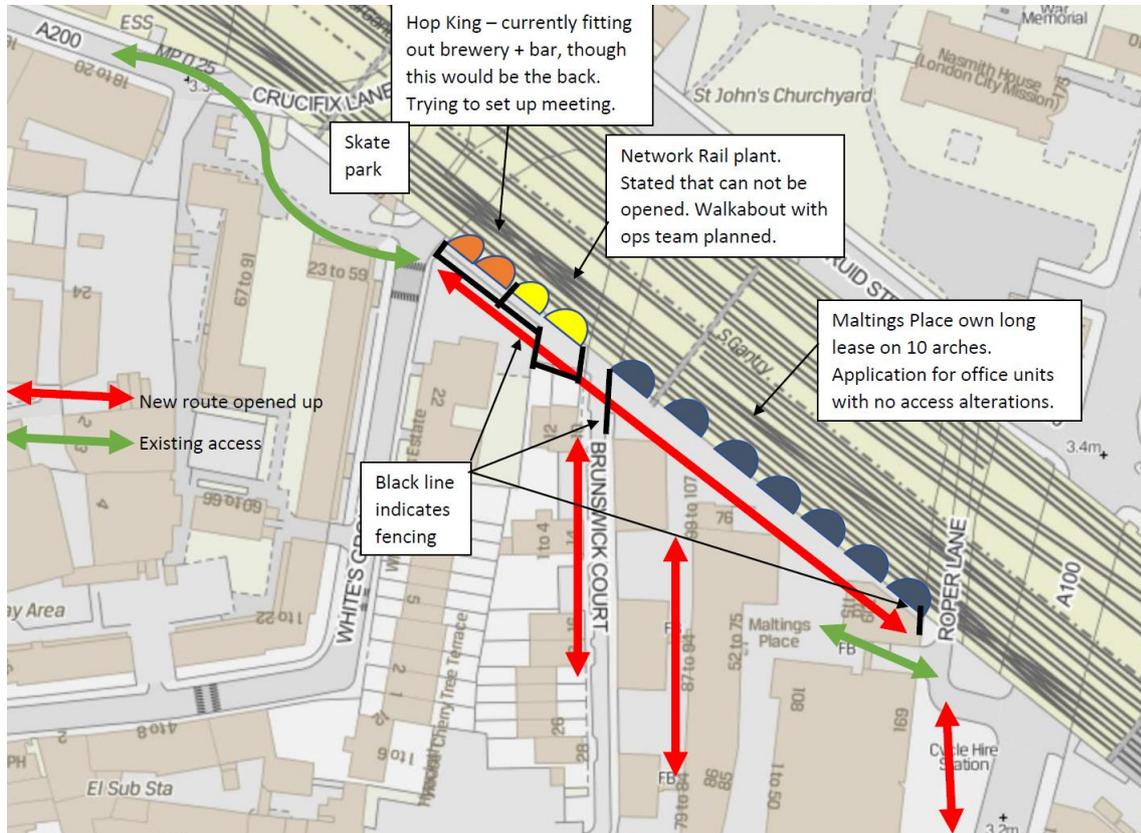


Fig 1: an opportunity for a better integrated neighbourhood with improved public access

8. We ask that the scheme is strengthened to address these points and look forward to further discussions about the opportunities of the Low Line.

Yours faithfully

Nadia Broccardo
Chief Executive
Team London Bridge