

NEW SOUTHWARK PLAN – PROPOSED MAIN MODIFICATIONS

A submission by Team London Bridge

September 2021

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.
2. Team London Bridge has been closely involved in the development of the New Southwark Plan since its inception, including through formal representations on earlier drafts of the Area Visions and policies. We have also contributed to the evidence base.
3. The New Southwark Plan is a critical document for the future of London Bridge. We welcome the progress which has been made and look forward to its adoption, providing a sound basis on which to manage future development and change in the area.
4. We have reviewed the Main Modifications proposed to the submitted plan and have the following comments:

London Bridge Area Vision

5. We are content with the extended text summarising the growth opportunities in London Bridge. This could be further strengthened by referencing the potential to grow the area's innovation capacity alongside the stated growth in "*office provision, shops, leisure, culture, science and medical facilities*". We believe London Bridge should be identified as a "Major" and not a "*District*" town centre given the scale of its retail, leisure and service floorspace

Changes to Policies Map

6. We welcome inclusion of:
- the Area Vision boundaries on the Policies Map. This removes any ambiguity as to the status of the Area Visions as planning policy and aids clarity
 - the boundary of the Team London Bridge Business Improvement District
 - details of the Low Line and railway arches

Site allocations

7. We note that planning permission has now been given on key sites in London Bridge identified as site allocations. These are still unimplemented.

NSP49 – London Bridge Health Cluster – We support an indicative residential capacity of zero

NSP50 – fronting St Thomas Street - We welcome explicit reference to Melior Street Community Garden. We believe St Thomas St will be enhanced by requiring "*retail, community and leisure uses*" not "*retail, community or leisure*" uses".

NSP51 – fronting St Thomas St - We believe St Thomas St will be enhanced by requiring “retail, community and leisure uses” not “*retail, community or leisure*” uses”.

NSP52 – Colechurch House - We support an indicative residential capacity of zero

Railway arches and the Low Line

8. We support the Strategic Target to “*encourage creative and vibrant uses within 800 railway arches*” and believe this should make specific reference to the contribution these can make to the target for “*providing at least 1,000 new green jobs through the Southwark Green New Deal*”

9. We look forward to being further involved in finalising and delivering the New Southwark Plan as appropriate.