

**APPENDIX E - LAND OWNERSHIP PLANS<sup>9</sup>**

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<sup>9</sup> Note: plans to be included within Statement of Reasons to reflect Ownership when CPO made.

## **APPENDIX F - PLANNING POLICIES**

1. To include:
  - 1.1 Lewisham Core Strategy (June 2011)
  - 1.2 Lewisham Development Management Local Plan (November 2014)
  - 1.3 London Plan (March 2015)
  - 1.4 National Planning Policy Framework
  - 1.5 National Planning Policy Guidance
  - 1.6 Mayor of London's Transport Strategy (2010)
  - 1.7 Mayor of London's Housing Strategy (2014)
  - 1.8 Mayor of London's Air Quality Strategy (2010)
  - 1.9 Mayor of London's Biodiversity Strategy (2002)
  - 1.10 Mayor of London's Economic Development Strategy for London (2010)
  - 1.12 Mayor of London's Energy Strategy (2004) and draft Climate Change Mitigation and Energy Strategy (2010)
  - 1.13 Mayor of London's Securing London's Water Future (2011)
  - 1.14 Mayor of London's Sustainable Design and Construction SPG (2014)
  - 1.15 Mayor of London's London View Management Framework SPG (2012)
  - 1.16 Mayor of London's Accessible London – Achieving an Inclusive Environment SPG (2014)
  - 1.17 Mayor of London's Play and Informal Recreation SPG (2012)
  - 1.18 Mayor of London's Planning for Equality and Diversity in London SPG (2007)
  - 1.19 Mayor of London's Land for Industry and Transport SPG (2012)
  - 1.20 Living Roofs and Walls – Technical Report Supporting London Plan Policy (2008)
  - 1.21 Mayor of London's The Control of Dust and Emissions during Construction and Demolition SPG (2014)
  - 1.22 Mayor of London's Social Infrastructure (2015)
  - 1.23 Mayor of London's Housing Strategy (2015) and Draft Interim Housing SPG (2015)
  - 1.24 Lewisham Residential Development Standards SPD (2006, updated 2012)
  - 1.25 Lewisham Planning Obligations SPD (2015)
  - 1.26 Lewisham Strategic Housing Market Assessment 2014
  - 1.27 Lewisham Open Space Strategy (2012-2017)
  - 1.28 Lewisham Tall Buildings Study (2012)

- 1.29 Millwall Building Heights Assessment (2010)
- 1.30 Hatcham Conservation Area Appraisal (2006)
- 1.31 Tall buildings, Historic England Advice Note 4 (2015)

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**APPENDIX G - LAND INTERESTS TO BE ACQUIRED<sup>10</sup>**

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<sup>10</sup> Note: table to be included will reflect position regarding interests remaining to be acquired when CPO made.

**APPENDIX H – RELOCATION STRATEGY**

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New Bermondsey

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**RENEWAL**

## Relocation Strategy for owners and tenants of Commercial and Residential property required for the New Bermondsey Regeneration, November 2015

### 1. Background

1.1 The s106 development agreement (30/03/12) sets out the requirements for Renewal to produce and make available on their website a relocation strategy that seeks to assist current occupiers of the New Bermondsey development site (formerly Surrey Canal) with advice and help on all matters pertaining to their relocation:

*The Developer shall:*

*3.1 within three months of the date of the Planning Permission submit to the Council for approval a strategy document (the "Relocation Strategy") in connection with the relocation of occupiers at the Site, with such strategy to set out what support is to be provided by whom over what period and include as a minimum:*

*3.1.1 a relocation website connecting to active commercial agents;*

*3.1.2 advice on negotiating terms;*

*3.1.3 flexible tenancies to facilitate easy relocation as opportunities arise;*

*3.1.4 identification of opportunities to relocate tenants from early Phases of the Development into vacant units in later Phases;*

*3.1.5 liaison with owners of local industrial estates to identify opportunities for businesses to relocate in the area;*

*3.1.6 masterplan progress newsletter to occupiers of all existing non-residential properties within the Site;*

1.2 This relocation strategy sets out how Renewal (the Developer) is meeting the above obligations and to illustrate work and support it is providing to tenants, residents and commercial investors within the New Bermondsey development area, with identifying appropriate alternative accommodation and advising on the process of relocation.

### 2. The Site

2.1 The site comprises 10.7 hectares and is situated in the northern most part of the London Borough of Lewisham. It is bordered by Rollins Street to the south and South Bermondsey Station to the north. It is largely occupied by small industrial businesses.



## RENEWAL

In 2010 the London Borough of Lewisham (the Council) changed the land designation from strategic industrial to land suitable for mixed use, which was then enshrined in their Core Strategy (June 2011).

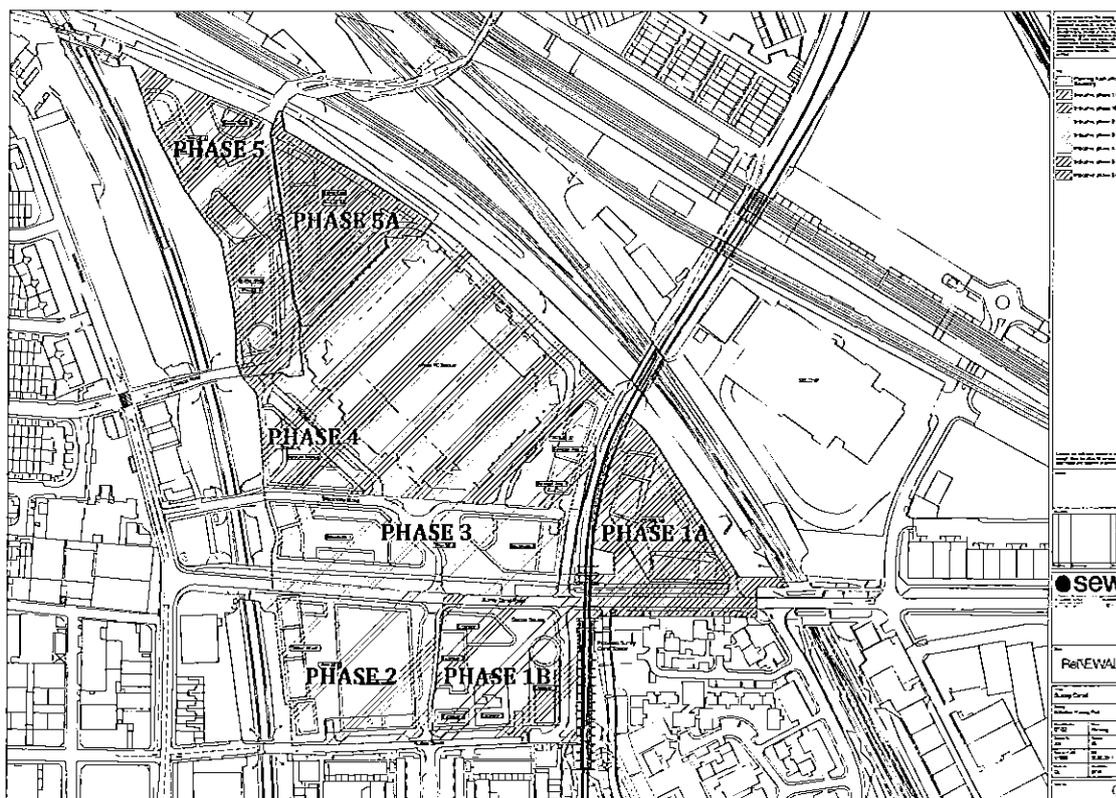
2.2 Outline Planning Consent for New Bermondsey was granted by the Council in March 2012 and the scheme was designated a Housing Zone by the Greater London Authority in February 2015 with the objective of accelerating delivery. The development will deliver 2,400 new homes, 2000 new jobs and a new station on the London Overground (New Bermondsey). The build out period is projected to be eight years. The Developer has been assembling land for the regeneration since 2004 and is committed to ensuring its delivery.

### Current occupiers

2.3 Presently there are 78 businesses within the re-development site. All buildings within the New Bermondsey development area are used for light industrial use, save for three units, which are occupied on a live/work basis, and one building that is classified as a house of multiple occupancy (HMO). All businesses within the redevelopment site will be offered the support detailed in this document as and when relocation is required.

2.4 The Developer has been providing assistance to tenants since it started purchasing units on the site in 2004. For every unit it has purchased the Developer has, where possible, kept existing tenants in the unit and amended all tenancy agreements to include break clauses of three to six months in order to allow the site to become vacant without delay ahead of any development.

### Phasing plan





New Bermondsey

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## RENEWAL

2.5 The Developer has agreed with the Council to carry out the development in accordance with the phasing plan (see above) unless a revision is otherwise agreed by the Council. The Developer's current intention is to begin with phases 1A and 2 simultaneously and thereafter develop in order, phases 1B, 3, 4, 5 and 5A.

2.6 The anticipated starting date onsite for Phases 1A and 2 is the first quarter of 2017 and each phase will take two years to complete. It is anticipated that the starting date for Phase 1B will be the fourth quarter of 2018. Phases 3, 4, 5 and 5A will continue at regular intervals following the completion of these first three phases and each will take approximately two years to complete.

### 3. s106 requirements

Set out below are explanations of how the Developer is fulfilling each of the six requirements from the s106 development agreement listed in section 1.1.

#### 3.1 'a relocation website connecting to active commercial agents'

The Developer is in close contact with all tenants either in person or by telephone and provides regular updates on progress of the development. All tenants are aware of which phase of development affects their unit and the latest time frames for the development of each individual phase. In addition, all tenants are also sent by email the development's newsletter *New Bermondsey News* (appendix 2). The Developer has a comprehensive website <http://www.newbermondsey.com> which contains the latest details of the scheme and a downloadable copy of this relocation strategy will be available to view online once approved.

In addition, this website has the contact details for both the Developer and agents KALMARs who have been appointed to act as the official relocation agent for any residents, tenants and landowners who require advice on relocating. Established in 1967, KALMARs have many years experience in sales and lettings of commercial and residential properties across the South London and are ideally placed to offer independent expert advice, free of charge, on suitable available properties, market prices and the practicalities of the relocation process, either in person, by telephone or by email.

KALMARs are entirely independent of the Developer and the advice they would be able to offer would be separate to and uncontrolled by the Developer. The Developer is also happy to refer businesses to the Council's business advisory service for further information on available premises.



### 3.2 'advice on negotiating terms'

As stated above, the Developer has appointed agents KALMARs to provide free and impartial assistance on the relocation process to any residents, tenants and landowners who require it. Based in Bermondsey, KALMARs work across the whole of south London and are ideally placed to offer advice on the latest commercial and residential properties available. Tenants have been provided in writing with contact details for the most appropriate people to speak with at KALMARs. These details can also be found in section 3.5 of this document. In addition, the Developer will provide any legal and practical advice they can on the relocation process such as negotiating tenancy agreements, break clauses, local values and alternative agents if required.

The Developer has committed to promoting the relocation of any businesses from within the redevelopment site within Lewisham in the first instance and will request that KALMARs begin by pursuing options within the Borough in their discussions with businesses seeking to relocate. KALMARs will maintain contact with the Council for information of available and suitable business premises within the Borough.

### 3.3 'flexible tenancies to facilitate easy relocation as opportunities arise'

As stated in section 2.4 of this document the Developer has, where possible, kept existing tenants in their units and has amended leases to ensure all tenancy agreements have short notice periods of three to six months to allow the maximum flexibility for the relocation process and ensure development is able to proceed. All tenants were made aware of the forthcoming development when they entered into the leases and have been regularly kept informed of when development work will require them to relocate.

### 3.4 'identification of opportunities to relocate tenants from early Phases of the Development into vacant units in later Phases'

The Developer will continue to ensure that each phase is fully occupied up until re-development commences. It will make every effort when managing occupancy in later phases to create space in appropriate units for existing tenants in earlier phases who need to relocate. The Developer maintains a comprehensive log of the specifications of all units on the site allowing it to effectively assess which units may be appropriate for an individual tenants' requirements.

In advance of the commencement on site, the Developer will offer to meet all tenants on that particular phase in order to discuss their relocation requirements. Where possible, tenants will be given the option to be relocated to units on later phases but where this is not possible KALMARs will use their expertise to find appropriate nearby premises.

### 3.5 'liaison with owners of local industrial estates to identify opportunities for businesses to relocate in the area'

As stated in section 3.1, the Developer has appointed agents KALMARs to act as official relocation agent for any residents, tenants and landowners who require advice on relocating. KALMARs will monitor the availability of suitable premises locally and



New Bermondsey

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## RENEWAL

maintain an up to date database of properties which will be available on request. Tenants can contact KALMARs directly via the contact details below for free and impartial advice on their relocation. For advice on industrial units Tenants should speak to Luke Osborne and for advice on residential properties they should contact Anthony Tappy-Day.

KALMARs  
Jamaica Wharf  
Shad Thames  
London  
SE1 2YU

0207 403 0600  
[info@kalmars.com](mailto:info@kalmars.com)  
<http://www.kalmars.com>

Tenants and residents will of course be free to use any other agents they wish and the Developer will provide any advice or recommendations they can offer on other appropriate agents, should it be required.

### 3.6 'masterplan progress newsletter to occupiers of all existing non-residential properties within the Site'

The Developer has sent by email the first issue of the development's newsletter *New Bermondsey News* (appendix 2). The first issue was published in February 2015 and it is envisaged there will be 2-4 issues of this newsletter per year once the development is underway. This newsletter has also been sent to interested parties who have contacted the Developer about the development and is also available to all on [www.newbermondsey.com](http://www.newbermondsey.com).

## 4. Conclusion

- 4.1 This strategy has set out the work the Developer is undertaking in order to ensure that it is meeting the commitments made in the s106 development agreement that are detailed in section 1.1.
- 4.2 As set out in the rest of this document, the Developer is, and will continue to be, in regular contact with all residents, tenants and landowners on the New Bermondsey site in order to ensure as easy a relocation process for them as possible. The Developer will continue to keep them all fully and regularly informed on progress of the development and how it will impact on them through individual communications, a regular newsletter (appendix 2), and the development website [www.newbermondsey.com](http://www.newbermondsey.com). The Developer and agents KALMARs will be available throughout the process.



New Bermondsey

**RENEWAL**

**APPENDIX 1**

<b>Contact Details</b>	
Renewal	T: +44 (0)20 7358 1933 E: <a href="mailto:info@renewalgroup.co.uk">info@renewalgroup.co.uk</a>
KALMARs	KALMARs, Jamaica Wharf, Shad Thames, London, SE1 2YU  T: 0207 403 0600 E: <a href="mailto:info@kalmars.com">info@kalmars.com</a> <a href="http://www.kalmars.com">http://www.kalmars.com</a>  Industrial units should contact Luke Osborne Residential properties should contact Anthony Tappy-Day
New Bermondsey	Development website: <a href="http://www.newbermondsey.com">www.newbermondsey.com</a>  Newsletter: <i><a href="#">New Bermondsey News</a></i>

## Section 106 (S106)

Town and Country Planning Act 1990



Paula Carney  
Signet Planning  
9 Mansfield Street  
London  
W1G 9NY

Planning Service  
Laurence House  
Catford  
London  
SE6 4RU

phone 020 8314 7400  
fax 020 8314 3127  
[CIL@lewisham.gov.uk](mailto:CIL@lewisham.gov.uk)  
date: 10 December 2015  
our reference: DC/11/76357

**PLANNING APPLICATION:**

DC/11/76357

**SITE ADDRESS:**

Surrey Canal Triangle

**DEVELOPMENT DESCRIPTION:**

Revisions to planning application for the comprehensive phased mixed-use development of the site for up to 240,000 m<sup>2</sup> of development. "Comprehensive, phased, mixed use development of the site, for up to 240,000sqm (GEA) of development, as set out in the revised Development Specification dated 1 July 2011, and as amended 2 September 2011. The development comprises: Class A1/A2 (Shops and Financial and Professional Services) up to 3,000 sq m; Class A3/A4 (Cafes/Restaurants and Drinking Establishments) up to 3,000 sq m; Class A5 (Hot Food Takeaways) up to 300 sq m; Class B1 (Business) between 10,000 sq m ? 15,000 sq m; Class C1 (Hotels) up to 10,000 sq m; Class C3 (Dwelling Houses) between 150,000 sq m ? 190,000 sq m (up to 2,400 homes of different sizes and types); Class D1 (Non-Residential Institutions) between 400 sq m ? 10,000 sq m; Class D2 (Leisure and Assembly) between 4,260 sq m ? 15,800 sq m (excluding the Stadium which remains but including a replacement ground person's store of 140 sq m). involving the demolition of all existing buildings on the site with the exception of the Millwall FC Stadium (which is to be retained and its facade upgraded and / or reclad), Plot Excelsior 2 - Guild House (which is to be retained and extended), and Plot Excelsior 5 - Rollins House (which is to be retained, but not altered or extended as part of this planning application); the demolition and replacement of the existing Millwall FC ground person's store of approximately 140 sq m; redevelopment to provide a series of new buildings (including roof top and basement plant); re-profiling of site levels; alterations to Surrey Canal Road and the re-alignment of Bollna Road; new streets and other means of access and circulation, including pedestrian/cycle paths carriageways and servicing areas; areas for parking for emergency services vehicles and outside broadcast units; external areas of hard and soft landscaping and publicly accessible open space; car and coach parking areas and

accesses to them; cycle storage; and, supporting infrastructure works and facilities including sub-stations, energy centre/s District Heating Network (DHN) connections to and between each plot, the proposed energy centre and the adjoining South East London Combined Heat and Power (SELCHP) plant (to the extent to which they lie within the Planning Application Boundary) and an ENVAC waste storage and handling system (including DHN and ENVAC connections to plots south of Surrey Canal Road under the carriageway of Surrey Canal Road, as altered)."

Dear Paula Carney,

I refer to your submission dated 9th December 2015 regarding the Relocation Strategy as required by Paragraphs 3.1 to 3.4 of Schedule 16 of the Section 106 Agreement dated 30th March 2012 associated with the redevelopment of the Surrey Canal Triangle site.

### **3 Relocation Strategy**

The Developer shall:

**3.1 within three months of the date of the Planning Permission submit to the Council for approval a strategy document (the 'Relocation Strategy') in connection with the relocation of occupiers at the Site, with such strategy to set out what support is to be provided by who over what period and include as a minimum:**

**3.1.1 a relocation website connecting to active commercial agents;**

**3.1.2 advice on negotiating terms;**

**3.1.3 flexible tenancies to facilitate easy relocation as opportunities arise;**

**3.1.4 identification of opportunities to relocate tenants from early phases of the Development into vacant units in later phases;**

**3.1.5 liaison with owners of local industrial estates to identify opportunities for businesses to relocate in the area;**

**3.1.6 masterplan progress newsletter to occupiers of all existing non-residential properties within the Site;**

**3.2 Not to commence any part of the Development unless and until the Relocation Strategy has been approved by the Council;**

**3.3 Implement the approved Relocation Strategy;**

**3.4 Not to Occupy the Development unless in accordance with the approved Relocation Strategy.**

I can confirm that the Council is satisfied that the Relocation strategy submitted is acceptable to comply with the provisions of Schedule 16 of the s.106 Agreement.

**Name and address of all recipient(s) of this notice**

Paula Carney  
9 Mansfield Street  
London  
W1G 9NY

Yours sincerely



John Miller  
**Head of Planning**  
London Borough of Lewisham

**APPENDIX I - NEW CROSS WARD PROFILE**

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# New Cross

## Ward Profile

### 2014

#### Population (Source: ONS Census, 2011)

	Total
New Cross	15,756
Lewisham	275,885

#### Age Structure (Source: ONS Census, 2011)

	New Cross		Lewisham	
		%		%
Aged 0-19	4,090	26.0	25.4	
Aged 20-34	5,338	33.9	27.6	
Aged 35-49	3,666	23.3	24.1	
Aged 50-64	1,725	10.9	13.4	
Aged 65+	937	5.9	9.5	

#### Ethnicity (Source: ONS Census, 2011)

	New Cross		Lewisham	
Ethnic Group		%		%
White	40.3		53.5	
Black or Black British	36.6		27.2	
Mixed	7.0		7.4	
Asian or Asian British	13.3		9.3	
Other Ethnic Group	2.9		2.6	

#### Disability (Source: ONS Census, 2011)

Day-to-Day Activities are Limited a Lot	
	%
New Cross	6.4
Lewisham	7.1



#### Country of Birth

	UK	Non-UK
	%	%
New Cross	53.4	46.6
Lewisham	66.3	33.7

#### Median Household Income (£)

(CACI, 2013)	
	(£)
New Cross	28,365
Lewisham	29,538

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## Economic Activity (Source: ONS Census, 2011)

	Economically Active				
	Total %	Employed %	Self-Employed %	F/T Student %	Unemployed %
New Cross	72.1	48.4	8.5	7.6	7.6
Lewisham	73.6	51.8	10.7	4.9	6.2

	Economically Inactive					
	Total %	Retired %	F/T Student %	Looking After Home/Family %	Sick/Disabled %	Other %
New Cross	27.9	4.9	11.1	4.4	3.9	3.6
Lewisham	26.5	7.3	7.3	4.5	4.3	3.1

## Religion (Source: ONS Census, 2011)

Percentage of people of each religion:

	Christian %	Muslim %	Hindu %	Jewish %	Sikh %	Buddhist %	Other Religion %	Religion Not Stated	
								No Religion %	%
New Cross	51.0	9.7	1.4	0.3	0.2	3.0	0.5	24.8	9.0
Lewisham	52.8	6.4	2.4	0.2	0.2	1.3	0.5	27.2	8.9

## Housing tenure (Source: ONS Census, 2011)

Percentage of people in each tenure type:

	Owner occupier %	Private rented %	Social rented %	Living Rent Free %
	New Cross	26.9	31.6	40.5
Lewisham	43.6	24.3	31.1	1.0

## Crime Rate per 1,000 population (Source: Metropolitan Police 2013)

Period: 12 months to January 2013

	Burglary	Criminal Damage	Drugs Offences	Fraud or Forgery	Robbery	Sexual Offences	Theft & Handling Offences	Violence	
								Against the Person	Other Offences
New Cross	14.1	11.1	9.1	5.2	9.4	1.7	50.0	31.1	2.6
Lewisham	13.3	9.7	5.8	5.4	5.2	1.5	34.1	23.6	1.3
London	13.0	8.6	7.0	5.9	4.9	1.2	45.1	20.9	1.3

## Highest Level of Qualification (Source: ONS Census, 2011)

(Source: ONS Census, 2011)

	%	
	New Cross	Lewisham
No Qualifications	17.9	17.7
Level 1	9.9	11.1
Level 2	11.7	12.5
Level 3	13.1	10.8
Level 4 or Higher	34.7	38
Other Qualifications	12.7	9.9

For further information on sources and data please refer to the Ward profile Glossary.

Produced by: Policy & Partnerships Unit, London Borough of Lewisham  
[PPU@Lewisham.gov.uk](mailto:PPU@Lewisham.gov.uk)

## **APPENDIX J - HERITAGE ASSETS**

(within 1km of the boundary of the Site)

<b>Archaeology</b>
Undesignated archaeological deposit
<b>Listed Buildings</b>
Church of St Augustine, Lynton Road (Grade II*) (Southwark)
Former Vicarage of above Church (Grade II) (Southwark)
3-41 New Cross Road (Grade II)
Southwark Park School (Grade II) (Southwark)
Former Clare College Mission Church (Grade II) (Southwark)
Licensed Victuallers Benevolent Institute (Grade II) (Caroline Gardens) (Southwark)
10, 1-100, 101-110 111-176 Asylum Road (Grade II) (Southwark)
North and South Lodge, Railings and Gates 12 and 14 Asylum Road (Grade II) (Southwark)
326 to 332 and 302-304 Commercial Way(Grade II) (Southwark)
720 Old Kent Road (Grade II) (Southwark)
The Kentish Drovers PH (Grade II) (Southwark)
Charlton Cottages, 6-8 and 10-12 New Cross Road (Grade II)
880,882 and 884 Old Kent Road (Grade II)
32 and 34 New Cross Road (Grade II)
24-54 and 56 Kender Street (Grade II)
96 New Cross Road (Grade II)
The Five Bells PH, 115 New Cross Road (Grade II)
K2 Telephone Kiosk, Monson Road (Grade II)
2-9 (con) Canal Grove (Grade II) ??
Gas standard light (Grade II) (Southwark)
Statue of George Livesey, Old Kent Road (Grade II) (Southwark)
Camberwell Public Library/Livesey Museum (Grade II) (Southwark)
<b>Registered Park and Garden</b>
Southwark Park (Southwark)

<b>Conservation Area</b>
Hatcham Conservation Area
<b>Non Listed Buildings of Local Interest</b>
Victorian Chapel, Ilderton Road (east side) (Southwark)
Victorian School buildings, Ilderton/Verney Road (Southwark)
Slipper Baths, Ilderton/Stockholm Road (Southwark)

**Notes:**

The Environmental Statement (ES) submitted with the outline application [and updated for the Section 73 application] identifies the regeneration and community benefits that would come from the proposals as mitigation for the identified built heritage adverse effects. Taking account of these perceived benefits, the assessment identifies the following residual effects on built heritage assets during the construction and operation phases:

- Grade II\* Listed Buildings – Minor adverse/Neutral;
- Grade II Listed Buildings – Minor adverse;
- Conservation Areas - Minor adverse;
- Registered Parks and Garden (Southwark Park) – Minor adverse; and
- Non listed buildings of local interest – Minor adverse.

No cumulative effects are identified during the construction phase. The proposed scale of the nearest major consented schemes (Silwood Estate, 763 Old Kent Road and Grinstead Road) are considered to limit any cumulative effect. The increase in construction traffic is identified, but it is not considered that this would have a significant effect on heritage assets because of its temporary nature. No significant cumulative adverse effects are therefore identified.

**APPENDIX K- EQUALITIES ANALYSIS**

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# New Bermondsey Regeneration and Equalities Statement

8 January 2016

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# 1 INTRODUCTION

## New Bermondsey

- 1.1 An outline planning application for the New Bermondsey regeneration was submitted by Renewal in February 2011, and granted consent in March 2012. New Bermondsey offers a significant opportunity to regenerate a run down and deprived area of North Lewisham, bringing forward jobs, homes, community facilities and new public spaces. The application included provision for:
- 1.2 The comprehensive, phased, mixed use development of the site for up to 240,000 square metres (GEA) of development comprising Class A1/A2 (Shops and Financial and Professional Services) up to 3,000 square metres, Class A3/A4 (Cafes/Restaurants and Drinking Establishments) up to 3,000 square metres, Class A5 (Hot Food Takeaways) up to 300 square metres, Class B1 (Business) between 10,000 -15,000 square metres, Class C1 (Hotels) up to 10,000 square metres, Class C3 (Dwelling Houses) between 150,000 - 190,000 square metres (up to 2,400 homes of different sizes and types), Class D1 (Non-residential Institutions) between 400 - 10,000 square metres, Class D2 (Leisure and Assembly) between 4,260 - 15,800 square metres, involving the demolition of all existing buildings on the site with the exception of the Millwall FC Stadium (which is to be retained and its façade upgraded and /or re-clad), Plot Excelsior 2 – Guild House (which is to be retained and extended), and Plot Excelsior 5 – Rollins House (which is to be retained, but not altered or extended as part of the planning application); the demolition and replacement of the existing Millwall FC grounds-person’s store of approximately 140 sqm; redevelopment to provide a series of new buildings (including roof top and basement plant); re-profiling of site levels; alterations to Surrey Canal Road and the re-alignment of the Bolina Road; new streets and other means of access and circulation, including pedestrian/cycle paths, carriageways and servicing areas; areas for parking for emergency services vehicles and outside broadcast units; external areas of land and soft landscaping and publicly accessible open space; car and coach parking areas and accesses to them; cycle storage; and, supporting infrastructure works and facilities including substations, energy centre(s), District Heating Network (DHN) connections to and between each plot, the proposed energy centre and the adjoining South East London Combined Heat and Power (SELCHP) plant (to the extent to which they lie within the Planning Application Boundary) and an Envac waste storage and handling system (including DNH and ENVAC connections to plots south of Surrey Canal Road under the carriageway of Surrey Canal Road, as altered).
- 1.3 In addition to securing the wider regeneration of a poor and deprived area of North Lewisham and contributing to the regeneration of the wider area, the scheme will deliver a number of key benefits including:
- 2,000 new jobs
  - 2,400 new homes
  - A new Overground station on the East London Line
  - 2 new bus routes
  - A £40m state-of-the-art regional sports complex
  - New cycling and pedestrian routes
  - A new faith and community centre
  - A new home for the Council’s multi-faith and resources library

- A 150 bed hotel and conferencing centre
- GP facilities and a medical centre with specialism in sports injury
- A new park at Bridgehouse Meadows
- A creative/digital quarter
- A new and improved setting for The Den and Millwall Football Club
- A new home for the Millwall Community Scheme
- 5 new public squares and private gardens for residents

- 1.4 Following the application, a Section 73 application was made to slightly re-configure the site within agreed parameters - with the main material change being to incorporate all of the proposed sports facilities within a multi-purpose arena and indoor sports centre for basketball, badminton, boxing, cricket, climbing, football, hockey, gymnastics, netball, swimming and table tennis as well as a new home for the Millwall Community Scheme.
- 1.5 The Council's Strategic Planning Committee resolved to grant consent for the Section 73 amendments in December 2013. Consent for the Section 106 for the Section 73 application was granted on the 18<sup>th</sup> December 2015.
- 1.6 A drop in application for a change of configuration to the area of Excelsior on which Rollins House was submitted to the Council in July 2014. A decision was deferred pending further information at a meeting of the Strategic Planning Committee on 13<sup>th</sup> November 2014 and again on 9<sup>th</sup> July 2015.
- 1.7 On 20<sup>th</sup> February 2015 the Mayor of London announced New Bermondsey as one of London's Housing Zones which will accelerate the delivery of new homes and transport infrastructure including a new Overground station, two new bus routes and improved walking and cycling routes.

## 2 PURPOSE OF THIS REPORT

- 2.1 Renewal has acquired the overwhelming majority of the New Bermondsey site, not including Lewisham's freehold interests which encompass the leasehold interests held by Millwall Football Club and the Millwall Community Scheme, and has a shared intention with the Council to ensure site-wide, comprehensive regeneration. The land subject to compulsory purchase is currently occupied by light industrial and warehouse units and one House of Multiple Occupancy (HMO). Renewal is in the process of acquiring the HMO (Bridge House). Once acquired, the owner will facilitate the relocation of current tenants to another property owned and maintained by the current owner. Heads of terms were agreed for the purchase of Bridge House with the vendor on the 29<sup>th</sup> October 2015. The legal process is underway and exchange and completion is due to happen imminently
- 2.2 This report, commissioned by the Council, aims to:
- Set out the regeneration effects of the New Bermondsey development on the local area, particularly in terms of increasing housing provision as well as social, community and economic opportunities that will redress current inequalities faced by the area; and
  - Identify how the development, which gained outline planning consent in 2012, and the proposed compulsory purchase of land, has taken due account of any potential impact on equalities groups as stipulated by the Equality Act 2010.
- 2.3 This report is presented in two parts:

### **PART 1**

- 2.4 Part 1 highlights the regeneration effects of New Bermondsey and links them to prevailing socio-economic inequalities in the area.
- 2.5 This part of the report then appraises the elements of the development where Protected Groups or Protected Characteristics (as defined by the Equalities Act 2010) have the potential to be affected either negatively or positively, and details the mitigation and/or enhancement provided by the New Bermondsey development.
- 2.6 In addition to identified protected groups, this report takes account of a wider set of social inequality indicators including indicators of relative deprivation relating to employment, income, skills, and qualifications.
- 2.7 Part 1 then identifies the level of community engagement and stakeholder consultation undertaken throughout the planning application process and beyond submission.

### **PART 2**

- 2.8 Part 2 forms a 'Technical Annex', outlining the legislative and policy requirements of an Equalities Impact Assessment, and provides a detailed assessment of the socio-economic context in the local area, to identify areas of prevailing inequality and deprivation / need. It also provides details of the level of community and stakeholder engagement undertaken throughout the planning application process.

## PART 1

### Regeneration Benefits of New Bermondsey

### 3 REGENERATION EFFECTS

3.1 New Bermondsey is an exceptional regeneration opportunity. North Lewisham suffers from multiple problems of deprivation and only a comprehensive, site-wide development of this scale and quality can create the critical mass needed to unlock the area's potential and create a thriving community and a lively cultural quarter on the doorstep of central London.

#### Social Inequality in North Lewisham

3.2 A detailed socio-economic context for North Lewisham is included within **Part 2** of this document, highlighting that the area has serious physical, social and economic deprivation, both in terms of identified 'protected characteristics'<sup>1</sup> and wider determinants of social inequality. In summary:

- the local **physical environment** suffers from inaccessibility, a poor image and safety concerns, and is unattractive to pedestrians and cyclists;
- The local population has **relatively high levels of deprivation**, particularly acute here in terms of **crime, employment, health, housing, income and living environment**;
- There is a **younger**, more **ethnically diverse** population than average for London or Lewisham;
- **Qualification attainment** and **occupational skill** levels of residents are lower than average;
- **Unemployment** and **worklessness** are problems locally;
- Lewisham has a greater reliance on employment in the **public sector, education and retail**. New Cross is dominated by **lower-skilled jobs in manufacturing, light industrial and logistics** sectors;
- **Health indicators are poor** across a range of statistics including obesity, standardized mortality rates and hospital admissions compared to the Lewisham and London averages;
- There is a high proportion of **private rented and social rented households**, and a high degree of **overcrowding**; and
- **Crime rates** are higher than average in London.

#### New Bermondsey - Regeneration Summary

3.3 Located in an area suffering from severe multiple deprivation, the New Bermondsey regeneration has the potential to foster significant community, economic, physical and social benefits, and can aid in the regeneration of North Lewisham as a strategic part of a network of urban renewal in the wider south east area. New Bermondsey is a transformative project for the site and the wider area, putting the area on the map with a regionally significant sporting centre and bringing major benefits including new jobs, homes, public realm, health provision and crime reduction.

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<sup>1</sup> As determined by the Equality Act (2010)

- 3.4 The surrounding area is in great need of investment in order to maximise the regeneration potential and build on an already strong sporting heritage to create a community with social inclusion as a central principle.
- 3.5 New Bermondsey can kick-start a process of regeneration at the north-west of the borough, with a number of key elements required to harness the potential of the area, including:
- The creation of **new jobs and business** by securing private sector investment in growing sectors that provide local residents with entrepreneurial opportunities, and contributing to a new growth hub for North Lewisham;
  - Connecting with the wider economy in central London through **attracting new visitors** and residents to the area and retaining their spending in local businesses and services;
  - Ensuring local residents have **employment and training** packages tailored to address their specific needs, and that educational results in the area continue to improve, so that residents can take advantage of additional jobs locally and compete for higher skilled jobs in the wider London labour market;
  - Major **physical improvements**, including good quality street scene, new pedestrian and cycle paths and new buildings to establish this as a new neighbourhood - an area people want to live or work in or visit;
  - Providing the scale and critical mass of development to **change perceptions** of the area; and
  - Providing opportunities to lead **healthy lifestyles** and giving **access to community facilities** in an active environment.
- 3.6 The existing strengths of the area must be built upon and strengthened, including its multi-cultural community, its young population and creative enthusiasm, its location in relation to the Docklands and the City, and of particular uniqueness, is its sporting heritage established through football (Millwall Football Club) and the history of boxing on the Old Kent Road.

### Design Standards & Accessibility

#### *Design*

- 3.7 New Bermondsey will open up an area of land that is currently relatively inaccessible to the general public, given its use as predominantly industrial space. The mix of uses within New Bermondsey, including employment floorspace, high quality publicly accessible open space, community uses, and market and affordable housing will combine to bring a new mixed community to the New Cross ward and the new mixed community and facilities provides opportunities for social interaction between residents, workers and visitors.
- 3.8 There is a policy-driven<sup>2</sup> target in North Lewisham to create a 'sense of place' through new buildings and contributions to an enhanced street environment which would raise the overall standard of design and

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<sup>2</sup> Lewisham Regeneration Strategy 2008-2020

environmental quality, improve permeability and accessibility, attract inward investment and improve vitality and viability of the local economy through increased jobs and economic spend.

- 3.9 The homes, hotel, retail and community facilities at New Bermondsey will be provided to modern design and accessibility standards. It is considered an important element to the scheme that all spaces are interlinked and provide a variety of animated as well as tranquil environments, providing a sense of place and radical improvement to the physical quality of the urban environment.
- 3.10 Rates of recorded crime in New Cross are higher than the average for London and Lewisham. New Bermondsey will help to address this problem with inclusive, safe, active and well-lit street environments to increase the perception of safety and reduce crime for all new and existing residents and visitors. A safer and more secure environment achieved through increased permeability, footfall, lighting and CCTV can aid in the reduction of perception of crime for current residents in the surrounding area, residents of the development, and visitors. In the neighbouring Silwood estate, which has been regenerated, Police report that crime levels have fallen significantly and the perception of safety has increased.

#### *Accessibility*

- 3.11 There is currently no formal publicly accessible open space within the New Bermondsey site. There are five main access routes into the Site, providing vehicular, cycle and pedestrian access from Bolina Road, Surrey Canal Road, Zampa Road, Rollins Street and Stockholm Road. However, these access points suffer from a poor image and safety concerns, and are unattractive to pedestrians and cyclists.
- 3.12 New Bermondsey will transform the area - breaking down current community severance, reconnecting the area through new walking/cycling routes and high quality public realm, creating new places for local people and setting a new benchmark for quality publicly accessible open space in the area. There will also be 5 new public squares created and £1m spent on regenerating the adjacent Bridgehouse Meadows.
- 3.13 Through sensitive design and a range of facilities linked in the development, it is intended that the new community and existing residents will be encouraged to have an active lifestyle, complemented by new pedestrian dominated routes, as well as new cycle lanes. Walking distances into and around the Site will be reduced, including through improvements to 14 surrounding railway arches and underpasses creating links into the surrounding areas, addressing issues of permeability.
- 3.14 Additionally, low public transport accessibility (PTAL) ratings in the area will be redressed through the addition of two new bus routes through the site, investment in a new Overground station (New Bermondsey) on the East London Line in the south-east corner of the site and the creation of Stadium Avenue, linking the two stations and cutting pedestrian journey times to both stations. The area already has a quick link into central London via South Bermondsey station (4 mins) – but this can be enhanced by the creation of a new station in the south-east of the site, particularly when delivered in parallel with regionally significant employment space and sports facilities.
- 3.15 Altogether, the provision of the individual elements of the scheme will inter-link to create a new neighbourhood where people will want to live, work and visit. Successful regeneration of this currently under-utilised, low-grade Site will stem from the combination of these elements - new homes, jobs, community facilities and publicly accessible open space - responding to the needs of the local population by tackling physical deprivation, providing opportunities for employment and skills uplift, generating vitality and reducing social inequalities. By changing perceptions of New Bermondsey, the development can foster

pride in the area, which combined with the opportunities created for engagement and employment will also support efforts to tackle crime and anti-social behaviour.

### Providing New Homes

- 3.16 There is an identified need for new housing in New Cross, Lewisham and London. In particular, the Mayor of London has identified specific Housing Zones – including New Bermondsey – as sites that will be accelerated to maximise development potential and provide the homes that are desperately needed as a result of projected population growth. Population growth has been significant in recent years in Lewisham and has contributed to an increase in household size, overcrowding and unaffordability. The problems are felt acutely in New Cross – with a greater demand for mixed tenures including a greater proportion of private rented and social rented households locally, high levels of over-crowding and an affordability gap, particularly at entry-level.
- 3.17 Access to a range of accessible, adaptable, well-designed and constructed housing is essential for building sustainable communities and reducing pressure on housing waiting lists, offering more opportunities for vulnerable groups (e.g. older people, young people, single parent and low-income households) to improve their standard of living. Making provision for accessible, adaptable, well-designed and constructed housing in a range of sizes and tenures therefore has the potential to help redress social inequalities, and can help to tackle levels of housing deprivation in this area.
- 3.18 New Bermondsey will provide 2,400 new homes in a range of types and tenures. Around 4,500 new residents will live in these homes, diversifying and strengthening the local community by increasing the proportion of working households with a stake in the future of the area locally, increasing spending and therefore creating additional jobs.
- 3.19 Access to affordable housing is an acute problem in Lewisham and London, with demand for social rented property outstripping supply, and existing households in social rented property experiencing overcrowding.
- 3.20 New Bermondsey will provide new social rented homes that help alleviate housing problems faced by equality groups, establishing a new attractive environment complete with amenity areas.
- 3.21 Research into lettings data collected as part of the Core Dataset by the National Housing Federation shows how new housing (including affordable housing), can increase economic activity rates in a deprived area. The data shows that the majority of social rented housing in Lewisham is let to existing residents of the borough, indicating that benefits of social rented and intermediate tenures will be felt locally.
- 3.22 Aside from the regeneration benefits of affordable housing, there are also related benefits by providing a new stock of homes in private tenures, by way of addressing problems of overcrowding and meeting the aspirations for accommodating growth and subsequent economic development, which will help to redress the current problems of affordability of housing as a whole in Lewisham and London.
- 3.23 The provision of homes at New Bermondsey for both ownership and rent both play key roles in meeting the needs of residents, in terms of security, flexibility and supporting the social rented sector. New Bermondsey will contribute to the rebalancing of North Lewisham, and the creation of a more sustainable community. Currently the area is dominated by a high proportion of social rented housing. New Bermondsey's residential offer is more mixed and balanced, including all tenures and a range of sizes.

## Public Open Space

### *Public Open Space*

- 3.24 New Cross currently has a lower than borough-wide average standard of parks and gardens per population as outlined in the Lewisham Leisure and Open Space Study (2010), and as such is considered an area of deficiency.
- 3.25 New Bermondsey offers a good level of provision of safe, well-designed and accessible open space (including 5,600-6,600 sqm of new accessible open space in five public squares, and more than 13,000 sqm of private communal open space for residents), which can respond to both the accessibility needs of the new development, but also the wider area – the greatly improved public realm can help to provide part of the wider urban fabric, linking the new homes, facilities and transport infrastructure.
- 3.26 The development of New Bermondsey will create vibrant new open spaces including a £1m contribution to the regeneration of the existing park at Bridgehouse Meadows, to the south-east of the development site. The redevelopment will be undertaken sensitively to high design standards and taking into account residents' needs. A CABE 'spaceshaper' workshop was held with local residents and stakeholders in October 2010 to investigate the current use and potential of the space at Bridgehouse Meadows and further community and stakeholder consultation will be undertaken which will inform the design team's approach to creating a revitalised community park based on community requirements.
- 3.27 The series of linked publicly accessible open spaces will greatly increase permeability and access for pedestrians and cyclists, providing new routes through the Site both North to South and east to West, opening up and joining the transport links at South Bermondsey and New Bermondsey rail stations creating a new transport interchange. The new development is built around a green armature that will run through the site. Starting at the north, there will be a public realm overhaul of the Bolina Road area to make it more attractive to residents and visitors, with a route running through Bolina Gardens, along Stadium Avenue, passing through stadium square, station square and on into Bridgehouse Meadows and beyond to link with New Cross. The Developer will also create a new public square on phase 1b, adjacent to the new station, Excelsior Square.

## Employment

### *Local Need and Demand*

- 3.28 At present, around half of the jobs in New Cross ward are in manufacturing, logistics and light industrial sectors, with also a significant representation of public sector employment. The site has a mix of low-density light industrial floorspace, mostly occupied by small, independent firms in construction, logistics and manufacturing.
- 3.29 As well as a high proportion of jobs in declining sectors, unemployment is also a problem locally. An analysis of 2011 Census data identifies that, in New Cross ward, unemployment is a significant problem with 9% of total working-age residents compared to 6% in London. Around 410 people are claiming Job Seekers Allowance or Universal Credit, and are out of work (known as the 'claimant count') (3.4%, compared to 1.9% in London).

3.30 Analysis of the sought occupation of these claimants locally reveals a demand for jobs across a range of skill levels, particularly mid-level roles including sales, service, skilled trades and administrative roles. A lower proportion than the London average are seeking lower skilled roles.

*Employment Generated at New Bermondsey*

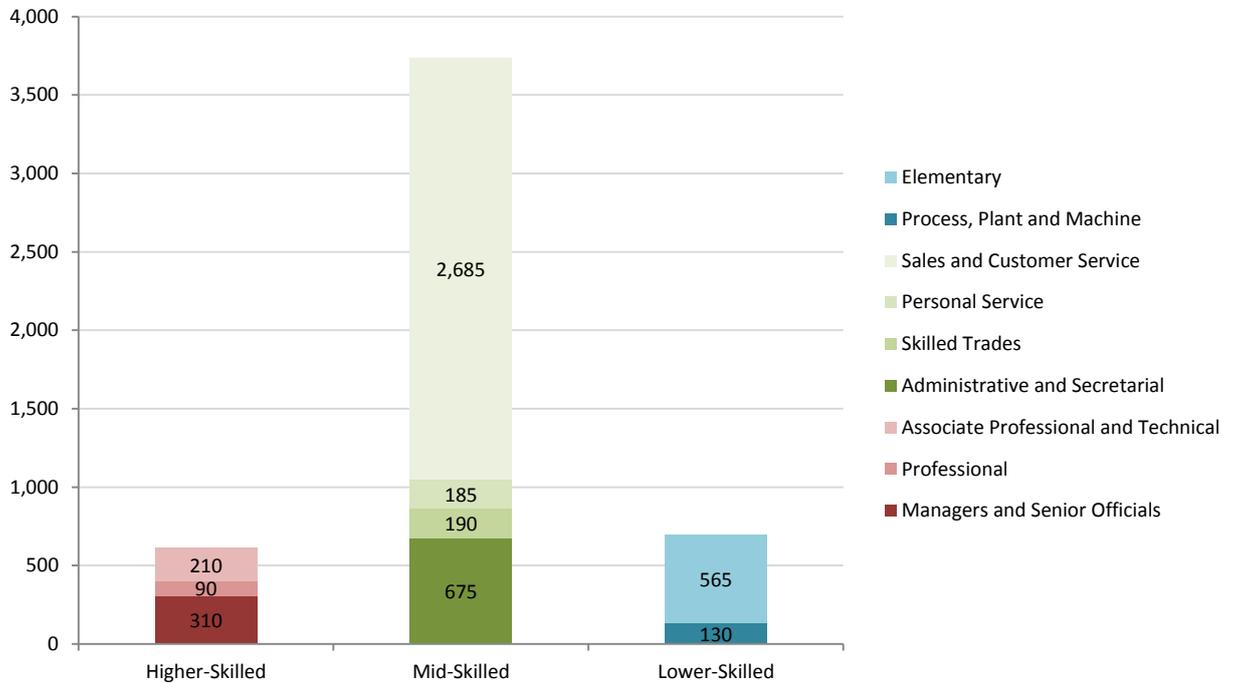
3.31 The New Bermondsey regeneration programme is anticipated to create around 700 full-time equivalent construction jobs over the course of the 15 year construction period, as well as around 1,500 permanent new jobs in the leisure, business, retail and community sectors, compared to a current 366 (mainly light industrial and manufacturing) jobs on the site today, a number which is inclusive of the 137 jobs provided by Millwall FC and the Millwall Community Scheme which will remain. These new jobs will be created in the following sectors:

- B1/Business Incubation - **545** FTE jobs;
- Sports/Leisure - **215** FTE jobs;
- Medical/Crèche - **81** FTE jobs;
- Retail A1/A2 - **163** FTE jobs;
- Retail A3/A4/A5 - **156** FTE jobs;
- Hotel/Conference - **100** FTE jobs;
- Church/Auditorium - **100** FTE jobs;
- Site Management - **110** FTE jobs;
- Construction - **700** FTE jobs.

3.32 At present, the resident population of the area has a lower skills base and level of qualification attainment than average in London – by providing new introductions to work both in construction and operation, a development at New Bermondsey can help to give people new opportunities with entry-level and mid-level skilled positions (administration, service, sales and skilled trades) and help to redress long-term unemployment and economic inactivity.

3.33 The following chart identifies the sought occupation, by skill level of the current Job Seekers Allowance claimants in Lewisham, highlighting a significant level of need, spread across different sectors that match the kind of employment roles created both during construction and beyond as New Bermondsey becomes a new and thriving neighbourhood of London:

**Figure A – JSA Claimants by Sought Occupation (Skill) in Lewisham (DWP, October 2015)**



- 3.34 Mid-level roles including retail, administrative and service jobs are a key aspect for many of the employment-generating areas within the development, offering entry-level employment (and then clear routes to training and promotion) suitable for young unemployed people with low levels of educational attainment. Rates of offending can be particularly high amongst these groups and pathways into employment are vital in diverting people away from criminality towards more positive involvement in their local community and economy.
- 3.35 An analysis of 2011 Census data shows that in London, approximately 30% of all employees live within 5 km of their workplace, whereas in the wholesale, retail, hotel and restaurant sectors more than 36% of people live this close to their place of employment. As such, a significant number of jobs created are likely to benefit local residents, including those currently unemployed and seeking this kind of employment.

#### *Enhancing Employment Benefits*

- 3.36 The benefits of a large construction project such as this will be enhanced by tapping into jobs brokerage schemes for local unemployed people, and by fostering links with local education institutions to give people the opportunity to learn important skills while being offered the chance to earn money close to where they live.
- 3.37 Renewal have consulted with the Council’s Local Labour and Business Co-ordinator and prior to the Outline Planning Application met with the New Cross-based 170 Community Project who run training and access to employment courses for the local community, the New Cross Gate NDC and Action 4 Employment (A4e) about ways in which the scheme can enable local residents to access the job opportunities at New Bermondsey.

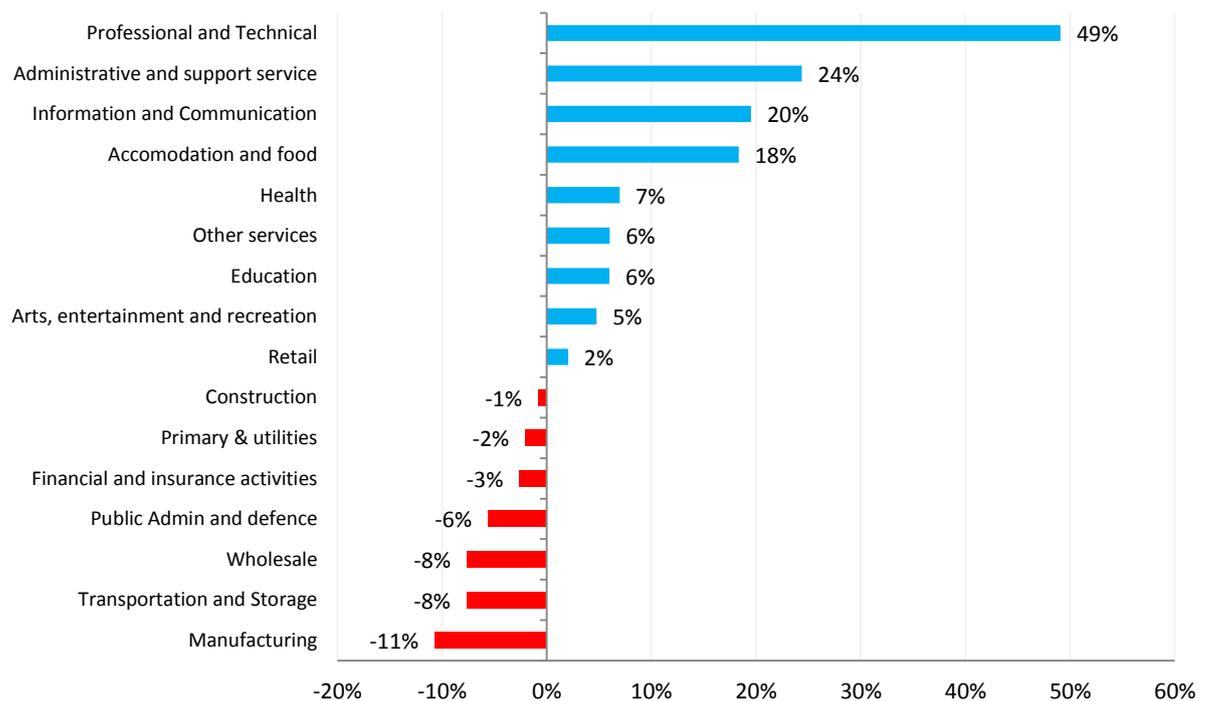
3.38 Additionally, the proposals for New Bermondsey include a commitment, via Section 106, to fully participate in the Local Labour and Business Scheme, and to achieve a target of at least 50% employment of local people and businesses through a Local Employment Strategy which sets out reasonable endeavours to promote and recruit employees, contractors and suppliers from Lewisham during the construction and operational phase of the development to ensure that benefits are felt locally.

3.39 Ensuring local residents have employment and training packages tailored to address their specific needs, and that educational results in the area continue to improve, so that residents can take advantage of additional jobs locally and compete for higher skilled jobs in the wider London labour market is a key aspiration for the development.

*A Changing Economy*

3.40 Employment projections (below) produced by the GLA (2013) show that it is likely that employment growth in London to 2036 will continue to be driven by service sector employment including professional and technical jobs, retail, hotels, health, education and business and other services (which includes sport and leisure). By contrast manufacturing, utilities and transport (the profile of jobs currently at New Bermondsey) will continue to decline significantly.

**Figure B – Components of London’s Projected Employment Growth 2012-2036 (GLA, London Plan 2015)**



3.41 Because of its current employment structure a trend based analysis would suggest that Lewisham is likely to capture little of this growth without a significant change in direction through the creation of new employment floorspace, improved access to markets in London and development to raise the profile of the borough as a working environment. The New Bermondsey regeneration will help to address this.

3.42 Growth sectors including culture, sports, arts and tourism are particularly beneficial to restructuring industrial areas that are seeking to diversify their economic bases. The wider environmental benefits (new

facilities, creative use of redundant space and buildings and improved infrastructure) and image change (lively, animated and cosmopolitan ambience) can positively alter outsiders negative mental maps of post-industrial areas and help re-position them as more attractive places for inward investment.

- 3.43 New Bermondsey has the opportunity to meet the needs of a young population with improving educational attainment, and a large labour force with a mix of skill levels, including highly qualified and skilled residents, meeting London's aspirations for significant growth in knowledge industries.

*SMEs, Digital Media and Creative Industries*

- 3.44 While structural economic changes mean manufacturing is no longer a major contributor to job creation in the borough, other sectors have grown. There is now a strong recognition of the importance of creative industries to the Borough's economy, which tend to be clustered in parts of Deptford, New Cross and Forest Hill due to business advantages of good public transport links and a good representation in a number of growing sectors.

- 3.45 Lewisham has existing strengths in small, start-up creative industries, and specifically digital media<sup>3</sup> which is identified as the fastest growing area of the creative economy and accounts for two out of every three creative jobs in the UK. In 2011, Lewisham Council identified through a survey that there were over 600 digital creative businesses in the borough<sup>4</sup>, many of which are small or micro-businesses. Phase 1B of the scheme includes a creative hi-tech digital hub, creating a focal point around which the many digital business in Lewisham can aggregate. Analysis of IDBR data highlights that the current figure is over 1,000 for micro-businesses in these sectors.

- 3.46 A greater proportion of residents in Lewisham have degree-level or higher qualifications compared to the London average, with 38% educated to degree level across the borough and a high proportion working in the knowledge industries. A large number of residents are self-employed or run micro-businesses that provide services to central London and benefit from access. The strength of the borough's higher and further education offer, including Goldsmiths, University of London and Lewisham College and close proximity to Ravensbourne on the Greenwich Peninsula, translates into a number of new graduate start-ups each year<sup>5</sup>.

- 3.47 Levels of entrepreneurship and small business start-up are high in Lewisham. With a rate of new business formation has been at or above the level for Inner London and London over the last 10 years<sup>6</sup>, with 4,800 start-ups in Lewisham, which representing 34% of the total business stock and 12% of total employment, between 2008 and 2012<sup>7</sup>. Rates of new VAT registrations give an indication to levels of entrepreneurship, and in Lewisham, there has been a steady year-on-year increase of new registrations since the mid-1990s, with a pre-recession high and a consistently higher-than London growth rate in registrations<sup>8</sup>.

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<sup>3</sup> London Borough of Lewisham (2012) Digital Businesses in the Creative Industry sector in Lewisham

<sup>4</sup> London Borough of Lewisham (2012) The Digital & Media Sector in Lewisham

<sup>5</sup> Lewisham Arts Service (2012) The Business of Creativity: A Creative Industries Strategy for Lewisham 2012-2015

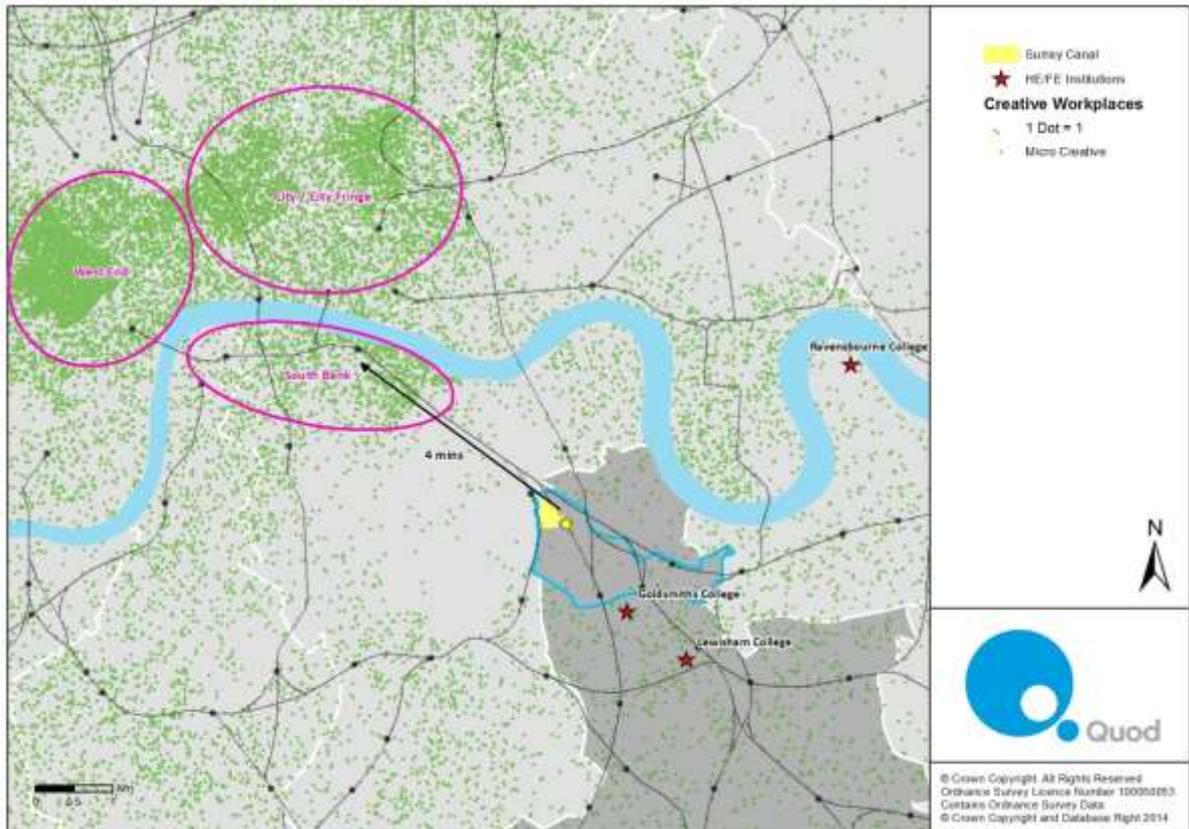
<sup>6</sup> London Borough of Lewisham (2013) Lewisham Business Growth Strategy 2013-2033 – Strengthening Lewisham's Economy by Creating Growth and Local Jobs

<sup>7</sup> Ibid.

<sup>8</sup> ONS (2013) VAT registrations/de-registrations by industry 1997-2007

- 3.48 Currently, there is a gap between the skill level of people who live in the borough and work there, and people who live there and commute out, with over 100,000 people leaving the borough to work (Annual Population Survey, 2014). Part of this is due to the draw of Central London, but this may also be a feature of a lack of business space locally suited to resident's needs.
- 3.49 As previously mentioned, a key element of the New Bermondsey development is the Creative Industries Hub, which will be brought forward in phase 1b of the development adjoining the new station on the East London Line. This part of the development will include business start-up space, including affordable space, tailored towards small entrepreneurial business and the digital media sector.
- 3.50 The provision of flexible office and workshop space will help to foster entrepreneurial activity and the growth of Small and Medium-sized Enterprises (SMEs), giving the opportunity for local people to start-up businesses. This kind of space is often occupied by creative and cultural industries - sectors that are already strong locally partly due to the nearby Goldsmiths College. The provision of this kind of space responds to local needs, with a significant SME representation locally, a high concentration of firms and employees in this sector, and a high rate of start-ups in Lewisham.
- 3.51 New Bermondsey's investment in well-located and accessible digital media business space meets aspirations of the Greater London Local Economic Partnership's (LEP) **Jobs and Growth Plan for London** (GLA, April 2013) which sets out the approach to promoting growth and jobs. It outlines four priority areas including:
- Skills and employment – ensure Londoners have the skills to compete for and sustain London's jobs;
  - Micro, small and medium enterprises –support and grow London's businesses;
  - Science and technology – for the capital to be recognised globally as a world-leading hub; and
  - Infrastructure – to keep London moving and functioning.
- 3.52 This provision also meets the LEP's provisions for supporting SMEs to make the journey from start up to high growth, including:
- Exploring affordable workspace options; and
  - Raising awareness of business support services and networks.
- 3.53 Located close to a new Overground station (New Bermondsey), the Creative Industries Hub will be highly accessible to a significant digital and creative market in Central London in 4 minutes and will have direct links to Silicon Roundabout (East London Tech City) on the London Overground network, promoting the area as a key satellite in inner London for high-end businesses, and raising the profile of North Lewisham as a creative employment location in-line with policy aspirations.
- 3.54 The following map identifies the concentration of digital media micro-businesses in the area, the proximity of central London via public transport, and the range of complementary education institutions nearby:

Figure C - Concentration of Micro-businesses (1-9 employees) in the Creative Industries Sector as defined by DCMS<sup>9</sup>



- 3.55 New Bermondsey has been identified as the favoured option for a 'Film City' in Lewisham<sup>10</sup>, scoring excellently across most criteria in terms of location, accessibility, and critical mass to attract local businesses and those from outside the borough. As such, the proposed business incubation space will allow local residents the opportunity to set up businesses in affordable space, responding to the current local demand for space suitable for creative and digital industries and allowing local skilled graduates to stay in the area to work.
- 3.56 The creation of new jobs and business by securing private sector investment in growing sectors that provide local residents with entrepreneurial opportunities, and contributing to a new growth hub for North Lewisham.
- 3.57 At New Bermondsey, in a nationally-recognised area of acute employment and income deprivation and where the skills base is low and the unemployment rate is high, the transformation from low grade, low intensity uses to a more intensive, mixed-sector employment offer is a significant benefit. The intensified use of a currently under-used site can help to facilitate the borough's diversification away from traditional

<sup>9</sup> Department for Culture, Media and Sport (2012) Creative Industries Economic Estimates – January 2014

<sup>10</sup> Lewisham Council commissioned a Feasibility Study in July 2012 for a 'Film City' – a centre for film and digital media in Lewisham that would mix studio and technical facilities, workspace and shared facilities in order to develop the emerging film and digital sector, link local partners and provide significant economic benefits for the Borough.

manufacturing and industrial sectors towards business services and other service industries and creative sectors that will help Lewisham's economy to stabilise and grow.

### Wider Economic Effects

- 3.58 As well as offering positive opportunities for local residents in terms of employment, a key factor in the success of New Bermondsey will be its ability to draw in visitors by providing high quality community facilities, sports and recreation, and hotel/conferencing facilities within a vibrant environment easily accessible from central London. At present, the Site is largely impermeable and has little to draw in visitors other than on match days. The transformation of the New Bermondsey Site will radically alter this and can help to promote North Lewisham as an attractive destination in London for business and leisure.
- 3.59 Increased visitor numbers contributes to regeneration of the wider area in many ways. Perhaps most importantly, the significant commercial offer, hotel, business incubation space, community facilities and regionally important sports facilities and event space being created as part of the Sports building will introduce many people to the area, putting it on the map of London, and improving its credibility as a location for further investment and a place where people want to live.
- 3.60 Building a reputation as a hub for SMEs in the fast-growing digital media sector, as outlined, is key for expanding the wider benefits of the development in terms of supply chain and business support, earnings and raising the profile of north Lewisham. New Bermondsey is in a good situation to achieve this through links to local further and higher education facilities, good accessibility to central London through its two stations on site and a strong track record of creative industry businesses in Lewisham.
- 3.61 Alongside direct employment and job brokerage, the New Bermondsey regeneration scheme will support businesses already in the area through supply chain activities in construction and operation (for example, local machine hire, business administration and support, catering etc.) and through the new residents' spending on goods and services locally, and workers and visitors (including hotel visitors) in the completed development spending on food and drink.
- 3.62 A quantitative assessment was included within the Environmental Statement of the outline planning application for New Bermondsey, highlighting that:
- **The new homes at New Bermondsey could generate spending of approximately £40.4million per year;**
  - **Spending by visitors staying in the hotel could be in the region of up to £4.1million per year;**
  - **Spending by employees could be in the region of £2million per year.**
- 3.63 This spend will support existing businesses locally and create more opportunities for work in the area around the site to support the development. Based on average annual output per job in the retail sector per year, an annual spend in the region of £45million could support around 450 jobs in the retail and service sector surrounding the site and across Lewisham and London<sup>11</sup>.

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<sup>11</sup> Based on average output per retail employee in the South East of £100,000 per year, ONS

### Community Facilities

- 3.64 Successful regeneration will need to be supported by public services, community and voluntary groups, and can enable this by providing a forum for these to operate, whether that be in conjunction with health space, sports facilities or in a place of worship. New Bermondsey will provide a comprehensive opportunity for local and surrounding residents to lead healthy lifestyles giving them access to community facilities in an active environment.
- 3.65 The Council's Infrastructure Development Plan also outlines aspirations for the provision and maintenance of community centres, libraries, community halls and places of worship, children's centres and child care facilities, highlighting that many of these facilities currently suffer from under-investment and are in a poor state of repair, whilst others are not "fit for purpose". Policy in Lewisham and London supports the provision of community facilities for future population that are easily accessible, co-located, safe and secure. The New Bermondsey regeneration will include several new community spaces and a nursery/crèche, health centre and sports facilities offered to the community at local authority rates.

### Sport-led Regeneration

- 3.66 Increasing levels of participation in sport and physical activity can contribute to improved health, lower worklessness, less crime, increased skills, stronger community identity and community cohesion. However, often sports facilities that meet local needs are not available in many deprived neighbourhoods, and a larger proportion of the population do not participate.
- 3.67 New Bermondsey offers a major benefit with a pioneering programme of sport-led regeneration. It aims to provide a hub of high quality, comprehensive facilities for elite athletes, as well as community-accessible sports, leisure and recreation facilities for residents and visitors.

#### *Facilities at New Bermondsey*

- 3.68 The scale and range of activities provided by the significant investment in sporting facilities at New Bermondsey has the potential to be a leading aspect in the regeneration of the wider area, including the redressing of current economic, social and health inequalities.
- 3.69 New Bermondsey will be the largest community sports facility built in London for 50 years, and provide a significant amount of floorspace dedicated to formal sport and recreation, which will include:
- A boxing gym with three rings and gym facilities; This will house the headquarters and centre of excellence for the London Amateur Boxing Association as well as a new home for 2 local and well established boxing clubs.
  - 25m x 6-lane swimming pool with disabled access and learner pool;
  - Fitness suite with 150 stations, dance studio and weights;
  - Changing rooms, office and teaching areas;
  - 4G pitch for football, rugby and hockey – also housing the Millwall Community Scheme;
  - 4 multi-use sports halls for badminton, basketball, netball volleyball, handball and indoor cricket
  - A 3,000 seat event arena with retractable seating (converts to 3 sports halls when not in use);

- Café, crèche, sports shop, NHS community health service, boxing museum, bar and climbing wall;
- A table tennis centre for Fusion table tennis club and regional offices for the English table tennis association; and
- A gymnastics centre.

3.70 A London base for Onside, a charity who create state of the art youth clubs, called Youth Zones, which offering a wide range of sport, art and enterprise activities. This significant level of provision of high-quality sports facilities in an accessible, legible environment of public spaces will encourage residents and visitors to live healthier lifestyles and take part in community groups and events, helping to promote social inclusion and reduce health inequalities and lower than average sports participation rates.

3.71 The proposed location of all sports facilities in a single site within the development means that clubs and facilities can be comprehensively managed to make their operation more efficient. It also allows clubs and organisations within the new indoor sports complex to utilise the 3,000 seat multi-use auditorium for major matches and tournaments, thus affording the indoor complex and its tenants the potential to attract significant events and raise the profile of Lewisham as an elite sports hub.

#### *Clubs, Organisations and Governance*

3.72 The occupation of the various facilities by clubs has been seen to respond to a significant local need, with committed uptake of space from locally and regionally significant clubs such as Lewisham Thunder (basketball), Fusion Table Tennis, Lynn Athletics Boxing Club and Downside Fisher Boxing Club. Under the guidance of the Surrey Canal Sports Foundation, and with significant financial investment from the developer (Renewal) and Sport England, the sports facility is effectively fully let to a wide range of clubs and sports organisations and linked to local schools.

3.73 The Surrey Canal Sports Foundation provides a governance structure to ensure that the facilities remain for community use at local authority rates. It will be responsible for encouraging the tenant clubs to run their programmes in the local authority and for increasing sports participation locally.

3.74 The Surrey Canal Sport Foundation, a registered charity (1141811), has been established to fund, build and run the sports facilities at New Bermondsey on a not for profit basis. The Foundation will ensure that the facilities are available to Lewisham and Southwark residents at local authority rates in perpetuity. The Foundation's board members are:

- Steve Norris (Chair);
- Sir Steve Bullock, Elected Mayor of Lewisham;
- Cllr Peter John, Leader of Southwark Council;
- Baroness Grey-Thompson, Paralympian;
- Brendan Jarvis, Head of Real Estate for Barclays (Europe, Middle East and Africa);
- John Inverdale, Broadcaster; and
- Jordana Malik, Director of Renewal.

3.75 The Section 106 Agreement includes provision for a Sports Facilities Strategy, which will detail the operation and management of facilities from its inception. The sports facilities within the development will be

managed by the Surrey Canal Sports Foundation, in partnership with voluntary and charitable groups that will serve the communities in Lewisham and Southwark.

- 3.76 All of the sports and leisure facilities will be based around clubs with some Regional and National Governing Body involvement (English Table Tennis Association, London Amateur Boxing Association), and will also be accessible to local residents, clubs and schools. The co-location of the Millwall Community Trust within the facility will help to link the range of sports facilities to local people engaged by the current activities on offer.

*Maximising Local Benefits - Participation*

- 3.77 Renewal estimate that the facilities, coupled with improved accessibility to the area, have the potential to accommodate 18,000 local residents and visitors each week (at the same rates as local authority sports centres in Lewisham and Southwark).
- 3.78 Participation levels in disadvantaged areas and by certain sections of the community, including older people, people from black and ethnic minority groups and with disabilities, are lower than the national average. A range of important barriers prevent people from being active. These include personal attitude, beliefs and knowledge about sport and physical activity; time availability; affordability, lack of facilities, accessibility and environmental issues such as safety and the standard of the venue or facility.
- 3.79 Therefore, new sports facilities provided in regeneration schemes in deprived areas with low participation rates need to be promoted and managed in such a way that local people can fully access the benefits they provide. New Bermondsey has a governance structure focused on the local population through the Foundation, a pricing commitment to maintain affordability to all, and has already undertaken a detailed exercise in bringing to the site existing sports clubs with local bases and schemes targeted at improving the rate of participation in hard-to-reach groups.
- 3.80 Community participation led by sports clubs in the new space will be critical in maximising the benefits to local residents. It is in the interest of these occupiers to encourage participation. Lewisham Thunder, for example, are already on-site and running a number of programmes specifically targeted at groups, including wheelchair basketball sessions, basketball camps, family events, healthy living advice vocational courses, pre-and post-session study clubs, sessions to support post-natal fitness and social integration, and specific sessions for older and younger people. The 'Hoops4Health' programme already links with 16 local schools in the area. Similarly, Fusion Table Tennis Club are also onsite delivering coaching and competition opportunities to local young people and adults in a 16 table centre:



Figure D - Meanwhile sports use at New Bermondsey (Lewisham Thunder basketball club and Fusion table tennis club)

### *Linking to Employment and Skills Development*

- 3.81 As well as increasing participation levels, a range of work opportunities from voluntary, to entry-level, to management roles are likely to be generated by this regionally significant sports facility, and the specificity of many of the roles are likely to require the uptake of new skills and potentially qualifications for people employed here – providing a significant advantage in an area with a currently low skills base and level of qualification attainment. The sports facilities will provide new jobs (approximately 300 of the 1,500 total jobs created by the development) and volunteering opportunities suited to a local population with high youth unemployment and low qualification attainment.
- 3.82 The jobs provided will include professional sports managers, administrators and coaches, but also a lot of flexible employment, temporary, seasonal, part-time, and low-skilled positions. These facilities, by adopting a policy of local recruitment and training will provide opportunities for a range of flexible, entry-level positions that are particularly accessible to those just entering or returning to the labour market.
- 3.83 A number of higher-skilled roles will also be created, directly at the facilities but also attracted as a result of improved image of the area – helping to redress the current trend for higher skilled residents to leave the area for work.

### *Wider Economic Benefits of Sport*

- 3.84 Sport England highlight that sport-related employment accounts for around 2.3% of all jobs in England (400,000+ jobs), and volunteering in sport has an estimated economic value of £2.7bn nationally<sup>12</sup>. This puts sport within the top 15 sectors in terms of GVA nationally – it is also a sector that grew during the recent recession, highlighting its resilience. This is set against the economic value attached to health in terms of savings on public healthcare (The annual value of health benefits from people taking part in sport is estimated at £11.2 billion <sup>ibid</sup>).
- 3.85 There has been broad evidence in recent history that sports venues can become the centrepiece of regeneration initiatives that seek to capture recreation, tourism and retail activity. A regionally important cluster of new sports venues and training facilities adding to the existing New Den and activities of the Millwall Community Scheme at New Bermondsey can create a new high profile sports destination for the Capital.
- 3.86 Investment in sporting infrastructure in cities over the past 25 years has not been primarily aimed at getting the local community involved in sport, but has instead been aimed at attracting tourists, encouraging inward investment and changing the image of urban environments experiencing deprivation and decline. In the British context, most of the urban areas following this strategy of using sport for economic regeneration have been traditionally industrial or manufacturing-based areas not normally known as major tourist destinations (e.g. Sport City in east Manchester), the decline of which has been the key driver to promoting the need for a new image and new employment opportunities.
- 3.87 Research<sup>13</sup> suggests that ‘sports tourism’ can have a significant economic impact, both directly through spending by visitors and participants to both public and elite events, and indirectly through raising footfall in an area and benefitting local retail and other commercial activities. There are several examples of venues

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<sup>12</sup> Sport England / AMION Consulting (2013) Economic Value of Sport in England

<sup>13</sup> UK Sport (2004) Measuring Success 2: The Economic Impact of Major Sports Events; Higham and Hinch (2006) Sport and Tourism Research: A Geographic Approach; Higham (2001) Introduction to Sport Tourism Destination Analysis; Higham (2001) Introduction to Sport Tourism Destination Analysis

creating investment and jobs, expenditure and visitor stays by holding regionally and nationally significant events –much like will occur the new facilities at New Bermondsey.

3.88 The kind of development at New Bermondsey complements the existing visitor draw of Millwall FC, and will encourage fans to remain in the area before and after events, raising the profile of the area and encouraging local spending on food, drink, accommodation and leisure. Significant elite sporting venues, such as The New Den (currently) and the planned 3,000 seat multi-use arena (in the future) can provide an anchor for the regeneration of New Bermondsey and will be complemented by the active street scene, retail provision, hotel and open space in the development. By raising the profile of the area as a destination, and a place that presents opportunities for supporting activities e.g. via the supply chain, this will raise the attractiveness to inward investment.

3.89 Because they are growth sectors, culture, sports, arts and tourism are particularly beneficial to restructuring industrial areas that are seeking to diversify their economic bases as is the case with New Bermondsey.

*Research into Regeneration Benefits of Sport*

3.90 Sport England produce a database of academic research into the value of sport across a number of themes via the ‘Value of Sport Monitor’. This includes detailed examples of site-and development-specific studies into the extra income generated in areas that provide new sports facilities, and other non-monetary benefits for advancing regeneration<sup>14</sup>. While it is not appropriate to superimpose effects in other areas at other times on to New Bermondsey, the findings generally suggest that the area around New Bermondsey can broadly expect the following benefits from delivering a large, mixed use, high quality, accessible sports facility:

**Table 3 – Research from Sport England ‘Value of Sport Monitor’**

<b>Crime Reduction and Community Safety</b>	<ul style="list-style-type: none"> <li>• Participation leads to reduced crime, drug use and ASB, especially effective in rehabilitating young offenders <sup>(e.g. 15)</sup></li> <li>• Sports clubs and programmes targeted at hard-to-reach groups reduces crime and ASB rates in those groups <sup>(e.g. 16)</sup></li> </ul>
<b>Economic Impact and Regeneration of Local Communities</b>	<ul style="list-style-type: none"> <li>• Sport-related sectors are highly productive in terms of GVA, are resilient to economic downturns, create a range of jobs with different skills requirements, generate supply chain benefits and economic benefits through volunteering <sup>(e.g. 17)</sup></li> <li>• The economic impact of major events at venues creates local spending, accommodation demand and indirect employment and supply chain benefits <sup>(e.g. 18,19)</sup></li> <li>• Local events and smaller events also generate footfall and income, often if they are in locations that are accessible and have secondary facilities to maximise secondary</li> </ul>

<sup>14</sup> <http://www.sportengland.org/research/benefits-of-sport/the-value-of-sport-monitor/economic-impact/>

<sup>15</sup> Nichols, G and Taylor, P (1996) West Yorkshire Sports Counselling: Evaluation Report, Sheffield: University of Sheffield Leisure Management Unit

<sup>16</sup> Sandford, RA; Duncombe, R and Armour, KM (2008) Evaluation of Two Sports Programmes Tackling Youth Disaffection and Anti-social Behaviour in the UK Educational Review, 60(4), 419-435

<sup>17</sup> Gratton, C and Henry, IP (eds), Sport in the city: the role of sport in economic and social regeneration, London: Routledge; 2001, 35-45

<sup>18</sup> Gratton, C; Shibli, S and Coleman, R (2010) The Economic Impact of 10 Major Sports Events in the UK, Sociological Review, 54(2), 41-58

<sup>19</sup> Sport Industry Research Centre (2004) Measuring success 2: the economic impact of major sports events, London, UK Sport

	<p>expenditure (cafes, shops) <sup>(e.g. 20,21)</sup></p> <ul style="list-style-type: none"> <li>Indirectly, public healthcare costs are greater in areas with lower rates of participation <sup>(e.g. 22,12)</sup></li> </ul>
<b>Education and Lifelong Learning</b>	<ul style="list-style-type: none"> <li>Sport participation, and engagement in sport through schools and youth clubs, can be an effective way of learning life-skills and improving academic achievement <sup>(e.g. 23,24)</sup></li> <li>Sports offer different avenues to qualifications and employment, and opportunities for work experience and voluntary activity for young people <sup>(e.g. 25)</sup></li> <li>Multi-functional sports centres with integrated facilities for clubs can be an effective way for engaging disaffected young people through both participation and also other educational and social support structures – some of these currently exist through the Millwall Community Scheme <sup>(e.g. 26)</sup></li> </ul>
<b>Physical and Psychological Health and Wellbeing</b>	<ul style="list-style-type: none"> <li>Increased participation in sport can reduce incidence of preventable health problems including cardiovascular illness, mental health problems, particularly for those who would usually find it difficult to access facilities <sup>(e.g. 27,28)</sup></li> <li>Having an accessible range of sports services locally also increases perceptions and awareness of wellbeing and the value of a healthy lifestyle among residents and visitors <sup>(e.g. 29,30)</sup></li> </ul>
<b>Social Cohesion and Participation</b>	<ul style="list-style-type: none"> <li>Successful community-based schemes can engage hard-to-reach groups in the local community, develop peer relationships and key life skills and citizenship principles, encourage volunteering and link amateur and professional activity if delivered in a comprehensive mixed-use environment <sup>(e.g. 31,32,33)</sup></li> <li>Well-managed and governed, publically accessible facilities can break down barriers to participation for minority groups including older people, BME and cultural groups, disabled people and young people <sup>(e.g. 34,35)</sup></li> </ul>

<sup>20</sup> Wilson, R (2006) The Economic Impact of Four Local Swimming Events, *Managing Leisure*, 11 (1), 57-70

<sup>21</sup> Coleman, R and Ramchandani, G (2010) The Economic Benefits of Mass Sports Events, *International Journal of Sports Marketing and Sponsorship*, 12(1)

<sup>22</sup> Pratt, M; Macera, CA and Wang, G (2000) Higher Medical Costs linked with Physical Inactivity, *The Physician and Sportsmedicine*, 2000, 28(10)

<sup>23</sup> Papacharisis, V et al (2005) Effectiveness of a Sports-based Approach to Teach Life Skills, *Journal of Applied Sport Psychology*, 17, 247-254

<sup>24</sup> Shepherd, RG (1997) Effects of Daily Physical Education on Academic Performance in Primary Schools, *Pediatric Exercise Science*, 1997, 9, 113-126

<sup>25</sup> Sandford, RA; Armour, KM and Warmington, PC (2006) Review of Research on Engaging Disaffected Young People through Physical Activity, *British Educational Research Journal*, 32(2), 251-271

<sup>26</sup> Sharp, C et al (2003) Evaluation of a National Initiative to set up Study Support Centres in Sport Venues, *Playing for success: an evaluation of the fourth year*, National Foundation for Educational Research; 2003, Research report no 402

<sup>27</sup> Cooper RA et al (1999) Research Priorities on Physical Activity and Young Disabled People, *Journal of Rehabilitation Research and Development*, 1999, 36, (2), 142-154.

<sup>28</sup> Biddle, SJH, Gorley, T and Stensel, DJ (2004) Review of Evidence on Physical Activity and Health in Young People, *Journal of Sports Sciences*, 22, 679-701

<sup>29</sup> Chatzisarantis, NLD and Hagger, MS (2007) Contributions of Sports to Life Aspirations and Psychological Wellbeing, *Journal of Sports Sciences*, 25(9), 1047-1056

<sup>30</sup> Rendi, M et al (2008) Psychological Benefits of Aerobic Exercise, *Psychology, Health and Medicine*, 13(2), 180-184

<sup>31</sup> Dobosz, RP and Beaty, LA (1999) Links between Sport and Teenagers Leadership Skills, *Adolescence*, Vol. 34, no. 133, Spring 1999, pp215-220

<sup>32</sup> Eley, D and Kirk, D (2002) The Impact of a Sport Volunteer Programme on Young Sport Leaders, *Sport, Education and Society*, 2002, 7, (2), 151-166

<sup>33</sup> Coalter, F; Allison, M and Taylor, J (2000) The Role of Sport in Regenerating Deprived Urban Areas, Edinburgh: The Scottish Executive Central Research Unit

<sup>34</sup> Scott Porter Research and Marketing Ltd (2001) Sport and ethnic minority communities: aiming at social inclusion, Edinburgh: sportscotland, Research report no 78

<sup>35</sup> Groff, DG and Kleiber, DA (2001) Sport and Self Image Among Young People with Physical Disabilities, *Therapeutic Recreation Journal*, 2001, 35, (4), 318-332

### Millwall Community Trust – Lions Centre

- 3.91 Millwall Community Trust have been active in promoting social inclusion in the local community via the Lions Centre for over 25 years, providing coaching sessions with community groups and schools among other educational and sports-based activities.
- 3.92 The existing Lions Community Centre will be re-housed in new, purpose-built accommodation within the sports centre. The Lions Community Centre is home to the Millwall Community Scheme, which provides opportunities for the local communities of Lewisham and Southwark to take part in sport, learn new skills, improve their health and find employment.
- 3.93 As part of the multi-faceted, regionally significant sports facilities, the Millwall Community Scheme has an opportunity to enhance its already excellent community activities (including training of sports coaches, running community clubs, delivering schools coaching sessions and organising community activities) locally and can benefit from highly accessible and top quality facilities on its doorstep.

### Faith Centre

- 3.94 North Lewisham is a diverse area, with a significant representation across a number of different faiths and beliefs. The largest represented group is 'Christian' at over half of all residents in New Cross (Census, 2011), with a significant representation of residents without a religion, and a concentration of Muslim residents.
- 3.95 Through community consultation, Renewal identified that there are over sixty faith groups in unsuitable premises within a quarter of a mile of the New Bermondsey site – there is a huge growth in demand for religious facilities in the area. This was corroborated by the Council's Faith Officer, who identified that Faith Groups in the local area face difficulties in finding suitable property, acquiring leases and purchasing facilities.
- 3.96 As the first phase of the development it is critical to deliver a facility that is multi-functional, accessible to all members of the community and meets a number of basic needs, not just for faith but for voluntary and community groups, residents associations and clubs. As such, the facility will provide an auditorium, meeting rooms, café and informal area to ensure that all groups can be accommodated for and have space to operate.
- 3.97 Given the demand for facilities, and the diverse nature of the area, it is key that any occupier of the facility is sensitive and understanding of the needs of the diverse local community and willing to play a role in the community. In selecting an occupier – from an initial list of 100+ denominations – Renewal identified that there should be a strong local connection to London, a track-record of community initiatives, and an inclusive stance in terms of age, sex, sexual orientation, ethnicity, disability and beliefs. Based on these criteria, Hillsong were chosen as the preferred occupier, and both parties have shown their commitment to the local community by Renewal facilitating and Hillsong occupying the temporary occupation of part of the site prior to the completion of the new faith and community facility in Phase 1.
- 3.98 Hillsong are a Christian denomination, with an established base in London and South East England, already having strong congregations in the West End, Kent and Surrey. The congregation at the temporary facilities at New Bermondsey is already 600-strong and growing. In addition to regular services, Hillsong operate a number of community initiatives including:

- ‘Greenlight’ – a social justice initiative that sees a team of skilled volunteers go out onto the streets of London in the evenings on a medical van to offer minimal invasive medical care, and provide advice to rough sleepers;
- ‘1 Care Revolution’ – the community youth arm of the church, which engages young people to overcome issues of deprivation;
- ‘Elderly Outreach’ - Hillsong London partners with Community Centres for the elderly. At The Platt Centre, Putney the church assists those who attend the centre with everyday practical needs, such as home and garden maintenance, grocery shopping and transport. The church host tea parties and social events to help make the elderly feel valued and connected;
- ‘Leadership Masterclass’ - A 14 week training program to develop and equip individuals for leadership; and
- ‘Financial Confidence Training’ - A free, financial course for those who desire to improve their personal budgeting skills and knowledge. The training is delivered to small groups with opportunity for one-to-one follow up session with a personal coach.

3.99 Additionally, the faith centre at New Bermondsey will house the South London Multi-faith and Multi-cultural resources centre previously housed at Kilmorie School, Forest Hill and currently in store in the Renewal offices.

3.100 This kind of facility will potentially play an important role in meeting the needs of local communities through primarily providing dedicated space for a faith group. The centre will potentially act as a base for a variety of temporary, part-time and permanent community services and will provide significant community services, many of which are aimed at or are particularly accessible to vulnerable people.

### Safeguarding and Enhancing Millwall FC

3.101 Millwall Football Club is an important asset to Lewisham, and a vital part of the cultural and community infrastructure of the wider area. Throughout the planning application process and beyond, Renewal have maintained an open line of communication with the club and have sought to identify and mitigate any negative effects.

3.102 Through the development of New Bermondsey, Millwall FC will benefit from:

- External cladding of the New Den, to improve the exterior of the stadium in-line with the re-development of surrounding areas on the site;
- Re-provision of dedicated car parking facilities for matchday and non-matchday events and the re-provision of coach parking facilities for event days;
- The provision of outside broadcasting facilities;
- An attractive and vastly improved setting for the club, including a new boulevard running alongside the Barry Kitchener stand, Stadium Avenue;
- The replacement of the groundsperson’s accommodation; and

- Sensitive management of the potential relocation of the Memorial Garden - A legal agreement (via Section 106) has also been put in place to confirm that Phase 4 of the construction of the development will not be started until either a) it is confirmed that the existing Memorial Garden on the site does not need to be relocated; or b) that a strategy is in place to replace and relocate the existing garden sensitively.

3.103 In considering Millwall FC's long history in the area, Renewal has worked in partnership with Millwall FC in order to create an improved setting for the Stadium, with improved access, new transport links and better facilities for fans and visitors.

3.104 The comprehensive regeneration of the New Bermondsey site takes into account the long-term future of the football club including any future requirement for stadium improvement and expansion as well as transport infrastructure and allows for an increase in capacity of the Stadium from 20,000 to 26,500 if sought.

### Health and Wellbeing

3.105 A central tenet of New Bermondsey's vision is to tackle lifestyle driven health problems through a range of measures – both directly through the provision of a multi-functional health facility and high-quality, accessible sports facilities on-site, and indirectly through the provision of housing, open space, jobs and improved permeability and connectivity.

3.106 At present, New Cross and Lewisham suffer from a number of health inequalities – both in terms of public health indicators such as higher mortality rates and shorter life expectancy than London average, cardiovascular disease and obesity, and wider determinants such as participation in sport and physical activity.

3.107 New Bermondsey will include dedicated space for a new healthcare facility, with specification of services agreed through consultation with organisations responsible for the commissioning of healthcare facilities in Lewisham and Southwark. While the facilities are due to be delivered in the later stages of the development, continual engagement has been made with local public health authorities, and it is anticipated that the centre could include medical and dental surgeries, care in the community facilities, a pharmacy and a specialism in sports medicine including diagnostics and rehabilitation.

3.108 As outlined above, New Bermondsey will also include a wide range of accessible sports facilities.

### *Wider Determinants of Health*

3.109 Regeneration of New Bermondsey meets key target areas for reducing health inequality as outlined in Marmot Review of health inequalities<sup>36</sup>.

3.110 Primarily, the 'wider determinants of health' include those factors not directly related to a health condition – but lead to health benefits through, for example, providing new housing, community facilities and local services, and opportunities for physical activity and outdoor recreation on health arising from the Development, as directed by guidance from the London Healthy Urban Development Unit (HUDU)<sup>37</sup>.

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<sup>36</sup> Fair Society; Healthy Lives: The Marmot Review (2010)

<sup>37</sup> NHS London Healthy Urban Development Unit (2009) *Watch out for Health: A Checklist for Assessing the Health Impact of Planning Proposals*, NHS, London

3.111 The following categories are identified where New Bermondsey will have an impact on wider determinants of health and reducing health inequalities:

- **Housing** - Access to affordable, decent standard housing is essential to public health, particularly for vulnerable groups, for example disabled people and people with long-term health issues or illness limiting movement, older or young people, and low-income groups. New Bermondsey provides a significant addition to local housing stock in a range of tenures and sizes, meeting local need.
- **Reduced Unemployment and Access to Work** - Access to employment and being in work can increase health and well-being, and make it easier to pursue a healthy lifestyle, with income being one of the strongest indicators of health and disease in public health research. Unemployment, conversely, is often related to an increased risk of poor physical and mental health and premature death. By creating a range of jobs and actively linking local people to opportunities through committed brokerage schemes, New Bermondsey will help to redress employment deprivation locally.
- **Community Facilities and Public Services** - The inclusion of public services and infrastructure is paramount as part of new developments in order to build strong, sustainable and cohesive communities. Lack of availability and accessibility to municipal services such as libraries, health facilities, schools and childcare and community centres and social support can have a negative social impact on communities and affect both physical and mental health. New Bermondsey offers a significant quantity, range and access of community facilities as outlined to increase close access and participation and advance social interaction between and within groups in a safe environment.
- **Early Years and Access to Education** – The link between education and a good environment for children to grow up in, and public health outcomes is reflected in the quality of a Development. A child’s physical, social, and cognitive development during the early years strongly influences their school-readiness and educational attainment, economic participation and health. New Bermondsey will include nursery/crèche facilities, and a contribution to mitigating the effect of residents of the development on the ability of local schools to meet demand for places.
- **Physical Activity and Outdoor Recreation** - Reducing dependence on vehicles and providing secure, convenient and attractive public open space can lead to more physical exercise participation in local residents, and reduce the risk of negative health impacts associated with a sedentary lifestyle. Generally, good access to high quality environments for physical activity is associated with an increase in the frequency of its use. It is important that housing and streetscape design are considered as part of neighbourhoods that contribute towards building social relationships as positive contributions toward health. The New Bermondsey regeneration will substantially improve access within and through the area, provides legible, accessible and well-maintained open space and play space for children and a world class outlet for physical exercise.
- **Crime Reduction and Community Safety** - Crime related injury is a significant public health problem in itself. In addition, the perception and fear of crime reduces social solidarity, and has an adverse psychological impact which can lead to mental health issues and subsequent physical illness associated with a lack of access to services and facilities, a lack of social interaction, and a sedentary lifestyle, which can disproportionately affect vulnerable people such as the elderly or disabled or people experiencing hate-crime including gay people and ethnic groups. By enhancing the physical environment and providing an active street scene and built-in measures such as lighting and CCTV,

with numerous community facilities, New Bermondsey will help to reduce the perception of crime and improve the perception of safety for all groups.

- **Resource Minimisation and Sustainability** - Climate change, and the effects of climate change, will have significant implications for the public health of communities at all scales. The design and construction aspects of the scheme can help to mitigate both the impacts on residents of the Development, and the wider community. New Bermondsey will build on locally existing capacity – SELCHP currently provides power, but will also provide heat to all homes created in the development.

### Overall Public Benefit

- 3.112 **New Bermondsey represents an opportunity to address the socio-economic challenges outlined above by delivering a comprehensive mixed use regeneration project that can provide a step-change in both the perception of the area and the realities faced by local residents. The offer of increased accessibility, jobs and business space accessible to local people and fostering entrepreneurship and skills development, and new homes in a range of tenures can provide major public benefits to existing residents as well as occupiers of new space in the future. This is set in the context of a regionally-significant range and quantum of sports facilities, and other beneficial and inclusive community facilities and accessible urban environment.**

## 4 EQUALITY AND PROTECTED CHARACTERISTICS

- 4.1 This section considers the regeneration benefits of the scheme in the context of their effect on equalities groups, or protected characteristics as defined by the Equality Act 2010.
- 4.2 A full analysis of baseline data, using publicly accessible datasets for a number of socio-economic indicators including all protected characteristics, is included at PART 2 of this report for reference.

### Construction Activity

- 4.3 The 15 year construction period has the potential to lead to local effects on amenity, disruption to access and services, and environmental effects for protected groups, particularly older people, disabled people and those with long-term life-limiting illness.
- 4.4 This will be a temporary effect, and will be mitigated through construction activities being subject to a Site Wide Code of Construction Practice (COCP) which will be prepared in consultation with the Council and is committed to in a Section 106 Agreement. These elements will include the following environmental management control measures to minimise and where possible negate adverse effects, meeting required standards as identified in the consented outline planning application and committed to be requirements and obligations:
  - Dust suppression and air quality controls;
  - Noise and vibration techniques;
  - Waste management and recycling strategy;
  - Results of site investigations and proposals to deal with environmental issues;
  - Site management requirements to deal with environmental issues; and
  - Construction logistic proposals.
- 4.5 The impact on amenity for particularly sensitive groups will therefore be mitigated by monitoring the effects of the construction activities, identifying where unacceptable impacts may occur and implementing appropriate schemes to reduce the impacts.

### Summary:

<b>Potential effect on equalities groups or protected characteristics</b>	Temporary construction noise, disruption to access and services can disproportionately affect older people, disabled people and those with long-term life-limiting illness if not managed adequately.
<b>New Bermondsey</b>	Any potential negative effects will be mitigated by: <ul style="list-style-type: none"> <li>• Stringent monitoring and implementing environmental management measures as secured in the <b>COCP</b> and <b>Section 106</b>, including:             <ul style="list-style-type: none"> <li>○ Dust suppression and air quality controls;</li> <li>○ Noise and vibration techniques;</li> <li>○ Waste management and recycling strategy;</li> <li>○ Results of site investigations and proposals to deal with environmental issues;</li> <li>○ Site management requirements to deal with environmental issues; and</li> <li>○ Construction logistic proposals.</li> </ul> </li> </ul>

## Housing

- 4.6 Access to affordable, decent standard housing is essential for building sustainable communities and reducing pressure on housing waiting lists, offering more opportunities for vulnerable groups (e.g. older people, younger people, low-income households) to improve their standard of living. At present, the local area faces problems in terms of overcrowding, a long housing waiting list and unaffordability.
- 4.7 Adding affordable, well-designed housing is also essential to reducing health inequalities, particularly for vulnerable groups, for example elderly or young people, and low-income groups. The Marmot Review into Health Inequalities (2010) identified that bad housing conditions – which also includes factors such as homelessness, temporary accommodation, overcrowding, insecurity, and housing in poor physical condition – constitute a risk to health, and this is most likely to affect the more vulnerable groups in society.

### *Accessible Homes*

- 4.8 The area around New Bermondsey has a high proportion of residents claiming Employment Support Allowance due to disability (6.8% of local residents – May 2015); and according to the 2011 Census, around 6% of all residents in New Cross identified that day-to-day activities were limited a lot by long-term illness or disability.
- 4.9 All new homes at New Bermondsey will meet Building Regulations 2010 Part M (2&3) Schedule 1 requirements and be built to Lifetime Homes standards as a minimum, with at least 10% of all units provided across all tenures throughout the Proposed Development will be wheelchair accessible or designed so as to be easily adaptable for wheelchair users or people with impaired mobility, and will accord with the standards set out in the South East London Housing Partnership Wheelchair Homes Design Guide (2009) or other guidance/standards as agreed with the local planning authority over time, including the London Plan Policy 3.8, the Mayor’s Housing SPG, and the Draft Interim Housing SPG (2015). The Draft Interim Housing SPG requires that from October 2015 90% of homes should meet building regulation M4 (2) – ‘accessible and adaptable dwellings’.
- 4.10 The approved range of dwelling sizes and tenure mix (private, intermediate and social rented) and commitments to meeting accessibility standards, and the provision of wheelchair accessible and easily adaptable housing – controlled by the planning conditions and obligations agreed as part of the planning permission granted – provides a positive benefit in terms of housing accessibility and accords with requirements of Lewisham’s Core Strategy and housing policies in the London Plan.
- 4.11 The design standards will anticipate the needs of current and future residents and visitors with disabilities, older people with limited mobility, and other groups such as parents with children.

### **Summary:**

<b>Potential effect on equalities groups or protected characteristics</b>	New homes should account for different accessibility needs, including those shared by disabled people, older people, people with limited mobility, and parents with children.
<b>New Bermondsey</b>	New Bermondsey will provide a significant uplift in homes, that will: <ul style="list-style-type: none"> <li>• Meet meet Building Regulations 2010 Part M (2&amp;3) Schedule 1 and be built to Lifetime Homes standards as a minimum;</li> <li>• Meet the requirements for accessible and adaptable dwellings in the Draft Interim Housing SPG;</li> <li>• Include at least 10% of homes across all tenures that are wheelchair accessible or</li> </ul>

	<p>designed according with current and future standards so as to be easily adaptable for wheelchair users or people with impaired mobility;</p> <p>These elements are secured through the Section 106 Agreement.</p>
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*Existing Residential Premises*

- 4.12 There is currently one remaining residential unit within the site (Bridge House), the freehold of which is owned by an external investor and which is currently in private rented use as a House of Multiple Occupation. The Developer and the owner of Bridge House have agreed Heads of Terms for the purchase of Bridge House. Exchange and completion is imminent, and therefore it is very unlikely that the CPO will be required for Bridge House. Once completed, the current tenants will relocate to another property owned and maintained by the current owner, facilitated by the owner.
- 4.13 If the Developer does not acquire Bridge House, there is potential for a negative impact on these residents if they include people with protected characteristics and/or dependencies on their residential location (for example if children are in the local school; or if residents are disabled and require care or facilities in this residence). Given that New Bermondsey will bring forward a significant number of new, accessible homes (many likely to be in the private rented sector), and given rates of background turnover in the private rented sector, this impact is likely to be minimal.

**Summary:**

<b>Potential effect on equalities groups or protected characteristics</b>	<p>The development will require the removal of one HMO (Bridge House HMO) from the site, and the relocation of its residents who may share protected characteristics and/or dependencies on their residential location (for example if children are in the local school; or if residents are disabled and require care or facilities in this residence).</p> <p>Measures are in place to relocate the current tenants to another property owned by the current owner of Bridge House once the purchase has been completed, facilitated by the owner.</p>
<b>New Bermondsey</b>	<p>New Bermondsey will:</p> <ul style="list-style-type: none"> <li>• Bring forward a significant uplift in new homes in the area – with up to 2,400 new homes on the site.</li> <li>•</li> </ul>

*Tenures and Allocations*

- 4.14 Social rented units in a range of sizes will be provided at New Bermondsey, with the allocation of these dwellings subject to the usual legal protections on equalities as applied by the Local Authority or commissioned housing management company under the Housing Act and Lewisham’s Housing Allocation Scheme Policy (October 2012). Housing allocations in Lewisham are intended to prioritise vulnerable groups including people with medical needs and disabilities, or those moving due to racial, sexual or other harassment.

- 4.15 While not discriminating in favour of any particular group, the allocation of social housing to reflect need can be expected to offer significant benefits to children, pregnant women, and also Black, Asian and Minority Ethnic (BAME) residents (groups identified as experiencing disproportionately high rates of housing need). By the nature of its location and the ethnic make-up of the local population, provision of social rented housing at New Bermondsey would be expected to have a beneficial effect on alleviating the housing problems faced by some residents with protected characteristics.
- 4.16 The latest available lettings data<sup>38</sup> shows that 36% of all people placed in social rented accommodation in Lewisham from 2002-7 were children (compared to approximately 20% of the general population of the borough who are children), and that 50% of all lettings were to families. As such, provision of new social housing will be expected to benefit children, pregnant women, disabled residents and families. Lettings policies prioritise the re-housing of families living in temporary, unfit, overcrowded or unsuitable accommodation.

**Summary:**

<b>Potential effect on equalities groups or protected characteristics</b>	The tenure mix of new homes can help to ensure benefits to equalities groups and those with protected characteristics including disabled people, older people, BAME groups, younger people and other vulnerable groups
<b>New Bermondsey</b>	<p>New Bermondsey will deliver a significant uplift of 2,400 new homes, which will:</p> <ul style="list-style-type: none"> <li>• Be in a range of tenures including affordable tenures that are particularly sought after and beneficial to vulnerable people, families, those in housing need and groups with protected characteristics;</li> <li>• Include social rented homes that will be subject to legal protections (including those in the Housing Act and Lewisham Council’s allocations policies) on lettings so as not to discriminate against any groups.</li> </ul>

**Employment**

- 4.17 The needs of unemployed and economically inactive residents locally differs from other areas, partly due to the demographic profile – there are a higher number of students, a younger population with shorter duration of JSA claims, and a different profile of occupational skills, including between men and women.
- 4.18 Some protected groups may be unevenly represented in terms of barriers to accessing work, skills and qualification level, language and cultural factors, family requirements and need for flexible and/or part-time working. For example, in Lewisham and London, BME groups account for around a third of all JSA claimants. In Lewisham, the breakdown of BME JSA claimants is weighted towards ‘Black and Black British’ and ‘Asian’ groups compared to the London average. There are also inequalities in terms of gross earnings between Lewisham and London, including between men and women – with earnings lower in Lewisham than London average for both sexes.
- 4.19 When New Bermondsey is operational, with a mixture of retail, commercial, hospitality, community and healthcare uses, it will offer a range of different jobs with different skill levels, and there will be many uses that will provide opportunities for local people requiring entry-level jobs. It is anticipated that there will be around 2,000 new jobs created by the development, compared to 366 currently on-site.

<sup>38</sup> CORE Lettings, National Housebuilding Federation

- 4.20 The retail and hotel floorspace will be particularly important for local employment as it provides many opportunities that are suitable for people without high level qualifications. Such employment is therefore of particular benefit to local deprived areas, with a high proportion of BAME residents, unemployed residents and people looking for flexible, entry-level work including people returning to work. In addition, research by the GLA (2006)<sup>39</sup> found that retail jobs in London go disproportionately to a number of key equalities groups, including young people, women, and BAME people.
- 4.21 As detailed in the outline Planning Application, the benefits of a large construction project such as this will be enhanced by tapping into jobs brokerage schemes for local unemployed people, and by fostering links with young people in local education institutions to give them the opportunity to learn important skills while being offered the chance to earn money close to where they live. To this end, Renewal have consulted with the Council’s Local Labour and Business Co-ordinator and prior to the Outline Planning Application met with the New Cross-based 170 Community Project who run training and access to employment courses for the local community, the New Cross Gate NDC and Action 4 Employment (A4e) about ways in which the scheme can enable local residents to access the job opportunities at New Bermondsey.
- 4.22 Additionally, the proposals for New Bermondsey include a commitment, via Section 106, to fully participate in the Local Labour and Business Scheme, and to achieve a target of at least 50% employment of local people and businesses through a Local Employment Strategy which sets out reasonable endeavours to promote and recruit employees, contractors and suppliers from Lewisham during the construction and operational phase of the development to ensure that benefits are felt locally.
- 4.23 As such, the proposals offer significant benefit to protected groups through the creation of jobs that meet skills and operational needs, and these benefits are ensured and enhanced through committed brokerage schemes tailored to local ‘hard to reach’ groups.

**Summary:**

<b>Potential effect on equalities groups or protected characteristics</b>	Creating new jobs provides social and economic benefits to current and future residents and can be enhanced to improve employment and skills development opportunities of all equalities groups.
<b>New Bermondsey</b>	<p>New Bermondsey is a long-term project that will:</p> <ul style="list-style-type: none"> <li>• Create up to 700 FTE jobs in a range of sectors in the construction phase;</li> <li>• Create and support up to 1,500 jobs in a range of business, retail, service and other sectors when the development is complete - This is a significant number and range of jobs including different skill level and flexibility, suitable for different groups and needs of protected groups;</li> <li>• Ensure the continuation of jobs at Millwall FC and the Lions Community Centre within the site;</li> <li>• Commit to brokerage schemes via Section 106 Agreement to match jobs with local employment and skills needs;</li> </ul>

<sup>39</sup> Retail and the Labour Market – Retail in London: Working Paper E, 2006

*Existing Tenants*

- 4.24 Displacement of current occupiers of industrial units and commercial activity on the site through CPO and other purchase may lead to equalities impacts where/if business owners include those with protected characteristics and are required to move off-site and lose local ties.
- 4.25 Renewal manage all of the existing units in-house and have made a policy of informing all of the existing tenants of the planning application process, and the likely timescales for the relevant phase that their units fall within to ensure that they can manage their business and property matters. In addition, the phasing of the construction from south to north over the 10 - 12 year construction period will mean that not all existing employment will be lost at phase 1, and will remain on-site until demolition of that specific phase.
- 4.26 Renewal have, and will continue to engage with both tenants of the existing estate and the estate to be acquired to inform them of the proposed time frame of development. All details of discussions with owners and tenants relating to relocation are included in the confidential Acquisition & Relocation Report. Prior to development commencing, Renewal will provide information on the scheme website and in person to the affected businesses and residents enabling them to easily search for suitable alternative premises locally. As part of the Section 106 Agreement, a Relocation Strategy has been shaped in connection with the relocation of occupiers at the site. This Strategy sets out the level of support to be provided, and includes:
- A relocation page on the website connecting to active commercial agents and highlighting alternative premises;
  - Advice on negotiating terms;
  - Flexible tenancies to facilitate easy relocation as opportunities arise;
  - Identification of opportunities to relocate tenants from early phases of the development into vacant units in later phases;
  - Liaison with owners of local industrial estates to identify opportunities for businesses to relocate in the area; and
  - A Masterplan progress newsletter to all occupiers of existing non-residential properties within the site.
- 4.27 As such, the effect on protected groups is likely to avoid inequality in decision making, meet legislative standards for compulsory purchase, and offer support in finding appropriate replacement workspace.

**Summary:**

<p><b>Potential effect on equalities groups or protected characteristics</b></p>	<p>The development will require the removal of current occupiers of industrial units on the site, which may include business owners who are dependent on local ties and with protected characteristics</p>
<p><b>New Bermondsey</b></p>	<p>Throughout the planning application process, Renewal has</p> <ul style="list-style-type: none"> <li>• Engaged with local business owners to update them on the progress of the scheme, and make them aware of the long lead-in times for each phase of construction;</li> <li>• Commissioned research into the significant availability of light industrial business premises locally that could be suitable alternative accommodation for businesses within the site;</li> <li>• Developed a Relocation Strategy and associated measures listed above, secured</li> </ul>

by a Section 106 agreement, to help businesses find alternative premises.

### Accessibility, Public Space and Play Space

- 4.28 Due to its current land use and poor physical environment, the site is relatively inaccessible. The perception of crime and safety is a concern to all groups, and groups with protected characteristics (including children and young people, older people, disabled people, BME and faith groups, LGBT people and other protected characteristics may be or feel particularly vulnerable).
- 4.29 An improved physical environment, with design measures including active frontage, CCTV and lighting allied to significantly increased footfall will lead to a reduced perception of crime and improved perception of safety will therefore be beneficial to these groups.
- 4.30 Modern design standards integrated into the New Bermondsey development offer significant improvements in accessibility, and would benefit potential future residents or visitors with disabilities, older people with limited mobility, and other groups such as parents with children. Following local consultation, New Bermondsey will also respond to identified local need by providing 5 new public squares and spending £1m on regenerating the adjacent Bridgehouse Meadows.
- 4.31 A Section 106 Agreement is in place to ensure that the occupation of the residential units matches the completion and access to open space, to ensure adequate provision for new residents throughout the construction period.

#### *Playable Space*

- 4.32 New Cross currently performs poorly in terms of health inequalities relating to children, with high levels of obesity and low levels of physical activity. Good quality, safe, accessible playable space for children of all ages is critical in redressing inequalities and promoting good health and social interaction.
- 4.33 New Bermondsey will provide a total of 5,330 sqm of formal playable space (within a total area of over 13,000 sqm of private communal space and around 5,600-6,600 sqm of publicly accessible open space in Bolina Gardens, Stadium Square, Stadium avenue, Orion square and Station square), together with newly revitalised playable space in Bridgehouse Meadows, there is adequate provision of playable space to accommodate the estimated child yield of the development itself and be of significant benefit to children in surrounding areas.
- 4.34 The quantity of play space provision committed to at New Bermondsey meets the GLA's requirements as outlined in the London Plan and relevant Supplementary Planning Guidance<sup>40</sup>. As such, the proposed development is considered to offer significant benefits to groups with protected characteristics including children and families.

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<sup>40</sup> GLA (2012) Shaping Neighbourhoods: Play and Informal Recreation SPG

**Summary:**

<b>Potential effect on equalities groups or protected characteristics</b>	The level to which a development is safe, open and accessible, and has adequate facilities for children (play space) needs to be taken into account with regard to all equalities groups and protected characteristics
<b>New Bermondsey</b>	<p>When complete, New Bermondsey will:</p> <ul style="list-style-type: none"> <li>• Open up a currently inaccessible and impermeable area to the public;</li> <li>• Create an improved physical environment, modern design standards and increased footfall to benefit disabled people and people with limited mobility, improved perception of safety for all groups;</li> <li>• Include 5 new public squares and £1m regeneration of Bridgehouse Meadows that will include improved provision of playable space for new and existing local residents in-line with GLA standards;</li> </ul>

**Community Facilities / Public Services**

4.35 A priority in the provision of community facilities is to ensure services can be accessed by “hard to reach” groups, those members of the community who may be less likely to pro-actively seek access to community services.

4.36 Provision of and access to good quality public services, including healthcare, assembly, leisure and recreation facilities can help to create an active street environment, and can tackle existing health inequalities by making it easier to live a healthy lifestyle.

*Sports Facilities*

4.37 Health inequality is a significant issue in north Lewisham, with incidence of physical activity, participation in sport and preventable life-limiting illness showing a substantial deviation from London averages.

4.38 Renewal has been working in partnership with the Council, Sport England and National Governing Bodies of sport seeking to address the lack of sporting facilities in the north of the borough whereby participation levels have been severely restricted through the lack of facilities available. The intention is to provide sporting facilities to serve all groups in the local community, and also young people via local schools, local clubs, the Governing Bodies and the wider areas of South East London in order to help redress health and social inequalities and improve activity locally.

4.39 The quantity and quality of sports facilities provided will help to raise interest and access to sports participation, helping to reduce preventable health inequalities such as high levels of obesity and cardiovascular illness. Through partnership within with the NHS, programmes will aim to improve participation in sports by hard-to-reach groups, including young people, and will combine sport with advice on fitness, nutrition and healthy lifestyles.

4.40 The Surrey Canal Sports Foundation will manage the facilities on a not for profit basis to ensure that access and price is in-line with other public sports facilities in Lewisham and Southwark, in order to provide equal access for all members of the community and not discriminating against those with protected characteristics.

4.41 Presently, Lewisham Thunder basketball club are occupying a unit on the site and will take up space in the completed development. As a local club, Lewisham Thunder runs a variety of initiatives with local schools

and community groups, including schemes specifically designed for enabling disabled people, older people and other protected groups to participate in sport. This activity will be actively encouraged by the Surrey Canal Sports Foundation in order to maximise the benefits for all local residents. Similarly, Fusion Table Tennis are onsite and delivering coaching and competition opportunities to local people. Fusion will have a dedicated table tennis centre within the completed development.

**Summary:**

<b>Potential effect on equalities groups or protected characteristics</b>	Provision of sports facilities and operating capacity for national and local clubs and organisations should reflect the needs of equalities groups and protected characteristics including younger people, older people, BME groups, disabled people
<b>New Bermondsey</b>	New Bermondsey will include significant sports facilities that bring a number of benefits to residents and visitors, including: <ul style="list-style-type: none"> <li>• Reducing health inequalities by increasing opportunities for participation in a range of different activities accessible to all;</li> <li>• Promoting participation by good management, affordable pricing and a range of local and national clubs and occupiers who run activities targeted towards groups with specific needs; and</li> <li>• Increasing engagement in sport and activity especially with hard-to-reach and disadvantaged groups.</li> </ul>

*Faith Centre*

- 4.42 North Lewisham is a diverse area, with a significant representation across a number of different faiths and beliefs. The largest represented group is ‘Christian’ at over half of all residents in New Cross (Census, 2011), with a significant representation of residents without a religion, and a concentration of Muslim residents.
- 4.43 The first phase of the New Bermondsey development will deliver a faith centre. Renewal identified that any occupier should have a strong local connection to London, a track-record of community initiatives, and an inclusive stance in terms of age, sex, sexual orientation, ethnicity, and beliefs in order that the facilities within the centre – those directly related to faith and not – are fully inclusive and accessible to groups with protected characteristics.
- 4.44 As reported, a significant and detailed consultation and shortlisting process was undertaken to identify the right occupier for the facility, Hillsong Church. Hillsong are currently operating a church in interim facilities on the site.
- 4.45 Additionally, the faith centre at New Bermondsey will house open community facilities (café and meeting rooms) and an important multi-faith, multi-cultural resource facility previously housed in Kilmorie School, providing positive benefits in the context of the requirements of the Equalities Act 2010 by fostering good relations between people who share a protected characteristic and people who do not share it, and advancing equality of opportunity.

**Summary:**

<p><b>Potential effect on equalities groups or protected characteristics</b></p>	<p>The provision of a large faith centre (Christian denomination) with meeting facilities and café; re-provision of Lewisham’s multi-faith, multi-cultural research facility on site should reflect the needs of all equalities groups and not disadvantage any groups or people with protected characteristics.</p>
<p><b>New Bermondsey</b></p>	<p>This significant facility at the Surrey anal site will provide significant benefits through:</p> <ul style="list-style-type: none"> <li>• Providing open and accessible meeting space for people and community groups;</li> <li>• Providing a home for a significant multi-faith teaching and learning resource previously housed in Kilmore School to promote and foster good relations between equalities groups and those with and without protected characteristics; and</li> <li>• Management and operation by an organization chosen thorough detailed consultation who operate a number of community engagement initiatives with vulnerable and hard-to-reach groups.</li> </ul>

*Childcare, Education and Healthcare*

- 4.46 The completion of a significant number of new homes at New Bermondsey will lead to an increase in demand for school places locally. As part of the socio-economic assessment, a population modelling exercise was undertaken to estimate the total number of families and children, by age, anticipated to live within the completed development, set against the current level of school place provision.
- 4.47 In recognition of the effect of raising demand for education places, Renewal has committed to a Primary Education contribution through the Section 106 Agreement within the outline planning application towards the creation of additional primary school places in Lewisham’s Primary Pupil Place Planning Locality 5. The contribution is based on identified additional need generated by the development, and will be delivered prior to the occupation of 950 units on the site. Lewisham Council will use this fund to expand school capacity to meet demand and ensure the equality of opportunity for children’s education is maintained.
- 4.48 The development will also create additional demand for younger children and childcare facilities to support families with pre-school age children. The proposals for the New Bermondsey development include the provision of a nursery/crèche prior to the completion of 50% of the residential units.
- 4.49 Overall, the creation of additional homes and therefore occupation of the site by families with young children will create an impact on education and childcare capacity locally. Through agreed financial contributions, this capacity impact would be mitigated. Additionally, by creating affordable housing, on-site childcare and community facilities and significant open space and playable space in a safe, accessible environment, New Bermondsey can help to support the needs of young families and children.
- 4.50 The later phases of the New Bermondsey development will include a multi-use healthcare facility with GP services, sports injury and other services designed to meet the needs of the local community and complement other uses on the site (specifically the sports centre). Consultation will be continued with the PCT and relevant authorities to ensure that the public facilities within this centre are fully inclusive and accessible to all local residents.

**Summary:**

<p><b>Potential effect on equalities groups or protected characteristics</b></p>	<p>The demand for healthcare (e.g. GP services) and education (schools and pre-school childcare) generated by a new development must be taken into account to identify any negative effect on children and younger people, Children and younger people, older people, disabled people, people with long-term limiting health problems and limited mobility.</p>
<p><b>New Bermondsey</b></p>	<p>As part of the development of New Bermondsey, there will be:</p> <ul style="list-style-type: none"> <li>• A Section 106 commitment to <b>education</b> contribution and provision of nursery/crèche on the site to mitigate any negative effect on local education capacity caused by new residents in the area;</li> <li>• An on-site <b>healthcare</b> facility within the development to improve service delivery in the wider area, likely to include GP services and facilities complementary to sports facilities. Consultation is on-going with PCT and relevant stakeholders to ensure facilities meet needs of the population.</li> <li>• Affordable housing, on-site childcare and community facilities and significant open space and playable space in a safe, accessible environment to support the needs of young families and children.</li> </ul>

*Millwall Community Trust*

- 4.51 The Millwall Community Trust have been active in promoting social inclusion in the local community via the Lions Centre for over 25 years, providing coaching sessions with community groups and schools among other educational and sports-based activities.
- 4.52 There is an identified need for active intervention in participation in sport and community activities locally, with high levels of child poverty and health inequality, particularly in terms of obesity, along with social issues such as crime prevailing. Sports related programmes, such as those run by the Millwall Community Scheme, are particularly useful in reaching young men who often do not engage with other community programmes.
- 4.53 A key element of New Bermondsey will be to include and enhance the work done by the Millwall Community Trust in reaching young people in North Lewisham. By making the area more accessible and active the development will raise the profile of the current activities and safeguard its future by providing dedicated space in the sports facilities on-site.
- 4.54 Prior to any D2 use on the site (or Phase 2 of the construction plan), the Lions Centre Relocation Strategy will be submitted to the Council. Following this, the replacement facility will be opened to the public prior to the demolition of the existing Lions Centre, in order to minimise community disruption to the protected groups who use the facilities and maintain the quality and quantity of services.

**Summary:**

<p><b>Potential effect on equalities groups or protected characteristics</b></p>	<p>As part of the development, the Millwall Community Trust will be moved from the Lions Centre into the new sports facilities at New Bermondsey. The Trust have provided significant facilities and activities that are important to many younger people, hard-to-reach groups and equalities groups in the local area for over 25 years</p>
<p><b>New Bermondsey</b></p>	<p>Renewal recognise the important work that the Millwall Community Trust does. As part of the New Bermondsey development:</p>

- The Trust will be re-located in improved facilities within the wider sports offer at New Bermondsey, safeguarding and improving its potential to keep engaging with local people and minimizing disruption to the services provided;
- Increased accessibility and visibility will help to raise the profile of the Millwall Community Trust

### Transparency & Public Involvement

4.55 The following section identifies how the developer has engaged community groups, statutory consultees and local residents throughout the planning application process and beyond, specifically involving equalities groups.

## 5 COMMUNITY AND STAKEHOLDER ENGAGEMENT

- 5.1 Renewal recognise the importance of placing the local community, including residents and businesses, community and voluntary groups, at the centre of the New Bermondsey development. As part of the planning application in 2011, and since outline consent was granted, Renewal has carried out extensive consultation over a number of years both in respect of the policies and principles underpinning the Scheme through to detailed proposals. The consultation process was conducted in an open, transparent and inclusive way with the help of partners at Lewisham Council and led by the key characteristic of the local community and its socio-economic profile in order to fully incorporate the views and concerns of groups sharing protected characteristics and those without these characteristics.
- 5.2 Extensive consultation was undertaken by Renewal throughout the pre-application consultation process and meetings took place with a wide range of local groups and all relevant stakeholders. Overall Renewal promoted the scheme to 76,074 community members, and spoke to approximately 4,825 people directly up until the Outline Application was submitted in February 2011.

### Pre-application Consultation

- 5.3 Up until submission of the Outline Planning Application in February 2011, consultation activities consisted of:

*13 pre-consultation meetings: August – November 2009*

- 5.4 Meetings were held with elected Members, MPs, London Assembly Members, the Mayor and Cabinet and representatives from local organisations including the Police, Lewisham College, Goldsmiths College, local schools, Millwall FC, the Millwall Community Scheme and Lewisham Hospital.

*Lewisham People's Day: July 2010*

- 5.5 The Scheme was launched to the public at Lewisham People's Day on the 10th July 2010. People's Day is Lewisham's longest running community festival attracting over 30,000 people, with the majority attending from the north of the borough.

*Lewington Centre exhibition*

- 5.6 Following People's Day, Renewal held a more detailed three day exhibition at the Lewington Centre on the Silwood Estate immediately to the north of the regeneration site from Sunday 25th to Tuesday 27th July 2010.

*Scotney Hall exhibition*

- 5.7 A further detailed exhibition was held on Friday 1st and Saturday 2nd October 2010 at Scotney Hall on the Winslade Estate immediately to the south of the regeneration area in order to engage with those were not able to attend either People's Day or the Lewington Centre exhibition because they were away during the summer.

*Access*

- 5.8 Following consultation with Wheelpower – a disability sports charity – Renewal established an Access Forum to ensure that the development is accessible to all. Renewal approached the National Association of