



# **Local Development Order – District Heating Network**

## **Consultation Report**

**May 2023**

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# 1 INTRODUCTION

## 1.1 What is a Local Development Order?

- 1.1.1 Local Development Orders (LDO) grant permission for a specified type of development, which means no planning application is needed. The LDO is made up of three main parts. The statement of reasons, the Order itself, and conditions. The statement of reasons sets out the council's justification behind the implementation of the LDO; the Order itself sets out the development which is permitted, development which is not permitted, and defines the land which the LDO applies to; and the conditions ensure that the development is acceptable in planning terms.
- 1.1.2 The proposed LDO which this report relates to will give permitted development rights for the construction of an extension to the District Heating Network (DHN) into the Old Kent Road and Peckham areas defined on the LDO map.
- 1.1.3 The District Heating Network will consist of an underground network of insulated pipes to carry steam for heating and hot water from the South East London Combined Heat and Power (SELCHP) facility to properties in Southwark. The pipes will mainly be laid underneath the public highway. The only potential structures to be permitted would be small cabinets which sit adjacent to plant rooms, and which take the pipes through the wall to connect to existing boilers.

## 1.2 What is this consultation report?

- 1.2.1 The purpose of this report is to summarise the public consultation carried out for the LDO. The consultation was carried out in accordance with section 38 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.
- 1.2.2 The legislation requires that the following persons whose interests the authority consider would be affected by the order if made:
  - (a) the Mayor of London (if the local planning authority is a London borough council);
  - (b) a local planning authority, county council or parish council any part of whose area is in or adjoins the area of the local planning authority;
  - (c) Natural England;
  - (d) the Environment Agency;
  - (e) Historic England;
  - (f) where the Secretary of State is the highway authority for any highway in the area of the local planning authority, the Secretary of State for Transport;
  - (g) a strategic highways company any part of whose area is in or adjoins the area of the local planning authority;
  - (h) any person—
    - (i) to whom the electronic communications code applies by virtue of a direction given under section 106(3)(a) of the Communications Act 2003 (application of the electronic communications code)(5); and
    - (ii) who owns or controls electronic communications apparatus situated in any part of the area of the local planning authority;
  - (i) any of the following persons who exercise functions in any part of the area of the local planning authority—
    - (i) a clinical commissioning group;
    - (ii) the National Health Service Commissioning Board;

- (iii) a person to whom a licence has been granted under section 6(1)(b) and (c) of the Electricity Act 1989 (licences authorizing supply, etc);
- (iv) a person to whom a licence has been granted under section 7(2) of the Gas Act 1986 (licensing of gas transporters);
- (v) a sewerage undertaker;
- (vi) a water undertaker;
- (j) voluntary bodies some or all of whose activities benefit any part of the local planning authority's area;
- (k) bodies which represent the interests of persons who share a protected characteristic in the local planning authority's area;
- (l) bodies which represent the interests of persons carrying on business in the local planning authority's area.

1.2.3 The planning authority is required to send a copy of the draft Order and Statement of Reasons to the consultees and the consultation period is required to last a minimum of 28 days.

### **1.3 Where to get more information?**

1.3.1 The Local Development Order and associated documents can all be viewed on our website: <https://www.southwark.gov.uk/planning-and-building-control/planning-policy-and-guidance/evidence-base/environment-and-sustainability?chapter=2>

1.3.2 Copies are also available by contacting the Old Kent Road team:

Email: [info@oldkentroad.org.uk](mailto:info@oldkentroad.org.uk)

### **1.4 What happens next?**

1.4.1 Following this consultation, amendments will be made to the December 2022 draft. There will be an internal consultation to gain approval from stakeholders. This amended version will then be submitted for Cabinet approval and adoption in June 2023.

## **2 LOCAL DEVELOPMENT ORDER CONSULTATION**

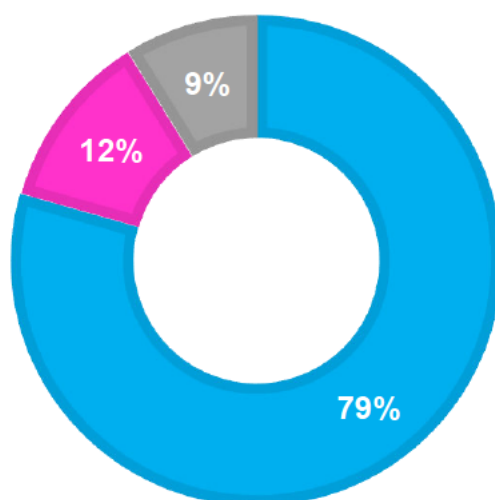
### **2.1 Who was consulted and how?**

- 2.1.1 The consultation opened on 15 December 2022 and closed on 9 February 2023, lasting a total of 8 weeks. A questionnaire was published on the council's consultation hub inviting respondents to share their views and comments on the proposed LDO. Consultees could also submit their thoughts by email or post. The questionnaire can be found in Appendix A.
- 2.1.2 The consultation was publicised extensively to residents and statutory consultees. The statutory bodies notified as required by the legislation were:
- The Mayor of London
  - Transport for London - strategic highways company any part of whose area is in or adjoins the area of the local planning authority
  - Southern Gas Network - a person to whom a licence has been granted under section 7(2) of the Gas Act 1986 (licensing of gas transporters);
  - UK Power Network - a person to whom a licence has been granted under section 6(1)(b) and (c) of the Electricity Act 1989 (licences authorizing supply, etc)
  - Thames Water – sewerage undertaker and water undertaker
  - London Borough of Lewisham - local planning authority, county council or parish council any part of whose area is in or adjoins the area of the local planning authority;
  - Natural England
  - Environment Agency
  - Historic England.
- 2.1.3 Site notices were put up across each of the estates which will benefit from the DHN extension to notify residents of the plans and allow them to have their say. A copy of the site notice can be viewed in Appendix B.
- 2.1.4 An email notification of the consultation and links to the relevant documents was sent out to our subscribers list which has around 27,000 subscribers. A copy of this notification is included in Appendix C.
- 2.1.5 An article promoting the LDO was publicised in the Tustin and Ledbury monthly newsletters which are sent to residents on both estates, with details on how they could comment on the proposal. This can be viewed in Appendix D and E respectively.
- 2.1.6 A press notice was issued in Southwark News. This can be viewed in Appendix F.
- 2.1.7 A mail notification of the LDO and the consultation was sent to 859 leaseholders on the estates which would be connecting to the district heating network. This can be viewed in Appendix G.
- 2.1.8 Hard copies were placed in the reception of the council offices at 160 Tooley Street and the following three libraries:
- East Street Library
  - Peckham Library
  - The Blue Anchor Library, Bermondsey

### 3 CONSULTATION RESULTS

#### 3.1 Headline figures

■ Support ■ Object ■ No comment



Total	Email responses	Consultation hub responses
34	8	26

	Support	Object	No comment
Email	4	1	3
Consultation Hub	23	3	0
Total	27	4	3

#### 3.2 Summary of responses by theme

3.2.1 There were 34 responses to the consultation in total, with the majority of representation being made via the consultation hub and some were received by email. The majority of responses are supportive of the proposal with 79% giving a positive response. This is mainly due to the positive environmental benefits and the potential in reduced costs to energy bills. Of those who did object, these were mainly on the grounds that existing district heating networks in the borough are gas-powered and are unreliable. Below outlines the main themes raised by the consultation responses.

##### Concern about the cost

3.2.2 There was concern raised that the works would trigger a major works bill on leaseholders, especially in the current context of cost of living crisis.

- 3.2.3 There is also a general feeling amongst objectors that existing DHN on estates are expensive and unreliable. Objections raised that the Council is going to spend money instead of fixing what is already broken.

Environmental - objection

- 3.2.4 One objector considered that air source heat pumps are considered to be a better low-carbon energy source for homes.

Environmental – support

- 3.2.5 Those who supported the LDO were mainly in favour because of the environmental benefits. One respondent felt that it was positive to see that existing outdated boilers would be replaced with something which is better for the environment
- 3.2.6 There was positive feedback on the council for taking real practical steps to achieve net zero and that it was an innovative and sensible government plan.

Resident's amenity

- 3.2.7 One respondent felt that the LDO would benefit from more detail on how resident's amenity will be protected and arrangements for vehicular access and parking.

Archaeology

- 3.2.8 There was some concern that the archaeological investigations would delay the works.
- 3.2.9 Historic England are supportive of the proposals and would emphasize the research opportunities that the project will offer.

Other

- 3.2.10 It was raised that the areas which are affected could be made clearer.
- 3.2.11 There was interest expressed in the technical details surrounding the DHN - what the pipes will be made out of, how deep they'll be, how much heat they'll 'leak' into the surrounding ground, water temperatures.
- 3.2.12 There was also hope that the DHN would bring down energy bills.

### 3.3 Summary of email representations and council response

Full email responses can be found in Appendix H.

<b>Name</b>	Sport England
<b>Support</b>	N/A
<b>Comment</b>	
<ul style="list-style-type: none"> <li>No comment on the proposed development as it does not fall within Sport England's statutory or non-statutory remit.</li> </ul>	
<b>Council response</b>	
Response noted.	

<b>Name</b>	Coal Authority
<b>Support</b>	N/A
<b>Comment</b>	
<ul style="list-style-type: none"> <li>No specific comments to make on the Local Development Order as Southwark lies out the coalfield area.</li> </ul>	
<b>Council response</b>	
Response noted.	

<b>Name</b>	Individual
<b>Support</b>	No
<b>Comment</b>	
<ul style="list-style-type: none"> <li>Concern over what the proposed development will mean for leaseholders in Southwark</li> <li>Very concerned that it will trigger a major works bill and wants to know if leaseholders will be given the choice to opt out of the development as now it is an inappropriate time for another bill with the energy crisis and increases in mortgage payments</li> </ul>	
<b>Council response</b>	
<p>The Local Development Order (LDO) which is being consulted on, does not necessarily mean that any development will take place. Rather it seeks to grant statutory undertaker powers to Veolia as a heat network operator. Telecoms and utility companies like BT and UKPN are generally statutory undertakers which means that when they need to install a new telephone line or power cable they do not need to apply for planning permission first – it is deemed to be permitted development. By creating an LDO, Veolia will be able to install heat network pipes as permitted development also. They will still need permission from the landowner, and it gives them no rights to charge anyone for the pipework, but it simplifies the process of building a heat network. So the creation of an LDO does not present any direct risks or impact for leaseholders in Southwark.</p> <p>The council is indeed hoping to expand our existing SELCHP powered low carbon heat network, so that is a real possibility. Back in 2014, the council and Veolia built a heat network that connected the SELCHP facility to several housing estates in Bermondsey. That network heats 2,650 homes. The leaseholders on those estates did not have to pay any major works bills. The capital cost of the project was rolled into the heat cost over a 20 year contract period (this was fully consulted on with leaseholders). The resulting heat cost was still lower than gas and not subject to fossil fuel price fluctuations. When gas prices around the world rose by hundreds of percent, the heat cost of the SELCHP heat has remained essentially static (just rising with inflation).</p>	



<b>Name</b>	Natural England
<b>Support</b>	N/A
<b>Comment</b>	
<ul style="list-style-type: none"> <li>No comments to make on this consultation</li> </ul>	
<b>Council response</b>	
Response noted.	

<b>Name</b>	Individual
<b>Support</b>	Yes
<b>Comment</b>	
<ul style="list-style-type: none"> <li>Please do this as fast as possible. It will help residents and the planet.</li> </ul>	
<b>Council response</b>	
Support noted.	

<b>Name</b>	Avanton
<b>Support</b>	Yes
<b>Comment</b>	
<ul style="list-style-type: none"> <li>Avanton intend to connect to the SELCHP network and fully support the strategy set out by the LDO.</li> </ul>	
<b>Council response</b>	
Support noted.	

<b>Name</b>	TfL Spatial Planning
<b>Support</b>	Yes
<b>Comment</b>	
<ul style="list-style-type: none"> <li>Some of the land, particularly the A2 Old Kent Road, Queens Road and Peckham Road, forms part of the Transport for London Road Network (TLRN) for which TfL is the highway authority, therefore concerned about any proposals which could impact on the safety and/or function of the aforementioned roads.</li> <li>Any works carried out to the TLRN will need to be agreed with TfL and delivered through the appropriate mechanism and other licenses and agreements may be required from TfL for the delivery of this infrastructure on and under the TLRN.</li> <li>Noted that part of this area falls within the Bakerloo Line Extension (BLE) Secretary of State Safeguarding Area, as such it should be ensured that you have consulted the BLE team on this LDO consultation.</li> <li>It should therefore be ensured that during the detail of each phase, the applicant consults the relevant public transport infrastructure owners to ensure that there is no adverse impact to their safe and efficient operations</li> <li>Coordination between the Healthy Streets scheme and the proposed Cycle Future Route 12 should take place and a reference made to the exploration of the co-ordination should be included within the CEMP condition.</li> <li>Suggested a number of amendments to the Trees condition and the Tree &amp; Hedgerow Maintenance condition to include TfL where additional details are required to be submitted to the Local Planning Authority</li> <li>Suggested some additional wording to the CEMP condition to include measures to minimise disruption of adjoining transport, and engagement with developments/schemes to reduce the cumulative impact.</li> </ul>	

<ul style="list-style-type: none"> <li>TfL would also like to see an additional condition applied requiring the developer to submit details to the BLE team, where the proposal runs through a safeguarded area.</li> </ul>
<p><b>Council response</b></p> <ul style="list-style-type: none"> <li>It is understood that any works carried out to the TLRN will need to be agreed with TfL and other licenses and agreements may be required from TfL for the delivery of this infrastructure on and under the TLRN and the developer will be responsible for ensuring they have the relevant licenses.</li> <li>TfL will be consulted on any relevant documents required by the conditions on the LDO</li> <li>Where additional approval is required by the Local Planning Authority in term sof trees and the CEMP, the wording has been amended to include 'or TfL where appropriate' as suggested in the consultation response</li> <li>The additional condition requiring the developer to submit details to the BLE team has been added to the LDO as suggested</li> </ul>

<b>Name</b>	Historic England
<b>Support</b>	Yes
<b>Comment</b>	
<ul style="list-style-type: none"> <li>Note the proposed LDO and the archaeological requirements set out within it and consider these appropriate</li> <li>Only comment would to emphasise the research opportunities that the project will offer – in particular the ability to better understand the Roman landscape in the area.</li> </ul>	
<b>Council response</b>	
Support noted.	

### 3.4 Consultation Hub representations and council response

Type	Support	Representation	Council response
Individual	Yes	It could be made clearer which areas of Southwark are directly affected	Support noted. The interactive map shows the land in Southwark which the LDO applies to. This can be zoomed in and out of to show more clearly than the map provided with the LDO. <a href="https://geo.southwark.gov.uk/connect/analyst/mobile/#/main?mapcfg=Southwark%20Planning&amp;overlays=Local%20Development%20Order&amp;zoom=9">https://geo.southwark.gov.uk/connect/analyst/mobile/#/main?mapcfg=Southwark%20Planning&amp;overlays=Local%20Development%20Order&amp;zoom=9</a>
Individual	Yes	No comments - it's a good initiative!	Support noted.
Individual	Yes	I live in a property that uses district heating. It is unreliable and past end of life. There was a lot of concern that the council would capitulate to replacement with gas as a result of cost. This idea is more fitting with environmental need and I wholeheartedly support it.	Support noted. Part of Southwark strategy to tackle the climate emergency is to decarbonise the council's own building stock by moving away from gas boilers to low-carbon energy sources.
Individual	No	I'm currently on one on Scovell Estate and it's expensive and unreliable. It will cost money to the council instead of fixing what's already broken.	The council's district heating networks need upgrading as they are reaching end of life. Instead of replacing with harmful gas boilers, extensive feasibility studies have shown that the implementation of a low-carbon energy source district heating network is the most cost-effective and environmental solution. The construction of the district heating network is funded by the Department for Business, Energy & Industrial Strategy.
Individual	Yes	SELCHP is an absolutely fantastic facility and should be supported developed and enhanced to continue to provide benefits to residents and businesses in the borough and neighbouring boroughs.	Support noted.
Individual	Yes		Support noted.
Individual	Yes		Support noted.
Individual	Yes	Its aims seem excellent.	Support noted.
Individual	Yes	This is a superb idea, a real and	Support noted. The council is

		practical step on the path to Net Zero. I applaud the council's vision and forward thinking on this issue. I am passionate about taking Net Zero seriously and having my council take such a lead is a source of pride. I only hope that such a scheme will be coming to Dulwich soon!	currently exploring the potential for future low-carbon heat networks across the borough.
Individual	Yes	We should make use of the heat generated	Support noted.
Individual	Yes	Please do this. I think that this initiative might be the most innovative and sensible local government plan I have ever seen.	Support noted.
Individual	Yes		Support noted.
Individual	Yes		Support noted.
Individual	Yes	Very good idea. District heating used extensively in Sweden where my wife comes from.	Support noted.
Individual	Yes	<p>I am broadly supportive of extending the district heating network and thereby contributing to reduced reliance on gas-fired boilers, particularly as the heat is available and is currently vented to the air.</p> <p>The statement of reasons could be clearer in giving actual reasons.</p> <p>The LDO would benefit from some more detail in how resident's amenity will be secured during construction.</p> <p>Some disruption is inevitable if you need to dig up the street to install the pipes - for example, will alternative arrangements be made for vehicular access and parking?</p> <p>It would be helpful (and interesting) to have a bit more technical detail on the scheme - I'm a bit geeky like that and am interested in things like what the pipes will be made out of, how deep they'll be, how much heat they'll 'leak' into the surrounding ground, water temps, and things of that nature. You might even consider having a visitor centre or something - in my experience people are interested in this</p>	<p>Support noted. Information on how residents' amenity will be protected during construction will be detailed in the Construction Environmental Management Plan. This will set out the arrangements for vehicular access and parking. This will be approved by the council's Environmental Protection team.</p> <p>More technical detail can be found in on our website:</p>

		stuff.	
Individual	Yes	On the archaeological points: is there a time limit to be imposed if the desk-based research indicates an area of interest to be investigated. Such archaeological investigations can take a long time and delay the pipe work etc to a wide surrounding area.	Support noted. There is no time limit imposed on the archaeological investigations. In order to properly protect and preserve archaeological remains by record and/or in situ.
Individual	Yes		Support noted.
Individual	Yes	Good initiative, conditional on keeping the burners up to date on the latest technology in order to minimise pollution.	Veolia will undertake some modernization works to the SELCHP facility in order to allow for an increased heat load from the expansion of the network.
Individual	Yes		Support noted.
Individual	Yes	Good for the local area. Hope it brings down energy bills.	Support noted.
Individual	Yes	The project sounds very positive and I support it	Support noted.
Individual	Yes		Support noted.
Port of London Authority	Yes	Thank you for consulting the Port of London Authority (PLA) on the proposed Local Development Order to grant permitted development rights for the construction of an underground network of insulated pipes to carry steam for heating and hot water from the SELCHP heat from waste facility to properties in Southwark. The only comment the PLA has to make is that the Construction Environmental Management Plan (CEMP) highlighted on page 18 of the Statement of Reasons, should, in line with London Plan (2021) policy T7 (deliveries, servicing and construction) consider the potential use of waterways, including the Tidal Thames through the supply chain for the movement of spoil and materials as part of these proposals, which will help reduce vehicle movements in the wider region.	Response noted.
Individual	No	What a waste money on what will be a money pit down the line	Response noted. The council will bear no cost for the construction of the district heating network as the funding for the project is coming from BEIS. Our extensive feasibility

			studies have shown that the implementation of a low-carbon energy source district heating network is the most cost-effective and environmental solution over the long term.
Individual	Yes		Support noted.
Individual	No	District heating and CHP largely uses gas to generate heating, when the Future Homes strategy sets out that in 2 years we do not put gas boilers into new properties. Air source heat pumps are a much better low carbon alternative for new build homes.	Response noted. Although other existing district heat networks in the borough use gas boilers, the LDO will give permission for a DHN which the energy source will come from SELCHP energy recovery facility. This means that waste energy from the burning of household waste will be captured and used for heating and hot water. This is considered a renewable energy source. The Council has done analysis and found the most cost effective for the most carbon savings is the district heat network.



## **Appendix A:** Consultation Hub Questionnaire

Local Development Order – District Heating Network

**March 2023**

# Local Development Order - District Heating Network

## Overview

Tell us what you think about our Local Development Order (LDO) for an extension to the District Heating Network (DHN).

This consultation was approved at Cabinet on December 6 2022 and will run from **December 15 2022 to February 9 2023**.

Local Development Orders (LDO) grant permission for a specified type of development, which means no planning application is needed. We have the right to apply conditions on the LDO to ensure that the development is acceptable in planning terms.

The proposed LDO will give permitted development rights for the construction of an extension to the District Heating Network (DHN) into the Old Kent Road and Peckham areas defined on the [LDO map](https://geo.southwark.gov.uk/connect/analyst/mobile/#/main?mapcfg=Southwark%20Planning) <https://geo.southwark.gov.uk/connect/analyst/mobile/#/main?mapcfg=Southwark%20Planning> .

The District Heating Network will consist of an underground network of insulated pipes to carry steam for heating and hot water from the South East London Combined Heat and Power (SELCHP) facility to properties in Southwark. The pipes will mainly be laid underneath the public highway. The only potential structures to be permitted would be small cabinets which sit adjacent to plant rooms, and which take the pipes through the wall to connect to existing boilers.

This will be an extension of the existing network which currently provides heating and hot water for 2,500 properties in the Bermondsey area. More information on the existing DHN can be found [here](https://www.southwark.gov.uk/environment/south-east-london-combined-heat-and-power-selchp) <https://www.southwark.gov.uk/environment/south-east-london-combined-heat-and-power-selchp> .

The adoption of the LDO which will facilitate the extension of the DHN is a key part of [Southwark's Climate Change Strategy](https://www.southwark.gov.uk/environment/climate-emergency/reaching-net-zero/our-plan-for-net-zero) <https://www.southwark.gov.uk/environment/climate-emergency/reaching-net-zero/our-plan-for-net-zero> . Buildings account for over 75% of the carbon emissions generated in Southwark. The extension will connect 3000 additional properties to a low-carbon, renewable energy source.

The LDO will enable the council to manage the impacts of construction and ensure that there are no unacceptable outcomes through the use of planning conditions. These will ensure that heritage, archaeology, trees, and ecology are protected. It also means that impacts on neighbouring amenity from the construction will be minimised through the implementation of Construction Environmental Management Plan.

The draft LDO and supporting documents can be viewed below.

- [Draft Local Development Order and Statement of Reasons](#) <user\_uploads/statement-of-reasons---ldo-1.pdf>
- [Map](https://geo.southwark.gov.uk/connect/analyst/mobile/#/main?mapcfg=Southwark%20Planning) <https://geo.southwark.gov.uk/connect/analyst/mobile/#/main?mapcfg=Southwark%20Planning>
- [Cabinet report](https://moderngov.southwark.gov.uk/documents/s110494/Report%20Southwark%20District%20Heating%20Network%20Local%20Development%20Order.pdf) <https://moderngov.southwark.gov.uk/documents/s110494/Report%20Southwark%20District%20Heating%20Network%20Local%20Development%20Order.pdf>
- [Phasing plan](https://moderngov.southwark.gov.uk/documents/s110498/Appendix%20D%20Phasing%20plan%20for%20SELCHP%20extension.pdf) <https://moderngov.southwark.gov.uk/documents/s110498/Appendix%20D%20Phasing%20plan%20for%20SELCHP%20extension.pdf>
- [Equalities Assessment](https://moderngov.southwark.gov.uk/documents/s110497/Appendix%20C%20Equalities%20analysis.pdf) <https://moderngov.southwark.gov.uk/documents/s110497/Appendix%20C%20Equalities%20analysis.pdf>

## Privacy Statement

Southwark Council will collect and record your answers to this form. We will collect and securely store your data electronically and only give access to people who are authorised to use it. The survey information will be collated for statistical purposes to inform our decision. We will keep this data for the reasons given above and destroy it securely after four years.

If you have any questions about how we will use your personal information, please contact our Data Protection Officer by email [dpo@southwark.gov.uk](mailto:dpo@southwark.gov.uk) or telephone 0207 525 5000. More detailed information is available on our website <https://www.southwark.gov.uk/council-and-democracy/freedom-of-information-and-data-protection/corporate-data-privacy-notice> <https://www.southwark.gov.uk/council-and-democracy/freedom-of-information-and-data-protection/corporate-data-privacy-notice> and from the Information Commissioner's Office at <https://ico.org.uk/> <https://ico.org.uk/> .

1 Please confirm your consent for us to collect and use your data in the ways described above (without your consent, we are unable to use any information that you provide).

I consent for you to collect and use my data as described above. *(Required)*

## Introduction

2 What is your name?

Name

3 What is your email address?

Email



#### 4 What is your organisation (if any)?

Organisation

#### Tell us what you think

You can view the documents here:

[Statement of reasons and Local Development Order](#) <user\_uploads/statement-of-reasons---local-development-order-1.pdf>

[Local Development Order Conditions](#) <user\_uploads/local-development-order-conditions.pdf>

#### 5 Do you support the adoption of the Local Development Order to facilitate the construction of the District Heating Network?

Please select only one item

- Yes
- No
- Not sure

#### 6 Do you have any comments on the draft Local Development Order and Statement of reasons?

#### 7 Do you have any comments on the conditions attached to the Local Development Order?

#### About you

#### 8 If you live in Southwark, which community area do you live in?

Please select only one item

- Bermondsey
- Borough & Bankside
- Camberwell
- Dulwich
- Elephant and Castle
- Nunhead
- Peckham
- Rotherhithe
- Walworth

## 9 Equalities questions

Completing this section is optional.

To make sure we are providing fair services to all of Southwark's diverse communities, it is important that we ask you a few questions about yourself. You are under no obligation to provide the information requested, but it would help us greatly if you did. The information will be used to help us plan services that meet the needs of all users. Your responses will be kept confidential and any information published will be made anonymous. The information will be used in a statistical format only.

Age

Please select only one item

- Under 16
- 16 - 17
- 18 - 24
- 25 - 34
- 35 - 44
- 45 - 54
- 55 - 64
- 65 - 74
- 75 - 84
- 85 - 94
- 95+

What is your ethnic background?

Please select only one item

- Arab
- (Asian) Bengali
- (Asian) British
- (Asian) Chinese
- (Asian) Filipino
- (Asian) Indian
- (Asian) Pakistani
- (Asian) Vietnamese
- (Asian) Other (please specify if you wish)
- (Black) British
- (Black) Caribbean
- (Black) Ghanaian
- (Black) Nigerian
- (Black) Sierra Leonean
- (Black) Somali
- (Black) Other African
- (Black) Other (please specify if you wish)
- Gypsy, Roma or Irish Traveller
- Latin American
- Mixed White/Asian
- Mixed White Black African
- Mixed White/Black Caribbean
- Mixed Other background (please specify if you wish)
- (White) British
- (White) English
- (White) Irish
- (White) Northern Irish
- (White) Scottish
- (White) Welsh
- (White) Other European
- (White) Other (please specify if you wish)
- Other ethnic background (please specify if you wish)

Please specify further if you wish:

Are you disabled?

*Please select only one item*

- Yes
- No
- Prefer not to say

Please tick the box or boxes below that best describe your disability:

*Please select all that apply*

- Hearing / Vision (e.g. deaf, partially deaf or hard of hearing; blind or partial sight)
- Physical / Mobility (e.g. wheelchair user, arthritis, multiple sclerosis etc.)
- Mental health (lasting more than a year. e.g. severe depression, schizophrenia etc.)
- Learning disability (e.g. dyslexia, dyspraxia etc.)
- Long-term illness or health condition (e.g. Cancer, HIV, Diabetes, Chronic Heart disease, Rheumatoid Arthritis, Chronic Asthma)
- Other
- Prefer not to say

What is your sex as recorded at birth? (a question about Gender Identity will follow)

*Please select only one item*

- Male
- Female
- Other (please specify if you wish)
- Prefer not to say

Please specify further if you wish

Is the Gender you identify with the same as the sex you were recorded at birth?

*Please select only one item*

- Yes
- No
- Prefer not to say

If no, how would you define your gender identity? Please specify if you wish

Which of the following best describes your sexual orientation?

*Please select only one item*

- Heterosexual/straight
- Lesbian/Gay woman
- Gay man
- Bisexual
- Other (please specify if you wish)
- Prefer not to say

Please specify further if you wish

What is your religion or belief?

*Please select only one item*

- Christian
- Sikh
- Hindu
- Muslim
- Jewish
- Buddhist
- No religion
- Other (please specify if you wish)

Please specify further if you wish

**10** What is your email address?

**11** Would you be interested in being notified about future surveys and consultations in any of the following areas? (we would add your email address to a specific mailing list - you could request that your name be removed at any time by writing to [community.engagement@southwark.gov.uk](mailto:community.engagement@southwark.gov.uk))

*Please select all that apply*

- Housing and regeneration
- Health and social care
- Transport and Highways
- Culture
- Sport and Leisure
- Parks
- Crime and policing
- Communities
- Schools
- Employment
- Youth services
- Funding
- Engagement

Please make sure you have provided an email address if you wish to be added to our mailing lists.



## **Appendix B:** **Site notice**

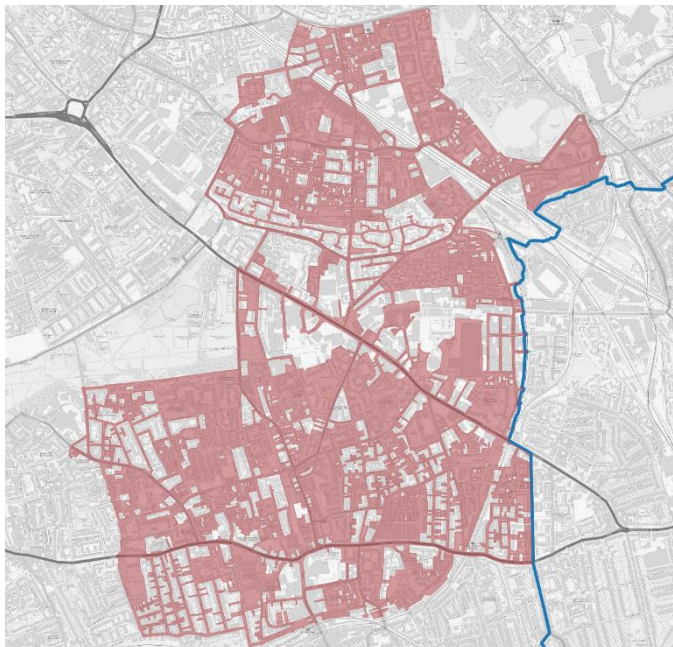
Local Development Order – District Heating Network

**March 2023**

**Town and Country Planning (Development Management Procedure) (England) Order 2015**  
**NOTICE UNDER ARTICLE 38 OF PROPOSAL FOR LOCAL DEVELOPMENT ORDER GRANTING**  
**PLANNING PERMISSION**

I give notice that the London Borough of Southwark Council proposes to make a local development order for the area covered by the map granting planning permission for the:

*“Development of a district heating network, including pipes, cables and private wires ancillary to the District Heating Network, heat exchange equipment, above ground cabinets, buildings and structures, street furniture, informational signage and ancillary engineering works, subject to conditions.”*



A copy of the draft order and a statement of reasons for making the order are available for inspection at:

Council offices, 160 Tooley Street, SE1 2HZ  
Monday to Friday, 9:00am to 5:00pm (excludes bank holidays)

East Street Library, 168-170 Old Kent Road, SE1 5TY  
Monday, Tuesday and Friday, 2:00pm to 7:00pm;  
Thursday 10:00am to 3pm; Saturday 10:00am to 5:00pm

The Blue Anchor Library, Market Place, SE16 3UQ  
Monday, Tuesday, and Thursday 9:00am to 7:00pm;  
Friday 10:00am to 6:00pm; Saturday 9:00am to 5:00pm

Peckham Temporary Library, 17-23 Bournemouth Road, SE15 4UJ  
Monday to Thursday 10:00am to 7:00pm; Saturday 10:00am to 5:00pm; Sunday 12:00pm to 4:00pm

They are published on the Council’s website at: <https://www.southwark.gov.uk/planning-and-building-control/planning-policy-and-transport-policy/development-plan/evidence-base/environment-and-sustainability?chapter=2>

Anyone who wishes to make representations about this proposed local development order should do so by:

- Visiting our consultation hub and filling in our online questionnaire: <https://consultations.southwark.gov.uk/corporate-strategy/local-development-order-district-heating-network>
- E-mail to [info@oldkentroad.org.uk](mailto:info@oldkentroad.org.uk)
- Post your response to:  
LDO Consultation  
Old Kent Road Team  
Southwark Council  
FREEPOST SE1919/14  
London SE1P 5EX

All comments must be received by **23:59 on Thursday 9 February 2023**.

Signed.....

On behalf of the London Borough of Southwark Council

Date

*Statement of owner’s rights*

*The grant of planning permission does not affect owners’ rights to retail or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.*



## **Appendix C:** Email notification

Local Development Order – District Heating Network

**March 2023**

**From:** [Southwark Council](#)  
**To:**  
**Subject:** Tell us your thoughts on the proposed Local Development Order

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Southwark Council is consulting on a draft of the **Local Development Order – District Heating Network**

Consultation is open until **Thursday 9 February 23:59**.

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED), SECTION 61A**  
**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)**  
**(ENGLAND) ORDER 2015, SECTION 38**

**What is the Local Development Order?**

The proposed Local Development Order (LDO) will grant permitted development rights for the construction of an underground network of insulated pipes to carry steam for heating and hot water from the SELCHP heat from waste facility (<https://www.selchp.com/>) to properties in Southwark. The district heating network is a low-carbon alternative to the gas-fired boilers which are currently used as the main heating source in Southwark's homes and businesses.

In 2013 Southwark Council connected 2,500 homes in Bermondsey to SELCHP via a district heating network. This has saved around 7,700 tonnes of CO2 per year. The proposed LDO will grant planning permission for an extension of the network to areas around Old Kent Road and Peckham. A decision to build the network will require a separate approval from Southwark Council to vary its existing Heat Network Contract with Veolia, the operators of SELCHP. If the extension is built, it will connect around 3000 existing homes and new development\* to a low-carbon, renewable energy source.

The use of the LDO will enable the Council to manage the impacts and ensure that there are no unacceptable outcome through the use of planning conditions. These will ensure that heritage, archaeology, trees, and ecology are protected. It also means that impacts on neighbouring amenity from the construction will be minimised through the implementation of Construction Environmental Management Plan.

*\*Statement of owner's rights*

*The grant of planning permission does not affect owners' rights to retail or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.*

The draft Local Development Order (December 2022) is available to view [here](#).

For more information and the supporting documents please visit [our website](#).

Hard copies of the document can be viewed at:

- Council offices, 160 Tooley Street, SE1 2HZ  
Monday to Friday, 9:00am to 5:00pm (excludes bank holidays)
- East Street Library, 168-170 Old Kent Road, SE1 5TY  
Monday, Tuesday and Friday, 2:00pm to 7:00pm; Thursday 10:00am to 3pm; Saturday 10:00am to 5:00pm
- The Blue Anchor Library, Market Place, SE16 3UQ  
Monday, Tuesday, and Thursday 9:00am to 7:00pm; Friday 10:00am to 6:00pm; Saturday 9:00am to 5:00pm
- Peckham Temporary Library, 17-23 Bournemouth Road, SE15 4UJ  
Monday to Thursday 10:00am to 7:00pm; Saturday 10:00am to 5:00pm; Sunday 12:00pm to 4:00pm



## How can I comment?

- Visit our [Consultation Hub](#) to fill out an online questionnaire
- Email your comments to [info@oldkentroad.org.uk](mailto:info@oldkentroad.org.uk)
- You can also write to: LDO Consultation, Old Kent Road Team, Southwark Council FREEPOST SE1919/14 London SE1P 5EX

The consultation will be open until **23:59 on Thursday 9 February 2023**.

Southwark Council

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[Unsubscribe](#) from any further emails from Southwark Council.

You may also choose to [modify your subscriber preferences](#).

[www.southwark.gov.uk](http://www.southwark.gov.uk)

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This email was sent to Email Address using GovDelivery Communications Cloud on behalf of: Southwark Council PO BOX 64529 London SE1P 5LX





## **Appendix D:** Tustin Estate monthly newsletter

Local Development Order – District Heating Network

**March 2023**



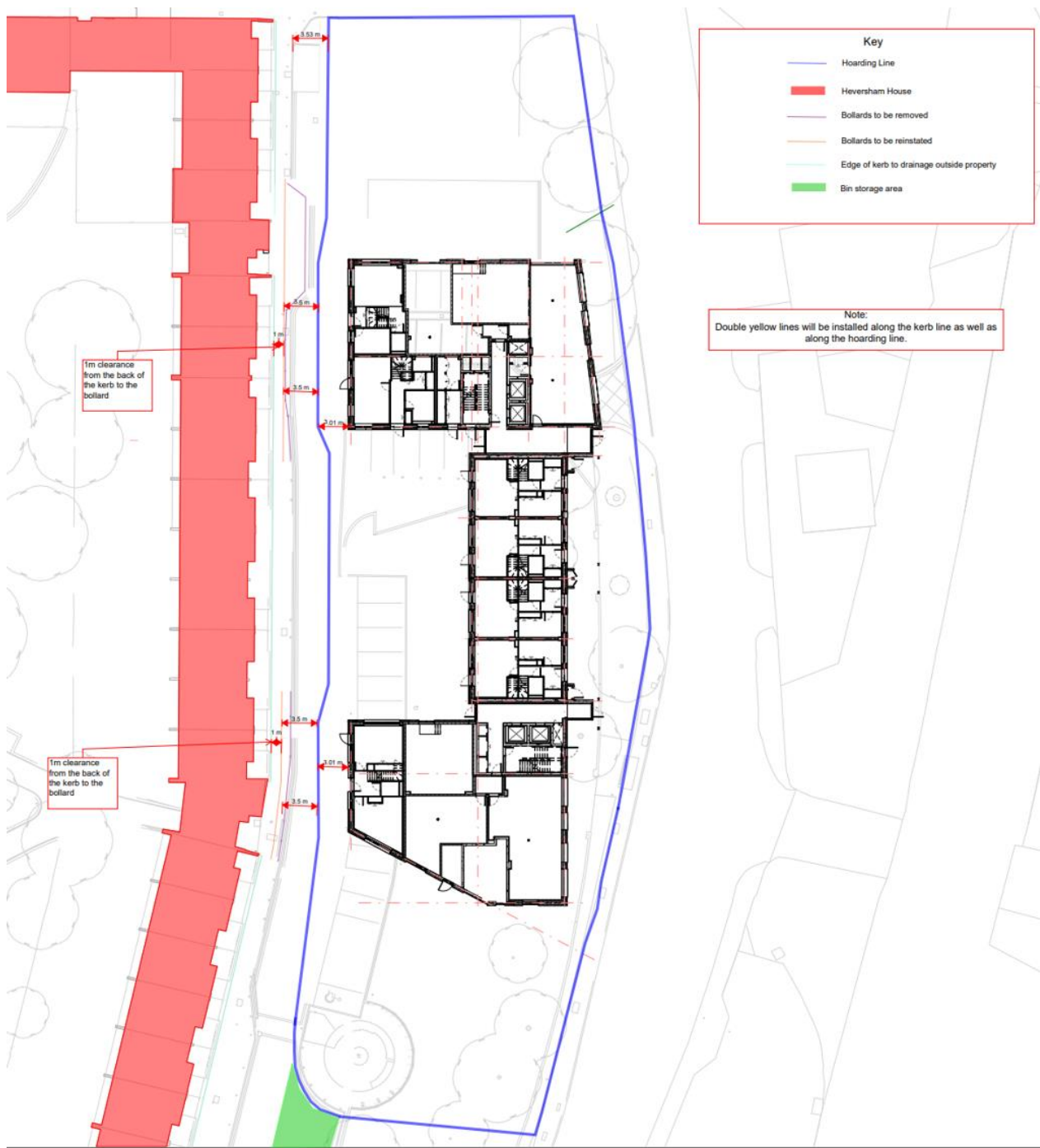
# Tustin Estate newsletter

## January 2023

Welcome to the latest edition of the Tustin Estate monthly newsletter from Southwark Council.

The residents of the Tustin Estate have voted for the demolition and rebuild of Bowness House, Heversham House, Hillbeck Close and Kentmere House, and the refurbishment of the council houses on Manor Grove. The first phase of new homes are now being built and will be ready in 2025.

The design of the new homes at Hillbeck Close is pictured above.



## Public Meeting

**Thursday  
26 January 2023**

**Tustin Community Hall  
Windermere Point**

**6pm to 7.30pm**

**The Tustin Community  
Association is holding a  
general meeting about the  
new build works.**

## New homes progress

Ullswater House demolition is in progress. New asbestos was found that was not discovered during earlier surveys as we are now reaching places we couldn't before. This means it is a stop-start process.

A similar situation exists on the site of the new homes in front of Heversham House where some materials were found that could contain asbestos. Any asbestos found is always removed safely.

## Amended Hoarding Plan

There has been a change to the hoarding plan at Heversham House and Ilderton Road (Plot G1). The revised plan is on page two of the newsletter. These works began on 3 January, 2023 and are expected to be complete by 13

January, 2023. The revised road lining will be carried out at a later date.

This has resulted in a change to Heversham House residents' bin collection. Please leave your rubbish out on collection day at the collection point shown.

The hoarding at Manor Grove will also be amended soon, bins will be moved by the estate team on collection day to Manor Grove Road.

## Changes to parking

The bollards and posts preventing parking at the south end of Heversham House will be removed, if they have not already been done so.

The date for the new temporary parking bays behind Bowness House and at Manor Grove will be confirmed soon. Contractors are currently pricing the works.

## Standard construction hours

Noisy building work is only carried out between the following hours:

- Monday to Friday 8am to 6pm
- Saturdays 9am to 2pm
- No works on Sundays and Bank Holidays

Please note that you may see Openreach staff around the hoarding by Heversham House quietly working on 14 and 15 January 2023, re-routing fibre cables that are currently passing through the proposed location of Block G1, in



front of Heversham House and Ilderton Road.

## Construction video

Don't forget Bouygues has created a video to show how the construction of the new homes will be managed – you can watch it online using this QR code:



## Environmental monitoring

Bouygues monitor noise, dust, and vibrations to ensure they're operating safely and within the limits set by Southwark. Monitors are installed around the construction site.

## Drop in sessions

The next drop-in session will be on Thursday 26 January 2023. If you want to speak to the team before then, do not forget we are available 24 hours a day, 7 days a week at the Ledbury TRA Hall, Pencraig way (next to Kwik Fit on the

Old Kent Road), London SE15 1SH. You can telephone on **020 7732 2886** or email **tustin@southwark.gov.uk**

## District Heating Network consultation

The council is consulting on a proposed Local Development Order for an extension to the District Heating Network. The consultation will run until midnight on February 9 2023.

Local Development Orders grant permission for a specified type of development, which means no planning application is needed. The council has the right to apply conditions on the Local Development Order to ensure that the development is acceptable in planning terms.

The proposed Local Development Order will give permitted development rights for the construction of an extension to the District Heating Network into the Old Kent Road and Peckham areas, which includes Tustin.

If the extension is built, it will connect around 3,000 existing homes and new developments to a low-carbon, renewable energy source. The District Heating Network will be made up of an underground network of insulated pipes to carry steam for heating and hot water from the South East London Combined Heat and Power (SELCHP) facility to properties in Southwark. The pipes will mainly be laid underneath the public highway. The only potential structures to

be permitted would be small cabinets which sit next to plant rooms, and take the pipes through the wall to connect to existing boilers.

More information can be found on our website at:

**[www.southwark.gov.uk/planning-and-building-control/planning-policy-and-transport-policy/development-plan/evidence-base/environment-and-sustainability?chapter=2](http://www.southwark.gov.uk/planning-and-building-control/planning-policy-and-transport-policy/development-plan/evidence-base/environment-and-sustainability?chapter=2)**

Let us know what you think by visiting our consultation hub:

**[consultations.southwark.gov.uk/corporate-strategy/local-development-order-district-heating-network](https://consultations.southwark.gov.uk/corporate-strategy/local-development-order-district-heating-network)** or email **[info@oldkentroad.org.uk](mailto:info@oldkentroad.org.uk)**

## Getting ready to go on the Housing Register

In preparation for tenants in Kentmere House, Heversham House and Bowness House to be rehoused in the new homes that will be built on the Tustin Estate, we are working with them to get registered on the housing list. Thank you to everyone who has come in to see us for help to get registered.

Early in 2023, tenants and resident leaseholders will choose the home they would like to move into. A booklet will show the layout and the size of the property and state the rent and council tax. If you do not contact us to get registered, you may miss out on a chance of choosing your new home.

If you need help or have any worries, just contact the team on **020 7732 2886** or email **[tustin@southwark.gov.uk](mailto:tustin@southwark.gov.uk)**, we are here 24 hours a day, 7 days a week.

## Local police sessions

The local Old Kent Road Ward Police team have requested that any crime be reported, if it is an emergency, to **999** and for non-emergencies to **101**.

The team can also be contacted by telephone on **020 8721 2436**, emailing **[oldkentroad.snt@met.police.uk](mailto:oldkentroad.snt@met.police.uk)** or they can be tweeted at **[@MPSOldkentRoad](https://twitter.com/MPSOldkentRoad)**.

## Repairs

The blocks that are due for demolition are still maintained by the council. All repairs for all the blocks on the Tustin Estate should be reported by calling **0800 952 4444**.

## Damp and mould

If you are a Southwark Council tenant with damp or mould in your home, you can get in contact with us by emailing **[dampandmould@southwark.gov.uk](mailto:dampandmould@southwark.gov.uk)** or calling us on **020 7525 2600** and choosing option one and then option five.

## Tustin Community Association

The Tenants and Residents' group for the Tustin Estate is called the Tustin Community Association (TCA). It has been established for many years and works on behalf of residents on many

issues. The group meet on the third Thursday of each month at 6pm by Zoom.

Andrew Eke is Chair of the Tustin Community Association. The contact details for the TCA are:

- Telephone: **07464 867736**
- Email: **tustintca02@hotmail.com**
- Address: Residents Hall, Windermere Point, London SE15 1DY

## The Tustin Resident Project Group

The Tustin Resident Project Group meets monthly and oversees the project from a resident perspective working with Southwark Council. We are keen for more people to get involved. If you are interested in joining the group, please contact Jen Pepper on Freephone **0800 073 1051** or at **jen.pepper@opencommunities.org**

## Contacting Bouygues



If you want to contact Bouygues UK their Resident Liaison Officer is Mariam Ayoola. **Mariam's** email address is:

**mariam.ayoola@bouygues-uk.com.** Their out of hours number is 0800 0837268.

## Resident Services Officer

Andrew Johnson is the Resident Services Officer for the Tustin Estate. You can contact Andrew on **07535**

**541329** and his email address is **andrew.johnson@southwark.gov.uk**

## Contacting Southwark about this project

The Tustin team working with the community on the plans for the low rise homes on the estate can be contacted on **020 7732 2886** or email **tustin@southwark.gov.uk**.

## Strep A and scarlet fever: what to look out for

More children have developed scarlet fever recently. This is above what we would expect for winter. Scarlet fever is caused by the bacteria Group A streptococcus (Strep A), which on very rare occasions can cause more serious disease if it gets into the bloodstream or lungs.

Find out about the symptoms of scarlet fever and what to do if your child has scarlet fever at

**[www.nhs.uk/conditions/scarlet-fever/](http://www.nhs.uk/conditions/scarlet-fever/)**

## Flu and COVID-19 cases are rising rapidly: book your vaccine today

More people are going into hospital because they are ill with flu or COVID-19. Being vaccinated is the best way to protect yourself and others from flu and COVID-19. Book your COVID-19 and flu jabs today at

**[www.nhs.uk/conditions/vaccinations/flu-influenza-vaccine/](http://www.nhs.uk/conditions/vaccinations/flu-influenza-vaccine/)**



## Help to prevent spread of winter bugs and protect yourself

The best way to protect yourself and your loved ones is to:

- Get vaccinated against flu and COVID-19
- Let fresh air in if meeting indoors
- If you feel unwell, try to stay at home and avoid contact with other people where possible
- Wear a face covering, in crowded and enclosed spaces
- Wash your hands or use sanitiser



**Murselin Islam**  
**[murselinislam@hotmail.com](mailto:murselinislam@hotmail.com)**

## The Independent Tenant and Homeowner Advisor

The Open Communities staff who will work on Tustin, providing individual advice to tenants, leaseholders and freeholders, and organising, chairing and taking minutes at the estate-wide and Resident Project Group Meetings, are Jen Pepper and Murselin Islam.

You can contact Jen on **[jen.pepper@opencommunities.org](mailto:jen.pepper@opencommunities.org)** and Murselin at **[murselinislam@hotmail.com](mailto:murselinislam@hotmail.com)** and Freephone **0800 073 1051**.



**Jen Pepper**  
**[jen.pepper@opencommunities.org](mailto:jen.pepper@opencommunities.org)**

## Tustin Diary Dates for the next few months

Diary Date	What's the event	Where is it?
Thursday 19 Jan 2023 starting at 6pm	Tustin Community Association Meeting	Held on Zoom, details are available from the Chair, Andrew Eke at: <a href="mailto:tustintca02@hotmail.com">tustintca02@hotmail.com</a> .
Thursday 26 Jan 2023 5pm to 7pm	Tustin Drop-in	This will be held at Tustin Community Hall Windermere Point , between 3pm and 5.30pm.
Thursday 26 Jan 2023 6pm to 7.30pm	Tustin Community Association Public Meeting	This will be held at Tustin Community Hall Windermere Point at 6pm to 7.30pm.
Thursday 2 Feb 2023 3pm to 7pm	Tustin Drop-in	This will be held at Tustin Community Hall Windermere Point, between 3pm and 7pm.
Thursday 9 Feb Jan 2023 starting at 6pm	Tustin Resident Project Group	This will be held on Zoom and details are available from Jen Pepper the Independent Tenant and Homeowner Advisor at <a href="mailto:jen.pepper@opencommunities.org">jen.pepper@opencommunities.org</a> .
Thursday 16 Feb 2023 starting at 6pm	Tustin Community Association Meeting	Held on Zoom, details are available from the Chair, Andrew Eke at: <a href="mailto:tustintca02@hotmail.com">tustintca02@hotmail.com</a> .
Thursday 23 Feb 2023 3pm to 7pm	Tustin Drop-in	This will be held at 801 Old Kent Road, between 3pm and 7pm.
Thursday 2 March 2023 3pm to 7pm	Tustin Drop-in	This will be held at Tustin Community Hall Windermere Point, between 3pm and 7pm.
Thursday 9 March 2023 starting at 6pm	Tustin Resident Project Group	This will be held on Zoom and details are available from Jen Pepper the Independent Tenant and Homeowner Advisor at <a href="mailto:jen.pepper@opencommunities.org">jen.pepper@opencommunities.org</a> .
Thursday 16 March 2023 starting at 6pm	Tustin Community Association Meeting	Held on Zoom, details are available from the Chair, Andrew Eke at: <a href="mailto:tustintca02@hotmail.com">tustintca02@hotmail.com</a> .
Thursday 23 March 2023 3pm to 7pm	Tustin Drop-in	This will be held at Tustin Community Hall Windermere Point, between 3pm and 7pm.
Thursday 6 April 2023 3pm to 7pm	Tustin Drop-in	This will be held at Tustin Community Hall Windermere Point, between 3pm and 7pm.



## **Appendix E:** Ledbury Estate monthly newsletter

Local Development Order – District Heating Network

**March 2023**



# Ledbury Estate newsletter

27 January 2023

## **Warning about bottled gas**

*It remains vitally important residents do not bring any bottled gas or gas appliances into the tower blocks as the buildings will not withstand the force of a gas explosion.*

*Fire wardens will also be monitoring to check that no gas canisters are brought into the buildings.*

## **Rubbish thrown from windows**

The cleaners for the estate have a hard enough job to keep the estate clean, let alone clearing up after residents who think it is ok to dispose of their rubbish by simply throwing it out of their windows.

Recently, as well as throwing out cigarette ends could cause a fire, we have found sanitary towels and soiled nappies. Please keep our estate tidy.

Any resident found disposing of their rubbish in this way will have action taken against them, as it contravenes the tenancy agreement.

## **District Heating Network consultation**

The council is consulting on a proposed Local Development Order for an extension to the District Heating

Network. The consultation will run until midnight on February 9 2023.

Local Development Orders grant permission for a specified type of development, which means no planning application is needed. The council has the right to apply conditions on the Local Development Order to ensure that the development is acceptable in planning terms.

The proposed Local Development Order will give permitted development rights for the construction of an extension to the District Heating Network into the Old Kent Road and Peckham areas, which includes Tustin.

If the extension is built, it will connect around 3,000 existing homes and new developments to a low-carbon, renewable energy source. The District Heating Network will be made up of an underground network of insulated pipes to carry steam for heating and hot water from the South East London Combined Heat and Power (SELCHP) facility to properties in Southwark. The pipes will mainly be laid underneath the public highway. The only potential structures to be permitted would be small cabinets which sit next to plant rooms, and take the pipes through the wall to connect to existing boilers.

More information can be found on our website at:

[www.southwark.gov.uk/planning-and-building-control/planning-policy-and-transport-policy/development-plan/evidence-base/environment-and-sustainability?chapter=2](http://www.southwark.gov.uk/planning-and-building-control/planning-policy-and-transport-policy/development-plan/evidence-base/environment-and-sustainability?chapter=2)

Let us know what you think by visiting our consultation hub:

[consultations.southwark.gov.uk/corporate-strategy/local-development-order-district-heating-network](http://consultations.southwark.gov.uk/corporate-strategy/local-development-order-district-heating-network) or email [info@oldkentroad.org.uk](mailto:info@oldkentroad.org.uk)

## Southwark 2030

Southwark 2030 is your chance to help shape the future of our borough. We want to bring people together, from all parts of our community, to talk about and help decide the place we all want Southwark to be by 2030. There are lots of ways to get involved in Southwark 2030. Please join in by visiting the website:

[www.southwark.gov.uk/southwark2030](http://www.southwark.gov.uk/southwark2030)

# SOUTHWARK 2030

## Cost of Living support

We know money is tight for lots of residents at the moment. If you need help or support through the cost of living crisis, we are here to help. Please visit [www.southwark.gov.uk/here-to-help](http://www.southwark.gov.uk/here-to-help)



## Housing update

All residents in the tower blocks will have to leave their homes while their blocks are demolished and the new homes are built. All permanent tenants have the right to return to the estate.

Please note that properties are not allocated according to the time you bid. They are allocated by our colleagues in the allocations team according to

Southwark Council's lettings policies. Ledbury Towers' permanent tenants are in Band One, and the properties are allocated by how many stars each applicant has, then by application date and finally by your tenancy date.

If you need help with bidding or you think your application can attract stars because you or someone else in your household is working or carrying out voluntary work for more than 16 hours a week, do not forget to come in and see the Ledbury Team for help.

Right now we have 189 permanent empty homes, as many tenanted households have moved into new homes and 19 leaseholders sold their properties



back to the council. Of course those tenants who have moved retain the right to return.

209 properties were initially refused by tenants who had viewings. However many of these have already received further offers and many residents have already moved into their new homes. No permanent tenant from the Ledbury Towers will be suspended from bidding if they choose to refuse a property.

## Damp and mould

If you are a Southwark Council tenant with damp or mould in your home, you can get in contact with us by emailing [dampandmould@southwark.gov.uk](mailto:dampandmould@southwark.gov.uk) or calling us on **020 7525 2600** and choosing option one and then option five.

## Ledbury Towers repairs

All repairs for the Ledbury Towers should be reported by calling **0800 952 4444**. Repairs can also be reported by email at [repairs@southwark.gov.uk](mailto:repairs@southwark.gov.uk) in the usual way and you will be advised by the call handler of the day and time of the appointments for access so that you can arrange the most convenient appointment for you.

In relation to any repairs, which you believe to be more complex or long standing, please email with your name,

address and contact details to [disrepairmailbox@southwark.gov.uk](mailto:disrepairmailbox@southwark.gov.uk).

## Reminder on oxygen cylinders

It is not safe to use oxygen cylinders in the blocks. This means visitors to the blocks can't come in if they need an oxygen cylinder.

From the home visits we have carried out we know that, at present, no current resident needs to use an oxygen cylinder.

However no one knows what their health will be in the future. If an issue arises with your health that means that you will need to use an oxygen cylinder, please speak to your doctor and then let your Resident Service Officer (whose contact details are in this newsletter) know immediately so we can work with you to ensure your health needs are catered for.

Non-resident leaseholders are being asked to make sure their tenants in the block are also aware of this issue.

## Local police sessions

The local Old Kent Road Ward Police team has requested that any crime be reported, if it is an emergency, to **999** and for non-emergencies to **101**. The

team can also be contacted by telephone on **020 8721 2436**, emailing **oldkentroad.snt@met.police.uk** or they can be tweeted at **@MPSOldkentRoad**

## Resident Services Officer for the Ledbury temporary accommodation properties

You can contact the Temporary Accommodation team at: **tahousingteam@southwark.gov.uk**

All repairs should be reported by calling **0800 952 4444**. Repairs can also be reported by email at **repairs@southwark.gov.uk**

## Resident Services Officer for the Ledbury low-rise properties

Nmah Kamara is the Resident Services Officer for the Ledbury Estate (not including the towers). You can contact Nmah on **07547 664161** or email **nmah.kamara@southwark.gov.uk**

All repairs should be reported by calling **0800 952 4444**. Repairs can also be reported by email at **repairs@southwark.gov.uk**.

## Resident Service Officer for Sylvan Grove

Obie Ebanks is the Resident Services Officer for Sylvan Grove. You can

contact Obie on **07711 910754** or at **obie.ebanks@southwark.gov.uk**

All repairs for Sylvan Grove should be reported by calling **0800 952 4444**. Repairs can also be reported by email at **repairs@southwark.gov.uk**.

## Resident Services Officer for Churchyard Row

Debbie Ming is the Resident Services Officer for Churchyard Row. You can contact Debbie on **07932 333199** or at **debbie.ming@southwark.gov.uk**.

As a reminder all repairs for Churchyard Row should be reported by calling 0800 952 4444. Repairs can also be reported by email at **repairs@southwark.gov.uk**

## Flu and COVID-19 cases are rising rapidly: book your vaccine today

More people are going into hospital because they are ill with flu or COVID-19. Being vaccinated is the best way to protect yourself and others from flu and COVID-19. Book your COVID-19 and flu jabs today at **www.nhs.uk/conditions/vaccinations/flu-influenza-vaccine/**



## Help to prevent spread of winter bugs and protect yourself

The best way to protect yourself and your loved ones is to:

- Get vaccinated against flu and COVID-19
- Let fresh air in if meeting indoors
- If you feel unwell, try to stay at home and avoid contact with other people where possible
- Wear a face covering, in crowded and enclosed spaces
- Wash your hands or use sanitiser

## Strep A and scarlet fever: what to look out for

More children have developed scarlet fever recently. This is above what we would expect for winter. Scarlet fever is caused by the bacteria Group A streptococcus (Strep A), which on very rare occasions can cause more serious disease if it gets into the bloodstream or lungs.

Find out about the symptoms of scarlet fever and what to do if your child has scarlet fever at

**[www.nhs.uk/conditions/scarlet-fever/](http://www.nhs.uk/conditions/scarlet-fever/)**

## The Independent Tenant and Homeowner Advisor

John Gargan and Alison Gaskin from Open Communities are the Independent Tenant and Homeowner Advisors. If you have any questions you can contact them on **0800 073 1051** and John at **[john@johngargan.com](mailto:john@johngargan.com)** and Alison at **[alisongaskin@yahoo.co.uk](mailto:alisongaskin@yahoo.co.uk)**.



**John Gargan**  
**[john@johngargan.com](mailto:john@johngargan.com)**



**Alison Gaskin**  
**[alisongaskin@yahoo.co.uk](mailto:alisongaskin@yahoo.co.uk)**

## The Ledbury Team

You can contact the Ledbury team at the Ledbury TRA Hall by calling **020 7732 2757** or **020 7732 2886**. Please e-mail the team at **[Ledburyhousingteam@southwark.gov.uk](mailto:Ledburyhousingteam@southwark.gov.uk)**.



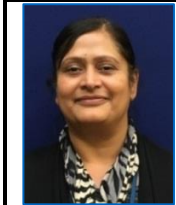
**Mike Tyrrell – Director  
of Ledbury Estate**

**Tel: 020 7732 2757**  
**[mike.tyrrell@southwark.gov.uk](mailto:mike.tyrrell@southwark.gov.uk)**



**Olive Green –  
Resident Services  
Manager**

**Tel: 020 7732 2757**  
**[olive.green@southwark.gov.uk](mailto:olive.green@southwark.gov.uk)**



**Hema Vashi –  
Resident Services  
Officer for Bromyard  
House**

**Tel: 07852 766058**  
**[hema.vashi@southwark.gov.uk](mailto:hema.vashi@southwark.gov.uk)**



**Modupe Somoye –  
Resident Services  
Officer for  
Peterchurch House**

**Tel: 07903 281390**  
**[modupe.somoye@southwark.gov.uk](mailto:modupe.somoye@southwark.gov.uk)**



**Sharon Burrell –  
Resident Services  
Officer for Sarnsfield  
House**

**Tel: 07432 738774**  
**[sharon.burrell@southwark.gov.uk](mailto:sharon.burrell@southwark.gov.uk)**



**Sabdat (Sabi) Ibn-  
Ibrahim – Resident  
Services Officer for  
Skenfrith House**

**Tel: 07984 144224**  
**[sabdat.ibn-ibrahim@southwark.gov.uk](mailto:sabdat.ibn-ibrahim@southwark.gov.uk)**

# Top tips to improve your mental wellbeing

There are little things we can all do to take care of our mental wellbeing.



Just like our physical health, it is important to look after our mental health. This can help us to learn new ways to cope with life's challenges and lead happier, healthier lives.

Simple changes can make a big difference – here are six areas that can help you look after your mental wellbeing:



## 1. Being aware of unhelpful thoughts

Learn to ask yourself whether your thoughts are helpful or not? Is there a different way to see the situation? What would you say to a friend?

## 2. Focus on now

Spend time focusing on the present instead of getting stuck on the past or worrying too much about the future. You could try relaxation techniques and mindfulness.

## 3. Getting enough rest

Make sure you have enough down time before bed and a good sleep routine with a regular bedtime and wake up time.

## 4. Connecting with others

Make time for socialising with friends and family or online communities where you are able to talk about the way you feel.

## 5. Living a healthy lifestyle

Eating well and getting enough exercise for your physical health can help to boost your mental wellbeing too.

## 6. Do something for yourself

Have some 'me time' by spending regular time on the things that make you happy, whether that's a hobby, trying something new or relaxing.



**Better Health** every mind matters

If you or someone you trust has a smart phone or computer and can access the internet, do visit [www.nhs.uk/every-mind-matters/](http://www.nhs.uk/every-mind-matters/) for more tips and information on caring for your mental health, and find what works for you. You can also get access to the internet at most local libraries.



## **Appendix F:** Press notice

Local Development Order – District Heating Network

**March 2023**

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)  
ORDER 2015, SECTION 38**

**NOTICE OF CONSULTATION FOR:**

**LOCAL DEVELOPMENT ORDER DISTRICT HEATING NETWORK (2022)**

Southwark Council is consulting on the draft Local Development Order District Heating Network 2022 from **December 15 2022 to February 9 2023**.

The Local Development Order (LDO) will grant permitted development rights for the construction of an underground network of insulated pipes to carry steam for heating and hot water from the SELCHP facility to properties in Southwark. This will be an extension of the existing network which currently provides heating and hot water for 2,500 properties in the Bermondsey area. The adoption of the LDO which will facilitate the extension of the DHN is a key part of Southwark Council's strategy to tackle climate change. If built, the extension will connect 3000 additional properties to a low carbon, renewable energy source. The use of the LDO will enable the Council to manage the impacts of construction and ensure that there are no unacceptable outcomes through the use of planning conditions. These will ensure that heritage, archaeology, trees, and ecology are protected. It also means that impacts on neighbouring amenity from the construction will be minimised through the implementation of Construction Environmental Management Plan.

Where to view the documents

The documents can be viewed on the council website: [https://www.southwark.gov.uk/planning\\_and\\_building\\_control/planning\\_policy\\_and\\_transport\\_policy/development\\_plan/evidence\\_base/environment\\_and\\_sustainability?chapter=2](https://www.southwark.gov.uk/planning_and_building_control/planning_policy_and_transport_policy/development_plan/evidence_base/environment_and_sustainability?chapter=2)

Hard copies of the documents can be viewed at:

- Council offices, 160 Tooley Street, SE1 2HZ  
Monday to Friday, 9am to 5pm (excluding bank holidays)
- East Street Library, 168 170 Old Kent Road, SE1 5TY  
Monday, Tuesday and Friday 2pm to 7pm; Thursday 10am to 3pm; Saturday 10am to 5pm
- The Blue Anchor Library, Market Place, SE16 3UQ  
Monday, Tuesday, and Thursday 9am to 7pm; Friday 10am to 6pm; Saturday 9am to 5pm
- Peckham Temporary Library, 17 23 Bournemouth Road, SE15 4UJ  
Monday to Thursday 10am to 7pm; Saturday 10am to 5pm; Sunday 12pm to 4pm

**How to comment:**

Visiting our consultation hub and filling in our online questionnaire:

[https://consultations.southwark.gov.uk/corporate\\_strategy/local\\_development\\_order\\_district\\_heating\\_network](https://consultations.southwark.gov.uk/corporate_strategy/local_development_order_district_heating_network)

E mail to [info@oldkentroad.org.uk](mailto:info@oldkentroad.org.uk)

Post your response to:  
LDO Consultation  
Old Kent Road Team  
Southwark Council  
FREEPOST SE1919/14  
London SE1P 5EX

All comments must be received by **23:59 on Thursday 9 February 2023**.

Register for a MySouthwark account and opt in to our email updates on your profile at <https://www.southwark.gov.uk/mysouthwark>



## **Appendix G:** Mail notification to leaseholders

Local Development Order – District Heating Network

**March 2023**

Southwark Council is consulting on a draft of the **Local Development Order – District Heating Network**

Consultation is open until **Thursday 9 February 23:59**.

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED), SECTION 61A**

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015, SECTION 38**

**What is the Local Development Order?**

The proposed Local Development Order (LDO) will grant permitted development rights for the construction of an underground network of insulated pipes to carry steam for heating and hot water from the SELCHP heat from waste facility (<https://www.selchp.com/>) to properties in Southwark. The district heating network is a low-carbon alternative to the gas-fired boilers which are currently used as the main heating source in Southwark's homes and businesses.

In 2013 Southwark Council connected 2,500 homes in Bermondsey to SELCHP via a district heating network. This has saved around 7,700 tonnes of CO2 per year. The proposed LDO will grant planning permission for an extension of the network to areas around Old Kent Road and Peckham. A decision to build the network will require a separate approval from Southwark Council to vary its existing Heat Network Contract with Veolia, the operators of SELCHP. If the extension is built, it will connect around 3000 existing homes and new development\* to a low-carbon, renewable energy source.

The use of the LDO will enable the Council to manage the impacts and ensure that there are no unacceptable outcome through the use of planning conditions. These will ensure that heritage, archaeology, trees, and ecology are protected. It also means that impacts on neighbouring amenity from the construction will be minimised through the implementation of Construction Environmental Management Plan.

*\*Statement of owner's rights*

*The grant of planning permission does not affect owners' rights to retail or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.*

The draft Local Development Order (December 2022) is available to view on our website:

<https://www.southwark.gov.uk/planning-and-building-control/planning-policy-and-transport-policy/development-plan/evidence-base/environment-and-sustainability?chapter=2> .

Hard copies of the documents can be viewed at:

- Council offices, 160 Tooley Street, SE1 2HZ  
Monday to Friday, 9:00am to 5:00pm (excludes bank holidays)
- East Street Library, 168-170 Old Kent Road, SE1 5TY  
Monday, Tuesday and Friday, 2:00pm to 7:00pm; Thursday 10:00am to 3pm;  
Saturday 10:00am to 5:00pm



- The Blue Anchor Library, Market Place, SE16 3UQ  
Monday, Tuesday, and Thursday 9:00am to 7:00pm; Friday 10:00am to 6:00pm; Saturday 9:00am to 5:00pm
- Peckham Temporary Library, 17-23 Bournemouth Road, SE15 4UJ  
Monday to Thursday 10:00am to 7:00pm; Saturday 10:00am to 5:00pm;  
Sunday 12:00pm to 4:00pm

### **How can I comment?**

Visit our Consultation Hub to fill out an online questionnaire:

<https://consultations.southwark.gov.uk/corporate-strategy/local-development-order-district-heating-network/>

Email your comments to [info@oldkentroad.org.uk](mailto:info@oldkentroad.org.uk)

You can also write to:

LDO Consultation, Old Kent Road Team, Southwark Council FREEPOST  
SE1919/14 London SE1P 5EXT.

The consultation will be open until **23:59 on Thursday 9 February 2023**.

Southwark Council





## **Appendix H:** Representations received by email

Local Development Order – District Heating Network

**March 2023**

9<sup>h</sup> February 2023  
Our ref. 21.5174

24 Southwark Bridge Road  
London  
SE1 9HF

T 0203 268 2018

LDO Consultation  
Old Kent Road Team  
Southwark Council  
FREEPOST SE1919/14  
London  
SE1P 5EXT

By email

Dear Sir/Madam,

## Re: Draft Local Development Order – District Heating Network

We write on behalf of our client Avanton OKR3 in support of the above referenced draft Local Development Order (LDO). The LDO proposes to grant permitted development rights to enable connections to the SELCHP facility, which would benefit a number of sites and existing housing estates in the Old Kent Road Opportunity Area.

Our client is promoting the development of the Old Kent Road Gas Works site for a large scale residential development comprising approximately 700 new homes, including commercial space and extensive public realm works. The proposals seek to accord with Policy P70 of the Southwark Plan and Policy SI 2 of the London Plan.

We understand it is the intention of the LDO to encourage the uptake and implementation of a district heat network (DHN) in accordance with Southwark Local Plan Policy P70 Energy. The aims of the LDO are as follows:

- To maximise emission reduction of CO<sub>2</sub> to meet the borough target to becoming carbon neutral by 2030
- To support regeneration and enable developers to meet building regulations and planning policy requirements
- Improve air quality through reduction of NO<sub>x</sub> emissions

As set out in the Southwark Plan, decentralised energy networks provide opportunities to reduce carbon emissions and introduce a cleaner energy supply with the potential to reduce fuel poverty. Policy P70 of the Southwark Plan, requires a reduction in operational greenhouse gas emissions and energy demand in new developments.

The Greater London Authority (GLA) provide a 'Heating Hierarchy' within their 'Energy Strategy Guidance'. This is a list of methods to provide heat to a development that the GLA expect design teams to consider, prioritising the methods at the top of the hierarchy. A DHN connection is first in the hierarchy which confirms that the GLA expect this to be implemented where feasible, above any other method.

The carbon emissions associated with a single kWh of energy from the SELCHP DHN is 0.015kgCO<sub>2</sub>. This is 66% less carbon intensive when compared to what is





**From:** [Old Kent Road Southwark](#)  
**To:** [REDACTED]  
**Date:** 22 December 2022 14:28:53  
**Attachments:** [image001.png](#)  
[image002.jpg](#)  
[image003.jpg](#)

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----- Forwarded message -----

**From:** **The Coal Authority-Planning** <[TheCoalAuthority-Planning@coal.gov.uk](mailto:TheCoalAuthority-Planning@coal.gov.uk)>  
**Date:** Wed, Dec 21, 2022 at 3:19 PM  
**Subject:** FW: [External] Tell us your thoughts on the proposed Local Development Order  
**To:** [info@oldkentroad.org.uk](mailto:info@oldkentroad.org.uk) <[info@oldkentroad.org.uk](mailto:info@oldkentroad.org.uk)>

Further to your email below I can confirm that as Southwark Council lies outside the coalfield area, the Coal Authority have no specific comments to make on the Local Development Order – District Heating Network.

Kind regards

[REDACTED]



[REDACTED] *M Sc MRTPI*  
**Planning & Development Manager**

**T:** [REDACTED]

**M:** [REDACTED]

**E:** [planningconsultation@coal.gov.uk](mailto:planningconsultation@coal.gov.uk)

**W:** [gov.uk/government/organisations/the-coal-authority](http://gov.uk/government/organisations/the-coal-authority)

My pronouns are: she / her

How to pronounce my name (phonetic spelling): Deb Roh-berts

---

**From:** Southwark Council <[Southwark-Council@public.govdelivery.com](mailto:Southwark-Council@public.govdelivery.com)>  
**Sent:** 16 December 2022 12:56  
**To:** The Coal Authority-Planning <[TheCoalAuthority-Planning@coal.gov.uk](mailto:TheCoalAuthority-Planning@coal.gov.uk)>  
**Subject:** [External] Tell us your thoughts on the proposed Local Development Order

You don't often get email from [southwark-council@public.govdelivery.com](mailto:southwark-council@public.govdelivery.com). [Learn why this is important](#)

**WARNING:** This email originated outside of the Coal Authority. **DO NOT CLICK** any links or open any file attachments unless you recognise the sender and know the content is safe. Check the spelling of any email addresses carefully for anything unusual. If you are unsure please contact the ICT Service Desk for guidance.

Southwark Council is consulting on a draft of the **Local Development Order – District Heating Network**

Consultation is open until **Thursday 9 February 23:59**.

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED), SECTION 61A**

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)  
(ENGLAND) ORDER 2015, SECTION 38**

**What is the Local Development Order?**

The proposed Local Development Order (LDO) will grant permitted development rights for the construction of an underground network of insulated pipes to carry steam for heating and hot water from the SELCHP heat from waste facility (<https://www.selchp.com/>) to properties in Southwark. The district heating network is a low-carbon alternative to the gas-fired boilers which are currently used as the main heating source in Southwark's homes and businesses.

In 2013 Southwark Council connected 2,500 homes in Bermondsey to SELCHP via a district heating network. This has saved around 7,700 tonnes of CO2 per year. The proposed LDO will grant planning permission for an extension of the network to areas around Old Kent Road and Peckham. A decision to build the network will require a separate approval from Southwark Council to vary its existing Heat Network Contract with Veolia, the operators of SELCHP. If the extension is built, it will connect around 3000 existing homes and new development\* to a low-carbon, renewable energy source.

The use of the LDO will enable the Council to manage the impacts and ensure that there are no unacceptable outcome through the use of planning conditions. These will ensure that heritage, archaeology, trees, and ecology are protected. It also means that impacts on neighbouring amenity from the construction will be minimised through the implementation of Construction Environmental Management Plan.

*\*Statement of owner's rights*

*The grant of planning permission does not affect owners' rights to retail or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.*

The draft Local Development Order (December 2022) is available to view [here](#).

For more information and the supporting documents please visit [our website](#).

Hard copies of the document can be viewed at:

- Council offices, 160 Tooley Street, SE1 2HZ  
Monday to Friday, 9:00am to 5:00pm (excludes bank holidays)
- East Street Library, 168-170 Old Kent Road, SE1 5TY  
Monday, Tuesday and Friday, 2:00pm to 7:00pm; Thursday 10:00am to 3pm; Saturday 10:00am to 5:00pm
- The Blue Anchor Library, Market Place, SE16 3UQ  
Monday, Tuesday, and Thursday 9:00am to 7:00pm; Friday 10:00am to 6:00pm; Saturday 9:00am to 5:00pm
- Peckham Temporary Library, 17-23 Bournemouth Road, SE15 4UJ  
Monday to Thursday 10:00am to 7:00pm; Saturday 10:00am to 5:00pm; Sunday 12:00pm to 4:00pm

**How can I comment?**

- Visit our [Consultation Hub](#) to fill out an online questionnaire

- Email your comments to [info@oldkentroad.org.uk](mailto:info@oldkentroad.org.uk)
- You can also write to: LDO Consultation, Old Kent Road Team, Southwark Council FREEPOST SE1919/14 London SE1P 5EX

The consultation will be open until **23:59 on Thursday 9 February 2023**.

Southwark Council

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You may also choose to [modify your subscriber preferences](#).

[www.southwark.gov.uk](http://www.southwark.gov.uk)

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This email was sent to [planningconsultation@coal.gov.uk](mailto:planningconsultation@coal.gov.uk) using GovDelivery Communications Cloud on behalf of: Southwark Council PO BOX 64529 London SE1P 5LX



|  
Resolving the impacts of mining. Like us on [Facebook](#) or follow us on [Twitter](#) and [LinkedIn](#).

LDO Consultation  
Old Kent Road Team  
FREEPOST SE1919/14  
London SE1P 5LX

By email: [info@oldkentroad.org.uk](mailto:info@oldkentroad.org.uk)

13 February 2023

Dear Old Kent Road Team

### London Borough of Southwark: LDO Consultation

Thank you for consulting Historic England on draft local list of heritage assets within the borough, and apologies for the lateness of this response. As the Government's statutory adviser, Historic England is keen to ensure that conservation and enhancement of the historic environment is fully taken into account at all stages and levels of the planning process.

We note the proposed LDO, and the archaeological requirements set out within it. We consider these appropriate, and therefore our only comment would be to emphasise the research opportunities that the project will offer – in particular the ability to better understand the Roman landscape in the area.

Please note that this opinion is based on the information provided by you and does not affect our obligation to advise you on, and potentially object to any specific development proposal which may subsequently arise from this or later versions of the plan which is the subject to consultation, and which may, despite the SA/SEA, have adverse effects on the environment.

If you have any queries about any of the matters raised above or would like to discuss anything further, please do not hesitate to contact me.

Yours faithfully





Historic England

[REDACTED]

Historic Environment Planning Adviser

E-mail: [REDACTED]

DD: [REDACTED]



Historic England, 4<sup>th</sup> Floor, Cannon Bridge House, Dowgate Hill, London EC4R 2YA  
Telephone 020 7973 3700 Facsimile 020 7973 3001  
[HistoricEngland.org.uk](http://HistoricEngland.org.uk)

Please note that Historic England operates an access to information policy.  
Correspondence or information which you send us may therefore become publicly available.





**From:** [Old Kent Road Southwark](#)  
**To:** [REDACTED]  
**Subject:** Fwd: Local Development Order Comments  
**Date:** 22 December 2022 14:32:08

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----- Forwarded message -----

**From:** [REDACTED] <[REDACTED]>  
**Date:** Fri, Dec 16, 2022 at 1:09 PM  
**Subject:** Local Development Order Comments  
**To:** <[info@oldkentroad.org.uk](mailto:info@oldkentroad.org.uk)>

Yes please do this as fast as possible. It will help residents and the planet.



**From:** [Old Kent Road Southwark](#)  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Date:** Fwd: Local Development Order – District Heating Network  
22 December 2022 14:31:49

---

----- Forwarded message -----

**From:** [REDACTED]  
**Date:** Fri, Dec 16, 2022 at 1:28 PM  
**Subject:** Local Development Order – District Heating Network  
**To:** <[info@oldkentroad.org.uk](mailto:info@oldkentroad.org.uk)>

Hello,

Can you tell me what this proposed development will mean for leaseholders in Southwark?

[REDACTED]

I'm very concerned that this will trigger a major works bill if it goes ahead.

May I know whether leaseholders will be given the choice to opt out of the development or will it be mandatory?

Now is not the time to burden us with another bill, not on top of the energy crisis & the looming increase in Mortgages (in my case £400 per month)

It would be completely tone deaf & unacceptable for Southwark to do this at this time if it means a major works bill.

I would like my questions answered & added as a comment to the proposal's consultation document.

Many thanks

[REDACTED]

[Sent from Yahoo Mail for iPhone](#)



Date: 16 January 2023  
Our ref: 415931  
Your ref: Local Development Order – District Heating Network



LDO Consultation  
Old Kent Road Team  
Southwark Council  
FREEPOST SE1919/14  
London SE1P 5EX

Hornbeam House  
Crewe Business Park  
Electra Way  
Crewe  
Cheshire  
CW1 6GJ

T 0300 060 3900

**BY EMAIL ONLY** - [info@oldkentroad.org.uk](mailto:info@oldkentroad.org.uk)

Dear Sir or Madam

**Planning Consultation: Local Development Order – District Heating Network**


Thank you for your consultation request on the above Strategic Planning Consultation, dated and received by Natural England on 16<sup>th</sup> December 2022.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England have **no comments** to make on this consultation.

For any new consultations, or to provide further information on this consultation please send your correspondences to [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk)

Yours faithfully

  
Operations Delivery  
Consultations Team  
Natural England

**From:** [Old Kent Road Southwark](#)  
**To:** [REDACTED]  
**Date:** Fwd: Local Development Order – District Heating Network  
22 December 2022 15:37:27  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)

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----- Forwarded message -----

**From:** **Planning South** <[Planning.South@sportengland.org](mailto:Planning.South@sportengland.org)>  
**Date:** Thu, Dec 22, 2022 at 2:50 PM  
**Subject:** Local Development Order – District Heating Network  
**To:** [info@oldkentroad.org.uk](mailto:info@oldkentroad.org.uk) <[info@oldkentroad.org.uk](mailto:info@oldkentroad.org.uk)>

Thank you for consulting Sport England on the above application.

The proposed development does not fall within either our statutory remit (Statutory Instrument 2015/595), or non-statutory remit (National Planning Policy Guidance (PPG) Par. 003 Ref. ID: 37-003-20140306), therefore Sport England has not provided a detailed response in this case, but would wish to give the following advice to aid the assessment of this application.

General guidance and advice can however be found on our website:

[https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#planning\\_applications](https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#planning_applications)

If the proposal involves the **loss of any sports facility** then full consideration should be given to whether the proposal meets Par. 99 of National Planning Policy Framework (NPPF), link below, is in accordance with local policies to protect social infrastructure and any approved Playing Pitch Strategy or Built Sports Facility Strategy that the local authority has in place.

If the proposal involves the provision of a **new sports facility**, then consideration should be given to the recommendations and priorities set out in any approved Playing Pitch Strategy or Built Sports Facility Strategy that the local authority may have in place. In addition, to ensure they are fit for purpose, such facilities should be designed in accordance with Sport England, or the relevant National Governing Body, design guidance notes:

<http://sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/>

If the proposal involves the provision of additional **housing** ( then it will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then new and/or improved sports facilities should be secured and delivered in accordance with any approved local policy for social infrastructure, and priorities set out in any Playing Pitch Strategy or Built Sports Facility Strategy that the local authority has in place.

In line with the Government's NPPF (including Section 8) and PPG (Health and wellbeing section), consideration should also be given to how **any new development**, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England's Active Design guidance can be used to help with this when developing or assessing a proposal. Active Design provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity.

NPPF Section 8: <https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities>

PPG Health and wellbeing section: <https://www.gov.uk/guidance/health-and-wellbeing>

Sport England's Active Design Guidance: <https://www.sportengland.org/how-we-can-help/facilities-and-planning/design-and-cost-guidance/active-design>

*Please note: this response relates to Sport England's planning function only. It is not associated with our funding role or any grant application/award that may relate to the site.*

Yours sincerely,

Planning Administration Team

[Planning.South@sportengland.org](mailto:Planning.South@sportengland.org)

Sport England



This Girl Can



Sport Park, 3 Oakwood Drive, Loughborough, Leicester, LE11 3QF



We have updated our Privacy Statement to reflect the recent changes to data protection law but rest assured, we will continue looking after your personal data just as carefully as we always have. Our Privacy Statement is published on our [website](#), and our Data Protection Officer can be contacted by emailing [Gaile Walters](#)

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Date: 8<sup>th</sup> February 2023

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To whom it may concern,

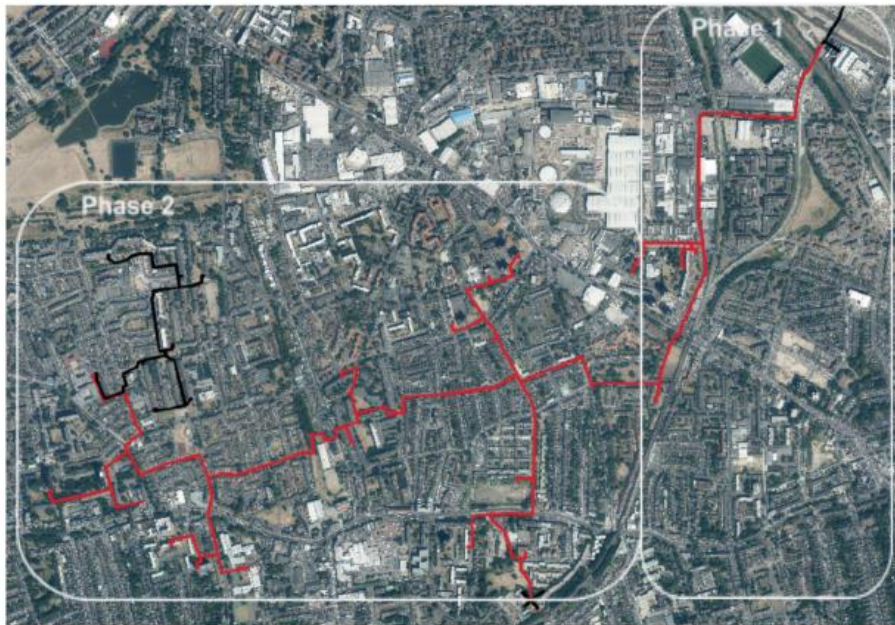
## **TfL's response to Local Development Order – Southwark District Heat Network**

Thank you for consulting TfL Spatial Planning on the proposed Local Development Order ('LDO') for the development of a District Heating Network (DHN). Please see the below comments made on behalf of TfL Spatial Planning. Our role is to look at growth and development in the statutory context of the London Plan on behalf of the Mayor of London. Please note that these comments are additional also to any response you may have received from my colleagues in infrastructure or asset protection and from TfL as a party with a property interest.

It is understood that this Development Order seeks to grant permission for the installation of district heating network, including pipes, cables and wires, heat exchange equipment, street furniture, informational signage and ancillary engineering works, subject to conditions. The LDO also identified a range of development which is not permitted by this order.

The land in which the Local Development Order applies has been identified within Appendix 1, with the phasing plan detailed in Appendix D (copied below for ease of reference). Some of the land, particularly the A2 Old Kent Road, Queens Road and Peckham Road, forms part of the Transport for London Road Network (TLRN) for which TfL is the highway authority. TfL is the highway authority for the TLRN and are therefore concerned about any proposals which could impact on the safety and/or function of the aforementioned roads. It is useful to note that the A2 Old Kent Road is a strategic corridor for freight movement. Any works carried out to the TLRN will need to be agreed with TfL and delivered through the appropriate mechanism. Other licences and agreements may be required from TfL for the delivery of this infrastructure on and under the TLRN.

#### Appendix D: Phasing plan for SELCHP extension



It is also useful to note that part of this area falls within the Bakerloo Line Extension (BLE) Secretary of State Safeguarding Area, as such it should be ensured that you have consulted the BLE team on this LDO consultation.

The provided phasing plan is difficult to read, as such it is not clear whether this route will pass in proximity to public transport infrastructure. It should therefore be ensured that during the detail of each phase, the applicant consults the relevant public transport infrastructure owners to ensure that there is no adverse impact to their safe and efficient operations, which would be contrary to Policy T3.

For the A2 Old Kent Road, there is a 'Healthy Streets' scheme currently under design development for the Old Kent Road. The scheme will provide improved pedestrian, cycle and public transport facilities along the corridor to support the initial 9,500 homes capacity prior to the Bakerloo Line Extension (BLE), and sustainable travel for the future. Part of the proposed network also runs along roads/footpaths which form part of the proposed Cycle Future Route 12 (CFR12), which will provide a connection between Rotherhithe and Peckham. The design of this scheme is being led by Southwark, but funded by TfL. As such, it should be ensured that the Southwark design team for CFR12 has been made aware and provided with the opportunity to comment on this consultation. In order to avoid abortive work, and where timeframe allows, co-ordination between the two mentioned schemes should take place. A reference to the exploration of the co-ordination should be included within the CEMP condition.



## Conditions

It is noted that the LDO includes a number of conditions. TfL have the following comments/recommended changes on these conditions:

## Trees

TfL has a number of green assets located along the Old Kent Road, Queens Road/Peckham Road. As such, TfL will need to be consulted on any proposals which impact on our assets. The following amendments to the two conditions relating to trees is therefore advised:

## **Trees**

No development affecting trees or hedgerows shall commence until:

- a. An arboricultural impact assessment shall be undertaken by a competent arboriculturist and an Arboricultural Method Statement shall be submitted and approved in writing by the Local Planning Authority, or TfL (where appropriate) which demonstrates that reasonable consideration has been given to the retention and protection of significant value trees.
- b. All works are identified as in accordance with NJUG Volume 4 Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees. Issue 2: 2007, or as otherwise agreed in writing by the Local Planning Authority or TfL (where appropriate). No trenches, pipe runs or services or foundations for roads or pathways shall be dug or excavated within 5.0 metres of the base of any tree on the site or of any tree on land adjoining the site unless otherwise shown on the approved drawings. Details shall include cross sections showing the use of a permeable, non-dig or cellular confinement system suitable for supporting the load of vehicles within any tree root protection areas. All works shall adhere to BS5837: Trees in relation to demolition, design and construction (2012) and National Joint Utility Group, Guidance 10 - Volume 4 Guidelines For the Planning, Installation And Maintenance Of Utility Apparatus In Proximity To Trees (Issue 2).
- c. where any trees ~~having a stem diameter of 100mm or greater~~ are intended to be lopped, pruned or felled in connection with the carrying out of development in relation to that phase, a scheme identifying those trees and setting out how the works are to be carried out in conformity with BS5837:2012 and BS:3998:2010 has been submitted to and approved in writing by the Local Planning Authority or TfL (where appropriate);
- d. where trees ~~having a stem diameter of 100mm or greater~~ are to be felled in relation to that phase, a scheme for their replacement (at a ratio of 1:1 (14-16cm girth replacement) for Category C trees OR as equivalent to the stem girth/CAVAT value of a Category A or Category B tree; whichever is greater) has been submitted to and approved in writing by the Local Planning Authority or TfL (where appropriate), including provision for the replanting of any trees

which require replacement in consequence of accidental damage during the construction period; and

e. a scheme for the protection, during the period of construction, of all retained mature trees in the vicinity of the development in relation to that phase identifying their location and species and conforming with BS5837:2012, and NJUG Vol.4. Version 2:2007 and a method statement including particulars relating to working methods, temporary protective fencing, location of hoardings and areas prohibited for use by contractors, has been submitted to and approved in writing by the Local Planning Authority or TfL (where appropriate).

f. Any sections of hedgerow to be removed will need to be replanted with appropriate native shrubs and trees together with appropriate protection measures.

g. a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before (within 24 hours) any vegetation is removed between March and August inclusive, and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the LPA or TfL (where appropriate) at least 3 days prior to works being carried out.

The developer shall subsequently comply with the schemes approved under the requirements of this condition.

Reason: So that the Council or TfL (where appropriate) may be satisfied the adequate protection of existing trees, which represent an important visual amenity in the area, and the proposed tree replacement scheme is in accordance with paragraphs: 8, 11, 12, 15 and 16 of the National Planning Policy Framework 2021; policies G1 Green Infrastructure, G5 Urban Greening and G7 Trees and Woodlands of the London Plan 2021; and policies P56 Protection of amenity, P57 Open space, P66 Reducing noise pollution and enhancing soundscapes, P14 Design quality, P13 Design of places, P60 Biodiversity and P61 Trees of the Southwark Plan 2022.

#### Tree & Hedgerow Maintenance

If within a period of five years from the date of the planting of any tree, hedge or shrub that replacement tree, hedge or shrub, or any replacement, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Local Planning Authority or TfL (as appropriate), seriously damaged or defective, another tree, hedge or shrub of the same species and size as that originally planted shall be planted in the same location no later than the first available planting season, unless the Local Planning Authority or TfL (as appropriate), agrees in writing that a different species, size and / or location may be substituted. Planting shall

comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction and BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf).

Reason: To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of local biodiversity, in addition to the attenuation of surface water runoff, in accordance with paragraphs: 8, 12, 15 and 16 of the National Planning Policy Framework 2021; policies SI 4 Managing heat risk, SI 13 Sustainable drainage, G1 Green Infrastructure, G5 Urban Greening and G7 Trees and Woodlands of the London Plan 2021; and policies P13 Design of Places, P14 Design Quality, P56 Protection of Amenity, P57 Open Space and P60 Biodiversity of the Southwark Plan 2022.

### **Construction Management Details**

It is understood that the LDO requires a Construction Environmental Management Plan (CEMP) to be submitted for each phase, with the draft Local Development Order containing the proposed condition wording. As highlighted above, part of the land identified within the LDO forms part of the Transport for London Road Network. There are also roads in which TfL bus routes operate along. Any impact to bus operations will need to be mitigated, in line with Policy T3, with the applicant expected to pay all costs associated with the implementation of the necessary mitigation.

Furthermore, as highlighted above there are a number of TfL projects which overlap with the area that is to be covered by the LDO. As such, to minimise the cumulative impact as part of the CEMP should provide an overview of the engagement undertaken with adjoining development sites and/or projects, how they are seeking to co-ordinate and detail the measures that are to be implemented to reduce the cumulative impact of the schemes.

TfL Spatial Planning have the following comments to make on the proposed condition wording:

### **Construction Management Details**

No development shall commence until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority, **in consultation with TfL (where appropriate)** which shall include the following details:

- a. the proposed hours of works taking into account the proximity of potential sensitive receptors;
- b. details of the methods to be employed for the prevention of mud, grit, dust and dirt being carried onto the public highway from the development; and

c. details of the methods to be employed to minimise the potential for the creation of dust from the development; and

d. detail of the measures that will be implemented to ensure that disruption to the adjoining transport, including (where applicable) bus services, freight and active travel, will be minimised during construction through the provision of traffic management plans.

e. detail of traffic routing of in-bound and outbound construction traffic, holding, loading and unloading arrangements and location of lay off away from the site area;

f. overview of the engagement had with developments, schemes and/or projects in proximity, and details of measures explored, and committed to, reduce the cumulative impact

eg. details of the methods to be employed to minimise noise and vibration from the development; and

eh. details of the means of protecting water and waste water infrastructure and street apparatus; and

f. Site perimeter representative sample , noise, monitoring; and

g. A commitment that all NRMM equipment (37 kW and 560 kW) shall be registered on the NRMM register and meets the standard as stipulated by the Mayor of London to follow current best construction practice, including the following:-

- Southwark Council's Technical Guide for Demolition & Construction at <http://www.southwark.gov.uk/construction>
- Section 61 of Control of Pollution Act 1974,
  - The London Mayor's Supplementary Planning Guidance 'The Control of Dust and Emissions During Construction and Demolition',
  - The Institute of Air Quality Management's 'Guidance on the Assessment of Dust from Demolition and Construction' and 'Guidance on Air Quality Monitoring in the Vicinity of Demolition and Construction Sites',
  - BS 5228-1:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites. Noise',
  - BS 5228-2:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites. Vibration'
- Relevant Stage emission standards to comply with Non-Road Mobile Machinery (Emission of Gaseous and Particulate Pollutants) Regulations 1999 as amended & NRMM London emission standards <http://nrmm.london/>

All construction work shall be undertaken in strict accordance with the approved CEMP and other relevant codes of practice, unless otherwise agreed in writing by the Local Planning Authority.

Community liaison will be the responsibility of the developer with arrangements for a direct and responsive site management contact for nearby occupiers during demolition and/or construction (signage on hoardings, newsletters, residents' liaison meetings, etc.). Contractors will also be expected to liaise with the Local Authority to help manage and coordinate construction impacts.

Reason: To ensure that occupiers of neighbouring premises and the wider environment do not suffer a loss of amenity by reason of pollution and nuisance, in accordance with policies P50 Highways impacts and P56 Protecting amenity of the Southwark Plan 2022; policy T4 Assessing and mitigating transport impacts of the London Plan 2021; and the National Planning Policy Framework 2021.

#### Bakerloo Line Extension (BLE)

As highlighted above, part of the proposed network will run through the Bakerloo Line Extension (BLE) Secretary of State Safeguarding Area. With this in mind, the below condition should be applied which requires the developer to submit details to the BLE team, where the proposal runs through the safeguarded area.

Prior to the commencement of any works within the BLE safeguarded area relating to any part of the development included in the Local Development Order (excluding):

- a. site clearance
- b. site investigations, testing or surveys
- c. the provision of infrastructure boreholes permitted by the Town and Country Planning General Permitted Development Order 1995 or any amendment or replacement thereof
- d. excavation above -1.0m AOD, deposition, compaction, levelling of materials to new contours and works connected with infilling
- e. construction of temporary accesses and/or highway works to facilitate the carrying out of the Development including internal haul roads
- f. archaeological investigations and digs
- g. ecological surveys, investigations or assessments (including, for the avoidance of doubt, investigations or assessments relating to bats)
- h. decontamination and remediation works

- i. site preparation
- j. the construction of boundary fencing or hoardings (including the erection of an enclosure for the purpose of site security), erection of temporary facilities for security personnel and the erection of security cameras
- k. erection of boards advertising the development and other site notices
- l. the construction of a temporary site compound and welfare facilities/buildings/enclosures, or temporary buildings moveable structures works plant or machinery and storage areas, or a temporary marketing suite that does not form a structure or part of a structure that will become part of the development after its use as temporary offices
- m. establishing temporary accommodation/facilities ahead of construction asbestos removal
- n. access works or works subject to separate agreements under s184 or s278
- o. works and operations to enable any of the foregoing to take place

A detailed design and construction method statement(s) for any and all of:

(i) the ground floor structures,

(ii) foundations,

and

(iii) any other works and structures below ground level, including piling and any other permanent installations relevant to the development, in each case in so far as these extend below -1.0m AOD, shall be submitted to and approved by the Local Planning Authority in consultation with Transport for London which:

1. Accommodate the proposed location of the Bakerloo Line Extension tunnels and other Bakerloo Line Extension structures in the vicinity of the site; and
2. (ii) Accommodate ground movement arising from the construction of the proposed Bakerloo Line Extension; and
3. (iii) Mitigate the effects of noise and vibration arising from the operation of the Bakerloo Line Extension within its tunnels and its other structures.

1.1 For the avoidance of doubt:

(a) the detailed design and construction method statement shall accommodate the "proposed location of the Bakerloo Line Extension tunnels and other

Bakerloo Line Extension structures in the vicinity of the site" as these are designed and as this design information is in the public domain at the point of applying to discharge this condition. It shall not be necessary for the developer to wait until TfL has progressed the design to a more detailed level until this obligation can be discharged;

(b) the detailed design and construction method statement shall accommodate "ground movement arising from the construction of the proposed Bakerloo Line Extension" by reference to the construction methodology for the Bakerloo Line Extension as such information is in the public domain at the point of applying to discharge this condition. It shall not be necessary for the developer to wait until TfL has progressed the construction methodology to a more detailed level until this condition can be discharged;

(c) the detailed design and construction method statement shall "mitigate the effects of noise and vibration arising from the operation of the Bakerloo Line Extension within its tunnels and its other structures" by reference to the operational noise and vibration effects of the Bakerloo Line Extension as such information is in the public domain at the point of applying to discharge this condition. It shall not be necessary for the developer to wait until TfL has undertaken noise and vibration assessment to a more detailed level until this condition can be discharged;

(d) it shall not be necessary for the Local Planning Authority to wait for a substantive response from TfL before discharging this condition if the period of 21 days has elapsed since the Local Planning Authority first consulted TfL in connection with the discharge of this condition and no response has been received in that period.

1.2 The development shall be carried out in all respects in accordance with the approved design and method statements. All relevant structures and works comprised within the development hereby permitted and required by this condition shall be completed prior to the occupation of the development (unless otherwise agreed by the Local Planning Authority).

1.3 No alteration to these aspects of the development shall take place without the approval of the Local Planning Authority in consultation with Transport for London. Where any alteration of these aspects of the development is sought by the developer then paragraph 1.1 shall apply.

1.4 In paragraph 1.1(d) a "substantive response" shall mean a response by TfL that it either approves or rejects (in the case of a rejection reasons must be given) the detailed design and construction method statement; or a request by TfL for further information; for the avoidance of doubt a holding response shall not be considered a "substantive response" for the purposes of this condition

Please can it be confirmed that the above condition wording is accepted by the Council, and will be added to the LDO.

Details submitted can be checked against the BLE Information Pack for Developments ensuring that the projects do not conflict, which would be contrary to Policy T3.

Please do not hesitate to contact me if you wish to discuss any of the above matters further.

Yours sincerely,

██████████

TfL Spatial Planning