

PLANNING APPLICATIONS COMMITTEE 03 NOVEMBER 2020
SECOND ADDENDUM: AMENDMENTS AND ADDITIONAL INFORMATION ON
AGENDA ITEMS

ITEM 3 **20-24 Pope's Road** **20/01347/FUL**

Community Involvement Strategy – s106 heads of terms update

The Brixton Project was commissioned by Hondo to develop plans for ongoing community involvement in the Pope's Road development. The Brixton Project were selected by Hondo on the basis of their experience of working in Brixton over many years, including the Brixton Design Trail, Brixton Pound and other initiatives.

Appendix 6 sets out the final report from the Brixton Project setting out their advice for community involvement. As is stated clearly in their report, and consistent with the consultation responses received by the Council, this application has divided public opinion, with a particular concern around the height and massing, which are discussed in detail in the main body of this report, and will be presented to committee by the applicant's architect Sir David Adjaye.

The Brixton Project report also articulates their view that this development presents a very real opportunity. It identifies significant appetite for active and positive community participation in this project moving forward. It highlights that there are many local people with the experience, skills and willingness to achieve a new standard of community participation in a major regeneration project, avoiding the typical 'top down' model of regeneration.

To this end, the Council has undertaken further conversations with community members who have actively expressed a desire to work with the Council and Hondo to ensure that the benefits of this scheme are realised for the community, and that this building creates spaces which are welcoming for all.

Based on these conversations and the recommendations made in the Brixton Project report, the following further development of the community involvement elements of the S106 have been agreed with the applicant, as outlined below.

- A **Community Development Group** will be established, as an independent entity, formed by local people with a remit to embed a community vision and values at the heart of the development. With c. 6 – 8 representatives, the Group would be formed such that it includes representation from different constituent parts of the community of people who wish to be involved in an active and positive community participation in this project moving forward. The group members would be identified and appointed on the basis of a transparent and open process, such that there can be confidence in their independence.
- A '**Community Development Committee**' will be convened as a forum for collaboration between the Community Development Group, the Managing Partner of Hondo Enterprise, and the Council (including a ward councillor and the Council's Strategic Director of

Sustainable Growth & Opportunity). Collectively, the Group and the Committee will have a responsibility to pursue innovative forms of community development and guide key aspects of the development, co-designing strategies, projects and inputting into financial decisions in connection with s106-secured resources that will seek to ensure the scheme becomes an exemplar of equitable, sustainable development.

- This committee will commence with agreeing a shared vision for the building and the community benefits to be realised, focussed on the following objectives:
 - (a) **Young People; Enterprise and Employment** A development with a tenant business community deeply embedded within the locally community, excelling at providing opportunity for young people and local residents from all backgrounds.
 - (b) **Environment, Culture, and Well Being** A development rooted in the culture and values of Brixton, welcoming all and making a positive impact on the environment and well-being of local people.
- A new council post (**'Community Development Partner'**) will be created and funded to facilitate and support the success of the committee. This post will be recruited to in a transparent manner, and the final selection will be made by a panel including a ward councillor and a community representative.
- The committee will form **two sub-groups**, tasked with undertaking and feeding into important pieces of work related to the above two themes, including *but not limited to*:

Sub-group 1: Young People; Enterprise and Employment

- A Community and Commercial Use Strategy and Management Plan, together with an Employment and Skills action plan and related budget planning for the endowment, which will include *inter alia*:
- A 'Community Induction' process for all major incoming tenants into the building, helping to rapidly connect new businesses moving into Brixton to connect with local charities, social enterprise and other agencies focussed on providing skills and economic opportunity for residents from disadvantaged backgrounds, and that community social responsibility programmes of work are delivered to best benefit. This process would seek to generate understanding of the Brixton community and identify ways in which incoming businesses locating at the development can meaningfully add value to community life and opportunities for local people.
- A calendar of work experience and employment focussed events that broker relationships between employers, skills providers and local people, seeking to create large volumes of training and job opportunities connected to the development.
- Affordable Workspace tenancy strategy, drawing on a Brixton Creative Enterprise Zone culture at risk register and taking account of potential displacement through regeneration activity locally. The affordable workspace strategy will take account of the need within the Brixton CEZ for a diversity of workspace, beyond standard office and co-working provision.

- A Circular Economy framework that will embed the requirement for local supply chain opportunities and business to business connections to be made for the benefit of existing businesses within Brixton, and new businesses moving into the development. It is envisaged that this will be part of a wider business support programme led by the Affordable Workspace provider, in partnership with specialist agencies, to provide a range of local business-friendly measures. In addition to circular economy principles, the business support programme will also take account of the 'back-end' business support needs of retail businesses (e.g. a 'retail academy') and other support services.
- A meanwhile / pop-up strategy ensure to ensure that vacant units are readily activated and available for short periods, allowing local businesses to make the most of such opportunities.

Sub-group 2: Environment, Culture and Well Being

- Input into the applicant's preparation of the Construction and Environmental Management Plan (as dealt with in the report), to enable the applicant to best take account of the need to minimise disruption to existing business communities and providing positive impacts during the construction period. Particular consideration will be given to businesses in the arches adjacent to the site and other businesses in the immediate vicinity.
- Commissioning a Public Realm and Community Spaces strategy, setting out how all the key community spaces within the building and public square can be used to reflect, celebrate and evolve Brixton's cultural heritage.
- Cultural curation and events plan with associated budget planning for the £80,000 public art contribution. This plan will be developed through consultation, taking account of different ages and constituent parts of the community.
- A development well-being plan, focussed on how positive steps can be taken to ensure the building provides space and opportunity for free-to-access well-being activities.
- D1 community floorspace management plan and input into the final detailed design and fit-out of the dedicated community space on the first floor, including its exact location on the eastern side of the first floor.

In addition to the above measures, commitment (including resourcing) will be made to:

- ongoing **communications** and publicity of the range of community activities/access arrangements that are available at the site, including use of network of community contacts/disseminators agreed with the group, a website and a ready human face point of contact for community enquiries; and
- annual **independent social and environmental value reviews**, prepared according to a methodology agreed by the Committee, to be made publicly accessible.

Free, publicly accessible **Public toilets** will be made available during full opening hours associated with the ground and first floor level uses within the development and designed in accordance with the guidance in British Standard BS8300-2:2018.

Enhanced Affordable Workspace, Employment & Skills Endowment and Community Space

Following further discussions with the applicant, in order to demonstrate their commitment to working with the community to deliver on the vision principles set out in the above section, they would increase their community benefits offered in the following manner:

- a 25% uplift in affordable workspace from the emerging policy position, and that presented to committee previously. This would see 12.5% of total B1 floorspace on an NIA basis would total 2,400sqm which is an increase of circa 500sqm of additional floorspace being secured at 50% below market rents over and above the offer previously before committee.
- a 25% increase to the Employment & Skills Endowment to the previously stated position, bringing the total value of this endowment to circa £1.875m; and
- a 25% increase in community area, bringing this up to a position of circa 280sqm (GIA).

Taken together with the agreed community involvement strategy set out previously, this position would represent the most comprehensive set of structural, inclusion focussed s106 obligations to date within the borough.

With regard the affordable workspace element, the S106 will also require a Workspace Management Plan to be co-designed through the Community Development Committee, as set out above. This will set out how a diversity of different affordable workspace will be provided, beyond 'standard' office and co-working space.

The s106 agreement will also require the Workspace Management Plan to have particular regard given to organisations at risk of displacement within Brixton, and organisations whose activities align with the employment, enterprise, culture and environmental objectives set out above. For example, organisations actively working to support local young people from disadvantaged backgrounds into industry sectors likely to be present within the development (e.g. creative, technology sectors) would have opportunities to secure long term affordable space.

Whilst working within the financial envelope of an overall 50% discount on the affordable workspace floorspace, the detailed s106 agreement and Workspace Management Plan will take account of the need for a range of discounts to meet the needs of target beneficiaries, in a similar manner to International House.

PLANNING APPLICATIONS COMMITTEE 03 NOVEMBER 2020
SECOND ADDENDUM: AMENDMENTS AND ADDITIONAL INFORMATION ON AGENDA ITEMS

<p><u>ITEM 3</u> <u>20-24 Pope's Road</u> <u>20/01347/FUL</u></p>		
Page Number	Report Changes	Decision Letter Changes
<p><u>ADDITIONAL CONSULTATION RESPONSES AND REVISIONS TO REPORT</u></p>		
<p>Page 18, 'Consultations' Section, Paragraph 7.3, 'Adjoining owners/ occupiers'</p>	<p><u>ADDITIONAL CONSULTATION RESPONSES</u></p> <ul style="list-style-type: none"> • 62 further individual <u>objections</u> have been received raising no new concerns over and above those previously reported to Committee on 25th August 2020. • 343 further individual representations of <u>support</u> have been received raising no new concerns over and above those previously reported to committee on 25th August 2020. • A further <u>email of objection</u> was received on <u>2nd November 2020</u> attaching 1) a link to an <u>online petition</u> of objection purporting to include over <u>7,300 signatures</u> with over 400 comments of objection and 2) a further link to a separate pdf document which provides a summary of the representations made as part of the petition. Officers have requested an electronic full copy of the petition, including the names, addresses and signatures of all that have signed it together with their individual comments so that the content of the petition can be verified. The full copy has not been provided and therefore Officers are unable to confirm the accuracy or content of the petition. From the separate summary document provided, no new concerns have been made over and above those previously reported to committee on 25th August 2020. <p><u>REVISIONS TO REPORT</u></p> <ul style="list-style-type: none"> • Under the heading '<u>Adjoining owners/occupiers</u>' replace <u>paragraphs 7.3.1 to 7.3.3</u> with the following paragraphs: 	<p>No</p>

PLANNING APPLICATIONS COMMITTEE 03 NOVEMBER 2020
SECOND ADDENDUM: AMENDMENTS AND ADDITIONAL INFORMATION ON AGENDA ITEMS

	<p>7.3.1 Site notices were originally displayed from 24 April to 15 May 2020 (Original Application Submission) and following amendments to the scheme from 17 July to 7 August 2020 (Amended Application Submission 1) on Popes Road, Brixton Station Road, Atlantic Road and Electric Avenue. The application was also advertised in the local paper on 22 April 2020 (Original Application Submission) and following the first amendments to the scheme on 15 July 2020 (Amended Application Submission). The responses received from adjoining owners/occupiers were reported to committee on 25th August 2020 and are summarised on pages 73 to 79 of the consolidated committee report provided in Appendix 4.</p> <p>7.3.2 Following the second set of amendments (the subject of this update report) being received on 30 September 2020, site notices were displayed from 2 October to 23 October 2020 on Pope's Road, Brixton Station Road, Atlantic Road and Electric Avenue. The application was also advertised in the local paper on 2 October 2020. The formal consultation period ended on 23 October 2020.</p> <p>7.3.3 The Council has followed the procedural requirements relating to applications which are departures (i.e. do not comply with the development plan policies) and the application has been advertised as a departure on the basis that it is not in accordance with Policy Q26, part (ii) 'there is no adverse impact on the significance of strategic or local views or heritage assets including their settings'; and site allocation "Site 16 - Brixton Central (between the viaducts) SW9" - Design principles and key development consideration (x) 'proposes low buildings to protect the amenity of new residential development on Coldharbour Lane adjoining the site'. The outcome of this consultation is set out below.</p> <p>7.3.4 In total, 999 local residents have been consulted on the application. To date, 3,777 individual representations have been received of which 1,384 are in support and 2,393 are objecting to the proposed development. None of the additional representations received raise any new matters over and above those previously reported to committee on 25th August 2020. As Officers are unable to authenticate the online petition link submitted and in the absence of a complete copy of this petition being provided, this has not been included in the total representations figures stated above.</p> <p>7.3.5 Officers have not been able to analyse representations submitted by theme and location owing to a high number of the individual representations not providing complete address information and limitations of the current backoffice system.</p> <p>7.3.6 In relation to the 1,384 representations of support, the applicant submitted on 2nd and 3rd November 2020, a</p>	
--	--	--

PLANNING APPLICATIONS COMMITTEE 03 NOVEMBER 2020
SECOND ADDENDUM: AMENDMENTS AND ADDITIONAL INFORMATION ON AGENDA ITEMS

	<p>“heat map” analysis of the geographical location of the support letters received providing breakdown figures on the number of responses received from postcode SW9; representations from within the borough as a whole; and those received from outside the borough. From the analysis undertaken, the applicant has stated that over 50% of the support responses have come from SW9. However, it should be noted that Officers have not been able to verify the conclusions of the analysis provided.</p> <p>7.3.7 It is noted that a signature of 7,300 signatures has been collated and the council has been made aware of the petition. However, to date it has not been provided with the details, names and signatures of the signatories and such has not been able to verify the petition.</p>	
<p><u>REVISIONS TO REPORT</u></p>		
<p>Page 21, ‘Impact on heritage assets’</p>	<ul style="list-style-type: none"> • After paragraph 9.2.28, insert the following and renumber paragraphs 9.2.29 to 9.2.33 accordingly: <ul style="list-style-type: none"> (xvi) <u>Reliance Arcade</u> 9.2.29 Reliance Arcade links Brixton Road and Electric Lane and has ornamental facades at either end linked by an historic retail arcade. It is Grade II listed. Its significance and setting will not be adversely affected by the proposal which be seen as a distant form off to the left in the principal view of Reliance Arcade from across Brixton Road. (xvii) <u>Market Row</u> 9.2.30 A market complex situated behind frontage buildings on Electric Avenue, Coldharbour Lane and Atlantic Road. The market building is largely concealed by other buildings on those frontages. Given this, and the physical separation created by the railway viaduct on Atlantic road, the proposal will not affect its significance or setting of Market Row. (xviii) <u>Brixton Village</u> 9.2.31 A covered market fronting Coldharbour Lane and linking to Popes Road. It sits behind the railway viaduct on Atlantic Road and is largely concealed by it. Given it is largely concealed by other structures, it is not considered that the significance or setting of Brixton Village will be adversely affected by the proposal. 	<p>No</p>

PLANNING APPLICATIONS COMMITTEE 03 NOVEMBER 2020
SECOND ADDENDUM: AMENDMENTS AND ADDITIONAL INFORMATION ON AGENDA ITEMS

	<p>(xix) <u>Brixton Fire Station</u></p> <p>9.2.32 An Edwardian listed fire station fronting Gresham Road. The application proposal will be visible as a distant form at the other end of Brixton Station Road. However, given the distance and the vista down Brixton Station Road, it is not considered that the setting of significance of Brixton Fire Station will be adversely affected.</p> <p>(xx) <u>The Sculpture on Brixton Station</u></p> <p>9.2.33 The sculpture called ‘platform piece’ comprises a number of bronze figures standing on the platforms. Whilst the proposal will be visible within their setting, officers do not consider that harm will result because the proposal will not interfere with the piece’s intimate relationship with station users or those viewing it from passing trains.</p>	
<p>Page 30, Paragraph 9.11.1, ‘Transport and Highways’, Bullet Point 5 - ‘Travel Plan and monitoring fee’</p>	<p><u>Planning Obligations and CIL</u></p> <ul style="list-style-type: none"> • Amend <u>Bullet Point 5</u> (changes to be made shown in bold and strikethrough) as follows: <ul style="list-style-type: none"> • <u>Travel plan and monitoring fee</u> of £8,000 £5,300 for all non-residential uses; 	<p>No</p>

PLANNING APPLICATIONS COMMITTEE 03 NOVEMBER 2020
SECOND ADDENDUM: AMENDMENTS AND ADDITIONAL INFORMATION ON AGENDA ITEMS

<p>Page 41, Conditions 37 and 40</p>	<p><u>Appendix 1: List of Conditions and Informatives</u></p> <ul style="list-style-type: none"> • <u>Amended Condition 37 (changes to be made shown in bold)</u> <p><u>Lighting Scheme</u></p> <p>37 Prior to occupation of any part of the development, an external lighting scheme and an internal lighting scheme must be submitted and approved in writing by the local planning authority in accordance with the Institute of Lighting Professional's Guidance notes for the reduction of obstructive light. The scheme must be designed by a suitably qualified person in accordance with the recommendations for environmental zone E3 in the ILP document "Guidance Notes for the Reduction of Obtrusive Light GN01:2011.</p> <p>The development should be implemented in accordance with the approved details and retained and properly maintained thereafter for the lifetime of the development.</p> <p>Reason: To ensure minimal nuisance or disturbance is caused to the detriment of the amenities of adjoining occupiers and to ensure the external appearance of the building is satisfactory and does not detract from the setting of the nearby conservation areas (Policies Q2, Q6, Q7, Q8 and Q22 of the Lambeth Local Plan (2015)). Also to ensure the minimisation of energy consumption in the interests of environmentally sustainable development (Policy EN4 of the Lambeth Local Plan (2015)) whilst ensuring minimal required operation lighting is maintained in terms of safety as well as ensuring a safe and secure environment to reduce the potential possibly of security, crime and anti-social behaviour risk (Policy Q3 of the Lambeth Local Plan (2015)).</p> <ul style="list-style-type: none"> • <u>Replacement New Condition 38</u> <p><u>Aerials and telecoms</u></p> <p>38 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no aerials, antennae, satellite dishes or related telecommunications equipment shall be erected on any part of the development hereby permitted, without planning permission first being granted.</p> <p>Reason: To ensure that the visual impact of telecommunication equipment upon the surrounding area can be considered (Policies T10, Q6 and Q7 of the Lambeth Local Plan (2015)).</p>	<p>Yes</p>
--	--	------------

PLANNING APPLICATIONS COMMITTEE 03 NOVEMBER 2020
SECOND ADDENDUM: AMENDMENTS AND ADDITIONAL INFORMATION ON AGENDA ITEMS

Page 170, New Appendix 6	<ul style="list-style-type: none">• <u>Insert Appendix 6 – The Brixton Project report</u>	No
---------------------------------	---	----



Community involvement in the development of Pope's Road

The Brixton Project

29/10/20



The Pope's Road planning application is viewed by large parts of the community as yet another example of top-down 'regeneration' led by the interests of capital at the expense of what citizens really need.

The process, and related arguments, is deeply divisive, and the development (especially the tower) has for many become typical of the enduring failure of meaningful community representation.

Our consultation for the community space thus far tells us in no uncertain terms that while people are conversant with 'how these things work' (and are therefore somewhat resigned to the current paradigm trade-offs), they do not like how the business of development is done.

This should be uppermost in the minds of the council elected to represent its citizens.

More positively, our consultation (even in its early manifestation) is telling us that there is significant appetite for active and positive community participation in such a process, and that there are many people with the experience, skills and willingness to make such participation happen.

This application has become a symbol of a 'Battle for Brixton', and the risk is that this battle will not go away.

There is however a very real opportunity to turn a confrontational situation into a plan for a shared future.

Brixton's town centre is at a fork in the road. The decisions made now will determine our direction of travel.



Introduction

In mid June 2020 The Brixton Project were approached by the development team to return a proposal for community management of 2000 ft² space allocated to the local community as part of the public benefits proposal attached to the application.

Our initial proposal identified that meaningful involvement from Brixton's communities should extend beyond the programming of the space to ensure that the community are able to create ownership of and influence in the manifestation of the development and its operation.

We also identified that this application and the groundswell of opinion, creates a fundamental need for community voice in wider development plans for Brixton beyond this application.

Our conclusions are now being offered independently from the applicant's strategy, and are intended to be a balanced appraisal of the situation and a solution for sustainable community involvement in this site and across future developments in Brixton. Informed by on-going community conversations and public reaction, The Brixton Project remains in the middle ground in order to offer a perspective that takes into account all aspects of this unfolding narrative, and ensure all voices are represented as they have been presented to us.



Three things are clear from the consultation thus far:

1. The application has catalysed division in the community which pits the proposed public benefit against the corrosion of values, culture and heritage. Beyond the physical aspects, the size of the building is widely felt to symbolise the disempowerment of community values.
2. The community is tired of a carrot and stick approach to planning and development that leaves local people without real access to decision-makers at a point where the full value of their local knowledge and intelligence can meaningfully contribute to the evolution of the town's key sites, spaces and amenities. Community involvement in the development of Pope's Road is frustratingly already too late in the day to for a substantial number of people to meaningfully contribute.
3. There is significant appetite for the community to take an active and positive role in the shaping of Brixton's built environment.

The Brixton Project believes that facilitation of a meaningful community influence on both this and future developments is not only necessary, but will deliver significant benefit to Brixton.



Attitudes to the Development Plan

There is strong objection to the height and mass of the building evidenced by objections on the planning portal and a petition of 6731 signees (captured 28.10.20, 14.28pm). Objectors feel the corrosion of culture and heritage at the heart of our built environment is a wholly unacceptable consequence of this plan.

We have talked to people and organisations positioned at both ends of the spectrum of opinion. Not all are resolutely 'anti-Hondo' nor 'anti-change'. The majority understand, accept and welcome progress, are pragmatic about the pressures faced by local councils, and the need for investment in jobs and opportunity.

The height and mass of the building remain the focus for objectors who feel the corrosion of culture and heritage at the heart of our built environment is a wholly unacceptable consequence of this plan.

On the other hand, it is acknowledged that the site is currently poorly utilised and delivers little to the community in its current form. There are those in favour who are focused on how best to develop the opportunities promised for young people and welcome the boost to the local economy.

The provision of jobs will be positively received – although for the community to benefit it is very strongly felt that the development must attract anchor tenants who will be truly invested in the community as a whole.



The applicant has collected in excess of 1,200 letters of support for the building.

These considerations do not however alter the view for some that the applicant should offer public benefit without caveat, and the commercial and technical strategy for the building could work harder to justify its size.

It is strongly felt that:

1. The commercial strategy appears to be focused on attracting a major anchor tenant at a time when there is little intelligence about the future of work post-COVID or sight of an alignment of the prospective tenant profile with the areas of work Brixton's people want to see.
2. In 2019 the Council declared a climate emergency. The environmental considerations for the building seem to focus on reducing costs and mitigating the environmental harm of its size rather than delivering additional environmental benefits to the local area. This is an opportunity to develop.

In this context the 2000 ft² on offer is still an intangible benefit and any suggestion of 'community programming' at best is currently considered to be lacking substance, and inconsequential to the main concerns of local people.



The Community Opportunity

'As we become more polarised in our views and challenged by the need to make rapid decisions on emerging issues, it can be hard to ensure that we listening to diverse perspectives. But research shows that embracing diversity of experience and opinions is key to better decisions and solving problems more effectively.'

NESTA, Better Collective Decisions

Our intention is to bring together a robust and organised community network based on models of community building currently emerging across the UK.

There is great appetite for a process that offers scope for the healing of division, and increases the traction between developers, citizens and their elected representatives.

A meaningful embracing of diverse opinions, harnessing the intelligence and knowledge of the community will make for better collective decisions and more cohesive local development. The trajectory of community involvement in this application suggests that the days of community 'support' being bought in piecemeal is no longer viable.

People want their experience and knowledge to be recognised and valued at the heart of the development process. They want public benefit to be shaped by local people at the outset of development plans and not used as a 'carrot or stick' lever, to force the agenda of the Council or developer.



Such a move would enable Brixton to determine (and deliver on) shared priorities through the pooling of skills, assets and resources to address shared concerns and ambitions. By truly working together local development would be by definition more equitable and sustainable – it would build Brixton’s resilience and skills into the heart of the process.



The Model

Brixton already holds a wealth of experience and knowledge in its community – and the desire for that wealth to be shared is increasing. COVID-19 is asking us all to think and behave differently, and collaborative economies will provide increasingly fertile opportunities for ideas and growth.

Our town has myriad established organisations advocating for a range of priority areas. To be truly representative we propose:

1. A non-hierarchical structure that encourages learning across difference, active participation, and dissemination and replication of successful actions.
2. The creation of a shared charter the community can own, that will deliver transparent development accountability.

We propose a Holacratic structure that fundamentally shifts the notion of 'power' in Brixton. We imagine the creation of a distributed network of community nodes who are able to interact with (but not be controlled by) each other. These nodes will have clear roles and responsibilities (not job titles) – and the authority to act. A central community committee will provide coordination and accountability, and will be made up of nominated representatives from the network nodes.



Such an approach will allow the community to meaningfully concentrate on and contribute to major areas of concern, including (but not restricted to):

- Well-being
- Environment
- Enterprise
- Employment
- Culture and Heritage
- Young People
- Inclusivity

The distributed nature of operation will allow diverse approaches to be utilised in an agile way. From Future Design principles to Doughnut Economics, Flatpack Democracy to Sortition, there are a wealth of innovative and complementary frameworks to encourage and enable meaningful community agency.

The Brixton Project has begun discussing this framework with community leaders, networks and local stakeholders; with both the development under scrutiny – should it be built – and the wider development plans for Brixton in mind.

We envisage the co-creation initiative as being seed-funded with Section 106 money, and while there should be an ongoing responsibility for such a levy to contribute, we also see the opportunity for support funding to be drawn from the wider community and funding bodies like Power to Change and Nesta who want to support the development of resilient and empowered communities.

If such a body is independent, innovative and has real teeth, it will be widely supported by the citizens and businesses of Brixton.



Timeline

Continuous consultation and network mapping	→ January 2021
General meeting	November 2020
Invitations to core team	Late November 2020
Priorities for Pope's Road	Mid December 2020
Draft terms	Mid December 2020
Ratify and vote	January 2021
Appoint members	January 2021
Rolling	January 2021 →



Extending the Network

“in the UK it is often seen as a much more top-down process of regeneration, whereas in other locations it is seen as a process that focuses on communities being the “expert” on public spaces in a more bottom-up approach to development. It really comes down to the intention of any development process, and who is included in the conversations around implementation. If the placemaking process really has the community at the table, and helps keep the community involved in change, and even better, empowers the community, then placemaking is off to a good start.” [Juliet Kahne](#)

The organisations we have spoken to represent a diversity of interests in Brixton from radical culture, heritage, young people, greening, enterprise and those that represent the views of local people.

Consultation in this current climate of division, and in the short time since the first committee hearing has been exceptionally difficult. This is a bitter debate that has left organisations reluctant to enter the conversation. People are emotionally triggered, distrustful of the agenda and not focused on securing accountability. It feels like the community is being proffered a Hobson’s choice where the loss of something is inevitable – values and heritage versus jobs and opportunity.

However, consultation and opening up this dialogue is ongoing. The Brixton Project have already agreed to work with established local networks to continue discussions and deliver draft Terms of Reference for co-design by the end of 2020.



The organisations we have spoken to thus far represent a diversity of interests in Brixton from radical culture, heritage, young people, greening, enterprise and those that represent the views of local people.

These include:

- 81 Acts
- We Rise
- My Spiral
- Tree Shepherd
- Brixton Society
- Urban Growth
- BruG
- Baytree Centre
- Independent Film Trust
- Brixton Neighborhood Forum
- Brixton Pound
- Remakery
- Code 7
- Brixton Neighbourhood Forum
- Brixton BID
- Restart
- Bureau of Silly Ideas
- BUD leaders



Conclusion

There is strong desire for local people to become responsible actors in shaping key decisions on how Brixton works for them – now, and in the future.

The reactivity of this situation has only served to negate the believability of the applicant's community strategy for those that oppose the building.

For all involved it has reached a level of harm to the cohesion of our community.

We are reaching the end of a very long year marked by extreme levels of uncertainty, fear and a battle for equity in our most under-represented communities. We have the memory of past developments that have failed to gain community acceptance, because there is no framework for the local voice.

This needs to change. All voices need to be heard and respected.

The Popes Road application process offers a chance to build positively on the learnings of this and previous experiences of failed attempts to involve the community in development plans. There is need now, more than ever for an innovative and sustainable framework where benefit rather than threat is evident to all in development plans; where local people are an intelligent part of the manifestation, and not simply an obstacle to navigate in securing the future of the local economy.



We have an opportunity to do things differently by forming a representative group that has genuine agency in securing a built environment that that local people can accept, feel proud of and feel part of.

What the community wants is to be involved in a process that inspires ambition for Brixton and moves us all beyond the usual attritional process of developer and council seemingly out of touch with the complex concerns of local people.

Without agency there is no bright community future for the Pope's Road development and those yet to come – in terms of the community's involvement in, ownership of and reaction to the plans.