

## Agenda

1. Welcome and Introductions
2. Examination of Matter 11 – Design and Conservation

Focus for Discussion:

***Is the approach of the CS to design and tall buildings justified by the evidence base and the most appropriate strategy when considered against alternative within the context of Southwark and with particular regard to the historic environment?***

- i. To what extent is the Core Strategy and SP12 in general conformity with both the London Plan and its draft replacement?
- ii. Is the evidence base to SP 12 robust and credible? How have alternatives been assessed?
- iii. To what extent is the requirement for 'highest possible standards'/'exemplary design' flexible and effective?
- iv. To what extent is the CS approach to tall buildings in conformity with the content of the draft LP?
- v. Is the definition of a tall building appropriate? (Rep 354). Is it sufficiently flexible to allow for context?
- vi. Is the evidence base in support of the tall buildings CS policy robust (see rep 775). Is there an assumption that tall buildings are part of a key approach to achieving the Southwark Vision; is this supported by the evidence base? What is the evidence that tall buildings 'raise the profile of an area' or act as stimulus for regeneration or a catalyst for investment?
- vii. How will tall buildings be managed in their delivery? Particularly in relation to Action Areas?
- viii. Should tall buildings be permitted throughout the CAZ? To what extent would the tall building policy fetter unreasonably the development of buildings taller than their surroundings in areas outside of those identified for tall buildings?
- ix. Does the policy adequately meet the aims of draft LP 7.12 concerning the ability to recognise and appreciate Strategically Important Landmarks?
- x. Is there adequate clarity upon where tall buildings may be considered appropriate, inappropriate or sensitive? Can the CS identify reasonably locations for tall buildings in advance of detailed evidence in support of AAPs or SPD? (EH/CABE advice 07)?
- xi. To what extent do the proposed changes to the CS reflect adequately the content of PPS5 and have sufficient regard to the historic environment, especially in relation to tall buildings?
- xii. Do the changes proposed adequately reflect government advice pertaining to archaeology; particularly as relating to APZs?
- xiii. Is there adequate recognition of Tower of London World Heritage Site in CS policy?

## 3. Other Matters

## 4. Close