

Representation	Officer Response
<p data-bbox="185 316 600 344">AV04 Blackfriars Road Area Vision</p> <p data-bbox="185 355 383 421">Living Bankside NSPPSV239.21</p> <p data-bbox="185 464 1104 675">"Blackfriars Road Area Vision The area vision should mention that development in this area should deliver new green space as there is a deficit in the neighbourhood and it is desired by employees and residents. The New Southwark Plan should give greater significance to the Draft Bankside Neighbourhood Plan and should reflect Living Bankside's Vision 2035."</p>	<p data-bbox="1137 464 2065 603">Policies within Cleaner, Greener, Safer recognise the importance of open spaces (Policy P56) and green infrastructure (Policy P58). Policy P58 requires the provision of publically accessible open space and green links in major developments. Site allocations also identify where open spaces are required.</p> <p data-bbox="1137 643 2000 708">On adoption, the Bankside Neighbourhood Plan will become part of the Development Plan and be given weight accordingly.</p>
<p data-bbox="185 754 353 820">Sachin Shah NSPPSV517.1</p> <p data-bbox="185 863 1115 1002">"I am unsure whether it is legally compliant, because I am writing as a layman and resident of the area. However I do think the NSP has not considered the needs and wants of residents in the area - specifically around Blackfriars Road.</p> <p data-bbox="185 1042 1104 1289">We do not need or want any new hotels in the area. There is no need for more hotels - these provide transient dynamics and there is already a huge concentration of hotels which have been developed and which are forthcoming (approved and in the pipeline). The borough has already met its future hotel needs requirements by some way according to public data and the Borough of Lambeth neighbouring Southwark in this vicinity has made it policy to stop approving hotels.</p> <p data-bbox="185 1329 1104 1433">We need these sites to be dedicated to homes and offices, and not redeveloped into hotels which are not required. We need good affordable homes, which are lacking. No consideration of the impact of COVID has been</p>	<p data-bbox="1137 863 2000 928">Where any hotels are proposed on sites at Blackfriars Road, they will be assessed against Policy P40 of the New Southwark Plan.</p> <p data-bbox="1137 968 2045 1066">None of the site allocations within Blackfriars Road are allocated for hotels. The site allocations are allocated for mixed uses, including housing, jobs, retail and open spaces.</p> <p data-bbox="1137 1106 1951 1139">The Council's movement plan addresses the issues raised on traffic.</p>

made on the need for hotels either. Again we need green spaces, open areas, less pollution and facilities for residents - not more hotels.

Finally, the traffic in the area is appalling. The road network hasn't been thought out well enough - we have cars cutting across cycle networks as opposed to traffic controlled junctions. We need to invest in proper road infrastructure which keeps traffic on the main roads, and not channel it into residential side streets."

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<p data-bbox="188 316 734 344">NSP14 Friars House, 157-168 Blackfriars Road</p> <p data-bbox="188 357 416 424">Sachin Shah NSPPSV517.6,.7,.8</p> <p data-bbox="188 466 770 494">Do you consider this policy is sound? - sound NO</p> <p data-bbox="188 536 954 564">Do you consider this policy is sound? - why not sound - Justified</p> <p data-bbox="188 606 1075 673">You have granted planning permission to this hotel to be built on this site! But it was meant to be and should have been used for housing.</p> <p data-bbox="188 715 1111 743">Withdraw permission for the hotel and re-allocate the site for use as housing.</p>	<p data-bbox="1140 392 2065 778">The site allocation in the Preferred Option version to the NSP (2015) included reference that the site 'may' include new homes or new visitor accommodation. Employment uses and active frontages were listed as required uses. The landowner, AG EL 160 Blackfriars Road, is proposing to bring forward the car park part of the site only as a hotel development, where the existing office building Friars House will be retained. This was recently dismissed on appeal for design considerations. A subsequent application has been submitted under 20/AP/0556 for a 169 bedroom hotel (Class C1), flexible office or community space (Class B1/D1) retail floorspace (Class A1/A3). This application was approved at planning committee on 20 July 2020.</p> <p data-bbox="1140 858 2051 1066">The site allocation is written assuming comprehensive redevelopment of the whole site. Therefore it assumes a mix of uses could be provided, requiring the re-provision of employment uses in line with other policies in the CAZ. It is considered housing should remain as a 'should' requirement which is consistent with other sites in the CAZ to reflect any potential for mixed use development</p>

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<p data-bbox="188 316 712 344">NSP17 Southwark Station and 1 Joan Street</p> <p data-bbox="188 357 555 421">TfL Commercial Development NSPPSV182.2</p> <p data-bbox="188 466 1115 995">"NSP17: Southwark Station and 1 Joan Street (Formerly NSP18) We continue to welcome and support the inclusion of Southwark Station as a site allocation with high development potential. In line with this draft site allocation, the site allocation in the current Southwark Local Plan and the Blackfriars Road Supplementary Planning Document, TfL has worked with the Council and the local community to submit a planning application (20/AP/1189) for the redevelopment of the site to provide an 17 storey (plus plant) building above Southwark Underground Station accommodating Class B1 office space and Class A1/A2/A3/A4/A5 retail space and Class B1/D1 flexible workspace. The development includes associated basement construction, public realm improvements and associated highways works including the closure of Joan Street. We look forward to continuing working with the Council and local community to bring forward this development on the site and to achieve the long-term objective of a landmark above Southwark Station."</p>	<p data-bbox="1140 427 1326 456">Support noted.</p>