

Representation	Officer Response
<p data-bbox="185 316 521 347">AV01 Aylesbury Area Vision</p> <p data-bbox="185 355 376 419">Liam Hennessy NSPPSV380.1</p> <p data-bbox="185 464 1115 1428">           "Do you consider this policy is sound? - why not sound - Justified            Do you consider this policy is sound? - why not sound - Effective            Do you consider this policy is sound? - why not sound - Positively Prepared            The Aylesbury Area Action Plan is unsound as it is directly harming both the Liverpool Grove Conservation Area with a 15 storey building at the end of Aylesbury Road, entirely out of keeping with the pre-existing urban grain; and Burgess Park with multiple 16, 18, and 20 storey towers of private flats overlooking the public Park and inherently diminishing its public amenity value. Ten storey, and maybe up to 12 storey, buildings can be screened from the Park by means of intensive planting of large trees - as can be seen for example at Kensington Gardens - but 16, 18, and 20 storey towers cannot be screened, so the amenity value of Burgess Park is permanently diminished and permanently harmed.            Southwark Planning Office needs to be radically overhauled, to stop the major harm being caused to Southwark and its Public realm. The existing unprofessionalism in Southwark Planning Office needs to be stopped and rooted out. Southwark Council's Planning Office proposing the Council's own 10 storey building at 21-23 Parkhouse Street - at the southern boundary of Burgess Park - is one example of the disgraceful conduct of this so-called planning office - permanently harming Burgess Park, for the sake of greed, and pretending that it is to provide ""much needed new homes"" - the catch-all excuse for major harm being perpetrated in the Borough. The cronyism of the so-called ""Independent Design Review Panel"" also needs to be exposed: Hilary Satchwell, a Director of 'Tibbalds Planning and Design' was one of just 2 or 3 members of the ""Independent Design Review Panel"" that passed judgment on the Aylesbury Regeneration scheme that is harming both the Liverpool Grove Conservation Area and Burgess Park. As 'Tibbalds         </p>	<p data-bbox="1137 464 2065 639">A number of policies in the Plan seek to protect heritage in the borough. This includes Policy P19 (conservation areas) and Policy P20 (conservation of the historic environment and natural heritage) which set out that development must conserve and enhance the significance of conservation areas and heritage assets and their settings including registered parks.</p> <p data-bbox="1137 679 2065 855">Any planning applications for development in the Aylesbury Area Action Plan area will be assessed against all the policies in the New Southwark Plan. These policies seek to protect amenity and any impact of proposed development on local infrastructure will be carefully assessed and mitigated where necessary.</p> <p data-bbox="1137 895 1865 927">The Design Review Panel is an independent panel of experts.</p>

Planning and Urban Design' say on their website, the company was twice directly employed by Southwark Council to train its planning officers. A Director of a company employed by Southwark Council passing judgment on the same Council's Planners' own regeneration proposals. Such improper planning procedures need to be investigated. Southwark's Urban Realm is being seriously and permanently harmed."

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<p><b>Aylesbury Area Vision</b></p>	
<p>Theophilus Toweh NSPPSV518</p> <p>Do you consider the document to be legally compliant in accordance with the Town and Country Planning (Local Planning) (England) (Amendment) Regulations 2012? - legally compliant YES Do you consider this policy is sound? - sound YES Changes to be considered as in context index titled : 1.1 The Aylesbury Area Action Plan. Context 1.1.3 : ' ..completely redeveloped ' . Review of the AAP in line with compliant development plan with actual start date and closed out date. This review should show a targeted redevelopment area in line with on going phase development AAP with on site closed out plan.</p>	<p>Noted.</p> <p>The Aylesbury Area Vision in the New Southwark Plan sits alongside the Area Action Plan.</p> <p>The Aylesbury Area Vision Map sets out the site allocations within the Aylesbury Area Action Plan.</p> <p>The Housing Trajectory at Annex 2 of the New Southwark Plan provides further information on the development sites at Aylesbury, including the status and capacity of net homes to be delivered.</p> <p>Information on the timeframe for development and completion of development at Aylesbury is also provided on Southwark Council's website under <a href="#">Housing</a>.</p>