

Representation	Officer Response
<p data-bbox="185 317 555 347">AV03 Bermondsey Area Vision</p> <p data-bbox="185 357 405 421">Caroline Courtois NSPPSV496.4</p> <p data-bbox="185 464 1106 711">"Fifth point relates to the specific area of Bermondsey, where improvements seem unfortunately limited. I was also surprised not to find any mention to the Pynfolds estate extension plan. Why is this major piece of work not included? If deemed not sufficiently large to be included, can I challenge the validity of the plan itself (8 units against reducing the overall value of so many units privately owned by removing car park access, creating a vis-a vis and reducing the green space on the estate).</p> <p data-bbox="185 751 203 767">"</p>	<p data-bbox="1137 464 2047 564">Site Allocations are not required for sites which are likely to be redeveloped in line with the development management policies of the New Southwark Plan.</p> <p data-bbox="1137 608 2056 708">The Pynfolds estate development is part of the New Homes Delivery Programme to achieve our long term commitment of building 11,000 council homes by 2043. .</p>

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<p><b>Bermondsey Area Vision</b></p>	
<p>Tarra Rosenbaum NSPPSV527</p> <p>P16 refers to a map and says “these are typically within our Major Town Centres, Opportunity Area Cores, Action Area Cores and the Central Activities Zone. Individual sites where taller buildings may be possible appropriate have been identified in the site allocations.” In reality approx. 50% of the site because of comments made by the so-called “Independent Design Review Panel”. As shown earlier, the Design Review Panel are not remotely independent.</p> <p>Southwark Council's 'Planning' Office needs to be stopped from further harming Southwark's Urban Realm. They need to be stopped, urgently and permanently.</p> <p>An apology should be offered to the architects - who have a very high international standing - and they should be asked to reinstate their original elegant design."</p>	<p>Noted.</p> <p>Policy P6 Tall Buildings further considered our approach to tall buildings. This approach applies to Bermondsey.</p> <p>information on the Design Review Panel and is available on the website.</p>

allocations are not in the area defined by the Council's Tall Buildings Map and the site allocations themselves typically say "comprehensive redevelopment of the site could include taller buildings.. towards the (west) of the site.." This does not (contrary to the council's claims) meet the standards of the London Plan and in the lack of clarity the policy means it is not positively prepared.

I believe we have building height laws in place that this exceeds along with a focus on green space that needs to be allocated in Southwark. I believe if I understand correctly that you can pay for the green space you are taking to be allocated somewhere else but we are running out of space.

Policy P16 has begun to take account of adding to " 2. Tall buildings must.. (2.5) Respond positively to local character and townscape" with "3. The design of tall buildings will be required to.. (3.2) Conserve and enhance the significance of designated heritage assets and make a positive contribution to wider townscape character. Where proposals will affect the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) clear and convincing justification in the form of public benefits will be required; and (3.3) Avoid harmful and uncomfortable environmental impacts including wind shear, overshadowing, and solar glare.." This is a positive direction for the policy however, - particularly when combined with the weakness of the Site Allocations policies - it does not go far enough in preventing the significant harm tall buildings can cause to the local environment and at the very least should reflect the London Plan's requirement (as above) for alternatives to be genuinely explored. I would be keen to expand at the examination on how this policy is still deficient in these terms with specific reference to examples from my local area where massively overscaled and insensitive tall buildings are being proposed and approved on St Thomas Street (London Bridge) to unchecked extreme negative effect.

The council sets out locations where tall buildings are appropriate but does not provide prescriptive design guidance on each individual site or the location of new publicly accessible space at or near the top buildings. It is considered appropriate to start with a presumption of the provision of a viewing space or communal facility, and the council can then assess whether the proposal is appropriate depending on the location and the proposed scale and land use.

P16 Tall Buildings sets out in Figure 4: Tall Buildings sets out where we could expect tall buildings. This would be in Old Kent Road Opportunity Area Core and in the Central Activities Zones which are in relatively close proximity to Bermondsey.