
To whom it may concern

We welcome the direction of travel regarding the Southbury area plans and policies. With regards to Draft Strategic Policy SP2: Southbury, we note that in Part 1 the Council promotes a holistic, masterplanned and comprehensive approach towards redeveloping the wider Southbury placemaking area and the specific site allocations it entails by preparing a spatial framework/masterplan. We **strongly believe** it is important that the Council works with key landowners and stakeholders (particularly those with an interest in specific site allocations) to ensure this policy guidance is realistic, viable and meets the objectives and ambitions of both the Council and those delivering the envisaged new homes and jobs.

We also **strongly support** the Council's intentions that the area is identified as being suitable for tall buildings. **However**, it is important to note in relation to Part 5, that the appropriate scale for tall buildings (as well as the optimum density of each site) should be determined at application stage through a design- and evidence-led approach (i.e. maximum building heights should be determined on the basis of robust environmental and townscape testing rather than being prescribed as part of the Draft Local Plan). As fully set out in the recently updated NPPF and/or the London Plan, there is a clear emphasis on high quality design and the creation of beautiful and sustainable places which - alongside wider regeneration benefits (and objectives) should determine a site's optimum scale, height and density (rather than this being prescribed as part of the Development Plan).

We have one **significant concern** with the site allocations as currently proposed. You'll be aware that we recently secured a hybrid planning consent for **Colosseum Retail Park (CRP)**. However the tall buildings policy DE6 and its supporting map showing approximate max. building heights for CRP sets out building heights considerably lower than those approved (i.e. up to 48m). Following discussion with the Head of Planning we understand this may be an error but we would request that the map and any supporting text is changed to reflect the consent we have recently secured to ensure there are no future issues with this scheme's deliverability.

We look forward to hearing from you on this last point as soon as possible.

Regards

Paul



