



*The Town and Country Planning Appeals (Determination by Inspectors) (Inquiries Procedure) (England) Rules 2000/1625*

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## **SUMMARY OF THE PROOF OF EVIDENCE**

### **LONDON BOROUGH OF SOUTHWARK**

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**Richard Craig**

Date of Inquiry: 14<sup>th</sup> December 2022

Appeal Reference: APP/A5840/W/22/3303205

LPA Reference: 21/AP/4297

Appellant: Tribe Avonmouth House Limited

Location: Avonmouth House, 6 Avonmouth Street, London, SE1 6NX

1. My Proof of Evidence has been prepared on behalf of Southwark Council and relates to the appeal submitted pursuant to Section 78 of the Town and Country Planning Act 1990, for Avonmouth House, 6 Avonmouth Street, London, SE1 6NX by Tribe Avonmouth House Limited.
2. My proof focuses on the urban design of the development proposals in relation to the prevailing development plan and other material considerations. The evidence focuses on the first of three putative reasons for refusal, endorsed by Members of the Planning Committee, namely the harmful impacts upon the local townscape and character.
3. Section 2 of my evidence sets out the planning policy context for the development, highlighting the requirements of planning policies P13 and P17 of the Southwark Plan, which is the adopted local development plan and is up-to-date. It goes on to summarise the Elephant and Castle Supplementary Planning Document, which sets out a planning framework for the area, including the Appeal Site. The framework outlines the opportunity for taller buildings within Newington Causeway, but which makes the case for the transitioning of heights downwards away from the town centre to ensure a positive response to the local context.
4. In Section 3 of my evidence, I describe the Appeal Site and the existing townscape qualities of the immediate and wider area, reflecting how the Appeal Site is on the edge of three adjacent character areas and is therefore in a relatively sensitive location in terms of townscape influence.
5. I go on to briefly describe the Appeal Scheme in Section 4 and the iterative process undertaken in developing the proposals, noting the extent of design interrogation carried out by the Council during the pre-application stage.
6. Section 5 runs through the Townscape Visual Impact Assessment presented to the Council as part of the planning application submission, recording how at 16 storeys the development would appear intrusive and harmful within the local townscape. The excessive height would run counter to the Council's

consistent approach of steering development of taller buildings towards locations where the imposing impact of the taller height on the townscape is justified. Lastly, that the development would not achieve the progression in heights downwards away from the town centre in a convincing or sufficiently sensitive manner.

7. I conclude that given the harmful townscape impacts and conflicts with policy and guidance, the appeal should be dismissed and the planning permission refused for the reason endorsed by the Council's Planning Committee.

END