

Comments on Points of Clarification, 7 April 2015
Aylesbury Estate Planning Applications 14/AP/3843/- 3844
35% Campaign
www.35percent.org

13 April 2015

Dear Southwark Planning,

We are writing in response to the changes made to the above planning applications for the redevelopment of the Aylesbury estate, given in the two letters 'Points of Clarification', 7 April 2015.

We are disturbed by these on several counts.

We note the large corrections to the existing residential unit numbers. It is a concern that such elementary information is being correctly supplied after formal consultation has ended and only a short time before the applications are presumably heard. It also means that we no longer have an accurate overview of the changes in number and by tenure between current provision, early phases, and the proposed developments that was provided by Table 5.10 in the Planning Statement Feb 2015. **We request an updated overview table.**

We note that while the Minimum Residential Scenario is now described as 'not a realistic scenario' the difference between that and the Maximum is a thousand units; an exceptionally large difference that creates further uncertainty about the eventual size and mix of the development.

We note the explicit statement that 'in all cases social rent means target rent'. First, we take this to mean that all social rents will be target rents and second, that target rent thus depends upon the definition of social rent. However the Clarifications supply no proper definition of social rent. The reference and quote from the AAAP is not adequate. Unlike the full and proper definition of Affordable Rent provided there is no reference to statutory or regulatory basis for social rent. **We request the precise wording of the 'Social Rented Housing' definition that will be used in the S106 agreement(s)** should the application(s) be approved.

Our concern is that target rent will in fact be a much higher rent than that paid as social rent by most of those living in the surrounding SE17 area and that it will be much higher than most council tenants in Southwark. In support of this concern we cite both the previous phase of the Aylesbury development (12/AP/2332) and a Bermondsey Spa development (10/AP/3010); in the first the social rented housing was defined in affordable rent terms, in the second social rented units (at target rents) were eventually let as affordable rent units.

Without the information we have requested we are unable to make a proper response to the significant and late changes made in the applications. We also require sufficient time to allow us and others in the local community time to digest, discuss and comment on the changes after the further information has been received. **We therefore request that there be a formal re-consultation period.**

Yours sincerely
Jerry Flynn (on behalf of the 35% Campaign)