

Metropolitan Open Land at 13 Southampton Way to be landscaped into Burgess Park

FOBP call for the 13 Southampton Way site, already designated as Metropolitan Open Land (MOL), to be incorporated into Burgess Park. We oppose any redevelopment that builds on this land.

Metropolitan Open Land (MOL) is a special designation to prevent development and maintain open spaces.

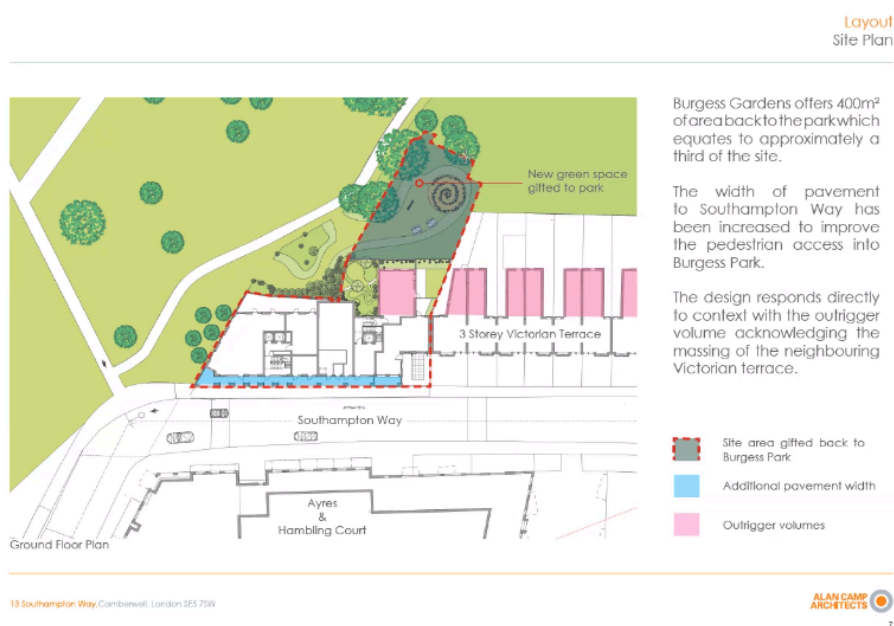
FOBP support the Council's original 2014 agreed intention to complete the Camberwell end of the park and bring the sites next to the entrance (the salvage and car sale sites at 13 Southampton Way) into the park. We ask the council to continue negotiations and if necessary compulsorily purchase the site.

Since the 1990s local residents have campaigned for Burgess Park, securing MOL status and preventing sell-offs.

Burgess Park, immediately beside the Southampton Way site, has been transformed over the last year. The Council's Burgess Park West scheme has created a larger nature area by taking out New Church Road, incorporated extra land into the park (Babcock's site) and created a new entrance way where the road once was. The Council agreed to purchase this land and also negotiate for the 13 Southampton Way site.

Significant investment in Burgess Park over the last eight years means that numbers of park users have increased rapidly. The plans for the redevelopment of the Aylesbury Estate and the Parkhouse Street sites, alongside four new large housing developments in north Camberwell, will mean that demand for quality green space for local residents will be even greater in the future. This is why the inclusion of this additional land into the park is needed.

FOBP was set up to protect, promote and enhance Burgess Park, including protection from being sold off and inappropriate development.



Friends of Burgess Park January 2021

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Notes:

1. The council agreed to proceed and incorporate this land into Burgess Park in 2014.

<http://moderngov.southwark.gov.uk/documents/g4554/Printed%20minutes%20Tuesday%2028-Jan-2014%2016.00%20Cabinet.pdf?T=1>

2. Burgess Park has been created over 60 years with land being incorporated into the park. The history of Burgess Park is on the FOBP heritage site The Bridge to Nowhere.

<http://www.bridgetonowhere.friendsofburgesspark.org.uk/>

3. The land is shown on the Burgess Park masterplan.



4. FOBP priorities for a better deal for green spaces
 - council to purchase all property within Burgess Park Metropolitan Open Land (MOL)
 - no tall buildings bordering the park
 - green spaces must have access to sunshine
 - assess the impact of shade from new buildings
 - monitor the park's capacity to absorb increases in user demand
 - monitor the park's biodiversity

5. **The London Plan and Southwark Plan include policies to protect Metropolitan Open Land.**

The New London Plan (2020) Policy G3 Metropolitan Open Land

Metropolitan Open Land (MOL) is afforded the same status and level of protection as Green Belt:

- 1) Development proposals that would harm MOL should be refused. MOL should be protected from inappropriate development in accordance with national planning policy tests that apply to the Green Belt.
- 2) boroughs should work with partners to enhance the quality and range of uses of MOL.

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Southwark Council core plan 2007 Policy 3.25 - Metropolitan Open Land (MOL) There is a general presumption against inappropriate development on Metropolitan Open Land.

Southwark is developing a new borough plan “New Southwark Plan” this includes:

Strategic Target: Retain all Metropolitan Open Land, Borough Open Land and Other Open Space.

P56 Open Space 1. Development will not be permitted on Metropolitan Open Land (MOL) or Borough Open Land (BOL).

In exceptional circumstances development may be permitted on MOL or BOL when: 1. It consists of ancillary facilities that positively contribute to the setting, accessibility and quality of the open space and if it does not affect its openness or detract from its character. Ancillary facilities on MOL must be essential for outdoor sport or recreation, cemeteries or for other uses of land which preserve the openness of MOL and do not conflict with its MOL function; or 2. It consists of the extension or alteration of an existing building providing that it does not result in disproportionate additions over and above the size of the original building; or 3. It consists of the replacement of an existing building, provided that the new building is no larger than the building it replaces.