

Item No.	Classification: Open	Date: 13 May 2011	Meeting Name: Regeneration and Leisure Scrutiny Committee
Report title:		Update on consultation process for Elephant and Castle regeneration	
Ward(s) or groups affected:		Cathedrals, Chaucer, Newington, East Walworth, Faraday	
From:		Elephant and Castle Regeneration Team	

INTRODUCTION

1. As part of the on-going regeneration of the Elephant and Castle, Lend Lease (LL) is developing a planning application for their development which is due to be submitted in spring 2012. In order to inform the planning application, LL is undertaking a consultation process with key stakeholders, including local residents, local businesses, ward councillors and local community groups based primarily in and around the Elephant & Castle Opportunity Area.
2. LL have already begun engagement with identified groups, stakeholders and individuals in the community. This phase of engagement has informed stakeholder mapping of the key groups and interests in the area and their underlying concerns and issues with the proposed regeneration. This process has informed the development of the pre-planning application consultation and engagement programme (see appendix 1 – the Consultation Strategy) which outlines LL’s process of consultation for this period. Consultation will consist of different forms and levels of interaction, which is outlined in further detail in the key issues section below.
3. On receipt of the outline planning application formal statutory consultation will be undertaken by the council’s planning authority. However, LL will continue to consult and engage on their plans throughout the development timeline which is expected to be approximately 15 years. The application to be submitted for the masterplan is an outline application and there will be further detailed applications for plots within the masterplan, for which further consultation will be undertaken to inform the more detailed design and associated issues.
4. This report provides a brief outline of LL’s involvement in the regeneration of the Elephant & Castle, consultation process and the roles and responsibilities of LL and the council in its separate roles as both landowner and as planning authority.

BACKGROUND

5. In July 2010, the council’s Cabinet entered into a regeneration agreement (RA) for the Elephant and Castle with LL. The RA sets out the key regeneration requirements for LL as the council’s delivery partner for the development, a key part of the RA is the Master Regeneration Plan (MRP) which sets out the key ambitions, principles and aims of the regeneration and is available from the project website: www.elephantandcastle.org.uk.

6. The regeneration site included as part of the RA involves three distinct phases (see plan attached at appendix 2):
 - Heygate
 - Rodney Road
 - shopping centre.
7. It is important to note that the regeneration site for which LL are responsible is part of the wider Elephant and Castle Opportunity Area for which, additional schemes are in various phases of development and subject to their own distinct consultation arrangements.
8. As part of their planning strategy, LL will develop an outline planning application (masterplan) for the three phases of the regeneration and will also develop a detailed planning application for Rodney Road. It is these applications that will be subject to consultation in the period up to submission, envisaged currently in the programme as being spring 2012. Once LL have achieved consent on the outline application then further detailed planning applications will be required for the individual plots within the masterplan.

Key issues for consideration

Pre-Planning Application Consultation & Engagement

9. LL have already begun initial consultation with key community groups, stakeholders, local residents and ward councillors. LL have attended numerous community meetings and events, including both Walworth and Borough and Bankside Community Councils for various meetings. This initial phase of consultation has been taking place throughout the period December 2010 – April 2011. Initial consultation has been based around introducing the LL team to the community, bringing consultees up to speed with developments up to the point of signing the RA and listening to views and issues that the stakeholders themselves have regarding the regeneration.
10. LL have taken ownership of the Elephant and Castle website, www.elephantandcastle.org.uk which they have relaunched with key project information. The website is currently being reviewed and redesigned in order that it can fully support the wider consultation process once the masterplan has been launched. LL have circulated a newsletter to the local community which has included key project information about the process for consultation, timeline for events and demolition process for Rodney Road and introduction to the LL team.
11. The next phase of the consultation process will take place from May 2011 to autumn/winter 2011. During this period of more formal consultation, the initial proposals for the masterplan will be launched and presented to the public and key stakeholders at stakeholder events and through a programme of exhibition and roadshows which will be open to the public.
12. The aim of this phase will be to share the latest proposals for the regeneration and the evolution of the scheme from that agreed in the RA, highlighting the design team's responses to the initial consultation and development of the key principles agreed for the scheme as set out in the MRP. Along with

presentation of initial designs, LL will also present initial proposals to address key issues such as open space, transport and connectivity amongst others in order to gather views which will then further inform the development of the masterplan.

13. During this period, the updated website will be launched and a further newsletter will be distributed to local residents and businesses.
14. LL have also committed to developing additional forms of consultation and through their consultation plan, propose to set up a Forum as a key aspect of the consultation. The Forum will be established to discuss key issues and inform the development of the masterplan and planning application and aims to include a wide-range of stakeholders from the community, the private and the public sector.
15. The first meeting of the Forum will be held in late May 2011 (date to be confirmed in early May) and as a result of the stakeholder mapping exercise, a substantial list of key stakeholders and relevant parties to be invited to attend has been provisionally agreed between the council and LL. The Forum will meet on a regular basis throughout the lifetime of the project and will discuss key issues relevant to the programme in order to best inform the development and associated planning applications. The Forum will be chaired independently and will establish a terms of reference and a code of conduct at its first meeting. A draft programme of topics will also be set out for future meetings. Once established, details of The Forum will be uploaded to the website, including feedback, presentations where appropriate and agendas. The Forum will be one aspect of the consultation process, presentations to Community Councils and regular meetings with key stakeholders will also continue alongside the more formal Forum meetings.
16. The second phase of the pre-planning application consultation will take place throughout winter 2011/12 and will involve a presentation of the final masterplan to be submitted as a planning application. This will be presented through a public exhibition and through on-going consultation with stakeholders. Around this time, LL will also establish an on site presence in the area where people will be able to view the proposals throughout the day and have a regular contact point to discuss the regeneration and their thoughts about the project. This phase will highlight responses to the earlier consultations, feeding back on where consultation has informed the plans and where adjustments have been made as a result of the whole process.
17. The Forum meetings will continue throughout the period up to the planning application being lodged following which, the post-submission consultation programme will be developed.

Primary roles and responsibilities

18. The following table outlines the key roles and responsibilities of LL and the council. It is important to note that as landowner and planning authority, the council has two distinct responsibilities in supporting the application – these are clearly outlined in the table below.

Council as Landowner	Responsible for: <ul style="list-style-type: none"> • securing vacant possession of the site;
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	<ul style="list-style-type: none"> • engaging Rodney Road demolition works; • discharging the council's obligations under the RA; • supporting LL in bringing forward planning applications; and, • ensuring the council's corporate objectives for the regeneration of the area are delivered.
Council as Planning Authority	<p>Responsible for:</p> <ul style="list-style-type: none"> • assessing the planning application(s) against local, regional and national planning policy and making recommendation on proposals to the council's planning committee who will decide the application; • carrying out statutory consultation on the planning application(s) once submitted; and, • preparing the Elephant & Castle Supplementary Planning Document and Opportunity Area Framework and undertaking public consultation on it.
Lend Lease	<p>Responsible for:</p> <ul style="list-style-type: none"> • developing the masterplan for the site; • submitting appropriate planning application(s); • appointing and instructing a professional design team to undertake the planning application(s); • undertaking public consultation during the pre-planning application phase; • managing the demolition of Rodney Road as the council's development managers; and, • managing and delivering the regeneration including all post phase 1 demolition works.

Appendices

Appendix 1	Elephant and Castle Consultation Strategy
Appendix 2	Elephant and Castle Regeneration area site plan