

<b>Item No.</b> 5.4	<b>Classification:</b> Open	<b>Date:</b> September 25 2007	<b>Meeting Name:</b> Major Projects Board
<b>Report title:</b>		Elephant and Castle Early Housing Sites Update	
<b>From:</b>		Elephant & Castle Project Director	

### **RECOMMENDATION(S)**

1. That the Major Projects Board note this report.

### **BACKGROUND INFORMATION**

2. A list of the Elephant and Castle early housing sites, approved by Executive in 2005, is set out in appendix 1. These sites will be developed by two consortia;
  - A. Urban Choice, which comprises Family/Mosaic and Affinity/Sutton, which is expected to complete contractual documentation imminently.
  - B. London & Quadrant, Guinness and Wandle, which completed its development agreement on September 17 2007.
3. Following the appointment of architectural teams initial schemes have been prepared for each site and a programme of pre-planning consultation with residents in the vicinity of the proposed developments has been initiated. The completion of the development agreements will enable the Housing Associations to release funding to complete the material necessary for the submission of planning applications on each of the sites.

### **KEY ISSUES FOR CONSIDERATION**

4. A summary of the proposals for each site and the anticipated date for the submission of planning applications which are expected to be lodged between November 2007 and January 2008 is set out in Appendix 1.
5. The submissions will fall into the category of major applications and the Local Planning authority has a target of 13 weeks for determining this type of proposal. There are however a number of the schemes which may be contentious and there is a risk that these applications will take longer to be determined. Assuming schemes are agreed within the 13 week target date then consents are likely to be in place between March and May 2008 with the first start on sites occurring around summer 2008. Now that the development agreements have been completed or are near completion a more detailed development programme will be established and reported to the next Major projects Board.
6. The recently adopted Southwark Plan provides strong planning policy support for the Elephant and Castle regeneration and the early housing sites are allocated for housing purposes on the proposals plan. The individual planning applications will however also be assessed against relevant thematic policies such as housing mix, affordable housing,

provision of wheelchair units, car parking, renewable energy and planning agreements. In order to address these planning issues and manage planning risks the Elephant and Castle project team has prepared an overarching planning statement detailing how the Heygate rehousing programme as a whole addresses key policies within the recently adopted Southwark Plan. The statement will form part of each planning application and copies of it can be made available to members of the Major Projects Board.

## BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Title of document(s) Southwark Plan and Elephant & Castle SPG	Major Projects Dept Coburg House	Jon Abbott 0207-525-4902

## APPENDICES

No.	Title
Appendix 1	Early Housing Sites Summary

## AUDIT TRAIL

<b>Lead Officer</b>	Chris Horn –Elephant & Castle Project Director
<b>Report Author</b>	Jon Abbott - Elephant & Castle Asst Project Director
<b>Version</b>	Final
<b>Dated</b>	20 <sup>th</sup> Sept 2007