

Policy & Partnerships Directorate

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Our ref: PDU/0006A
Contact: Scott Bailey
Date: 15 September 2003

Dear Mr Horn

Greater London Authority Act 1999 Town & Country Planning Act 1990 (as amended) Draft (Part 1) Development Framework & Master Plan for the Elephant & Castle, London SE1

I refer to your consultation exercise initiated in June 2003 concerning the above draft planning framework. On 10 September 2003, the Mayor considered a report on this proposal (reference PDU/0006A/01). A copy of the report is attached, in full.

Having considered it, the Mayor has concluded that he supports the vision and strategic planning principles outlined in the draft on the proviso that amendments are made to it that will address his concerns (stated below) together with an assurance that future guidance (in Parts 2 & 3) will provide the additional information required to properly assess the project.

Some of his comments below can be addressed by amendments to the text of the Part 1 Framework while others could be addressed in the Part 2 & 3 thematic and spatial guidance that would follow. Summary comments follow:

- 1 He welcomes the master plan approach, which he sees as strong in urban design terms and in line with the principles of urban renaissance. This approach will help overcome the major transport related challenges that will face this ambitious regeneration project. If your members decide to support the changes described below, the Mayor will be happy to adopt the so revised Framework as an *Opportunity Area Planning Framework* within his London Plan giving it strategic force as a joint Mayoral/Southwark planning document. Please refer to sections 6 to 7 in the attached report for further details.
- 2 Given that 1,100 existing homes would be demolished, the Framework should set a target of 5,300 new homes in order to comply with The Mayor's requirement of 4,200 additional homes by 2016 or provide an exception if it can be demonstrated that there is inadequate urban capacity for them. Please refer to sections 41 to 48 in the attached report for further details.
- 3 Affordable housing should be set at 50% of new dwellings. The Mayor acknowledges that there will be many calls on residential residual values as a result of the ambitious physical re-ordering and the transport related proposals in the project and that current levels of

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social rented accommodation in the Elephant are amongst the highest in the capital. In light of this, he could be satisfied with a balance of affordable housing that relies mostly on intermediate housing and will assess carefully any evidence that might justify a level of provision less than 50%. He asks that your Part 1 of the Framework is amended accordingly and further, requires a full statement on housing issues to be produced as thematic guidance in Part 2 of the Framework. Please refer to sections 41 to 48 in the attached report for further details.

- 4 The Mayor acknowledges that the level of retail and leisure floorspace could be justified by the leakage of expenditure out of and the paucity of retail offer within the borough. In addition, he welcomes the proposal that the Elephant & Castle should be Southwark's principal shopping centre. Nonetheless, he requires further evidence to show that the potentially impactable 63,500 sq. m. of retail floorspace will not harm centres in adjacent boroughs. Please refer to sections 30 to 40 in the attached report for further details.
- 5 Although he was very happy with the master plan in urban design terms, he has recommended that your Council uses external advice and consultative groups for detailed design issues. This is to ensure variety and the overall quality of detailing and materials in the new buildings that would define the core area. It would also enable disabled people to be involved in the detailed design of the public and the publicly accessible private realm. This would ensure the most inclusive outcome in the new physical environment that would be created including designing out crime. Please refer to sections 58 to 62 in the attached report for further details.
- 6 Transport for London is broadly happy with the proposals and sees there are advantages that would help achieve the objectives of the Mayor's transport strategy. Its support is however contingent upon satisfactory traffic modelling that demonstrates that the capacity of the Inner Ring Road will not be adversely affected by the changes to the highways layout. A phasing plan must also demonstrate that the construction and implementation of the works will not affect traffic flows and public transport operations. TfL has also indicated that the road works necessary to unlock the core area cannot be funded through its capital investment programme. Each TfL business that would be affected has produced detailed notes on specific aspects of the Framework (see the Appendix to the attached report). The Mayor has asked that these are disseminated as appropriate to ensure TfL's requirements are addressed in forthcoming spatial guidance in Part 2. Please also refer to sections 68 to 77 in the attached report for further details.

I would be most obliged if you could report the Mayor's conditional support and comments to your executive and Members at their next meeting. I also attach a copy of the supplementary planning guidance referred to in the report for your ease of reference.

Please contact Scott Bailey for further assistance.

Yours sincerely

Giles Dolphin

Planning Decisions Manager

cc Valerie Shawcross, London Assembly Constituency Member
Bob Neill, Chair of London Assembly Planning and Spatial Development Committee