

Item No: 22.	Classification: Open	Date: 6 December 2022	Meeting Name: Cabinet
Report title:		ADDENDUM Elephant and Castle Town Centre – Compulsory Purchase Order	
Ward(s) or groups affected:		North Walworth St. George's	
From:		Director of Planning and Growth	

PURPOSE

1. To advise members of further information or amendment.

RECOMMENDATION

2. That members note and consider any further information and amendments.

FACTORS FOR CONSIDERATION

3. An addendum in respect of the following item on the agenda is set out below:
4. Reference is made in the cabinet report (paragraphs 8, 13, 24, 25 and 85 of the main body of the report, paragraphs 2, 16 and 27 of Appendix J and paragraph 4 of Appendix K) to the approved phasing plan under the planning permission requiring the completion of the East Site (save in certain respects) before the West Site progresses. By way of correction, whilst the phasing plan does require the East Site to commence before the West Site, it does not require completion of the East Site before works can begin on the West Site. Accordingly, the comments to that effect within the report and to the effect that enabling compliance with the approved phasing plan would be a benefit of the CPO are to be disregarded. Nevertheless, the CPO is still required to facilitate the redevelopment of the West Site (and thus to bring about the benefits of the West Site) because of the need to compulsorily acquire title and new rights in relation to the West Site itself, to allow the demolition and construction on the West Site as explained in detail in the report. As the CPO is nonetheless necessary to unlock the redevelopment of the West Site and deliver the benefits of that redevelopment, and also to allow the completion of the redevelopment of the East Site in full in accordance with the planning permission and deliver the full benefits of that redevelopment, the merits of the case for the CPO are effectively unchanged in light of this correction. Allowing for this correction, it is considered that: the relevant legal tests and policy guidance are all still satisfied, including the tests as set out in sections 226(1)(a) and 226(1A) of the 1990 Act, with the redevelopment likely to contribute to all three of the well-being objects in section 226(1A); the CPO is essential to the successful implementation and completion of the Scheme and many of the well-being improvements it will bring; there is a compelling case for the CPO and the

benefits that will result to the community at large; the use of the council's CPO powers is justified; and the conclusions in paragraphs 106-109 (inclusive) of the report remain correct.

REASON FOR URGENCY

5. Cabinet are considering this report on 6 December 2022 and need to be aware of this information.

REASON FOR LATENESS

6. The new information to the main report have been received since the committee agenda was printed. They relate to an item on the agenda and members should be aware of them.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
As set out in the cabinet report, item 22		