

Appendix B

The Consultation Report

Appendix B for the Cabinet Report:
Elephant and Castle Opportunity Area
Supplementary Planning Document

March 2012

Appendix A	Elephant and Castle supplementary planning document/opportunity area framework
Appendix B	Consultation report (part one)
Appendix C	Consultation Report (part two) Table of Representations received on the Draft SPD and the Council's Response
Appendix D	Equalities Impact Assessment
Appendix E	Sustainability Appraisal
Appendix F	Sustainability Statement

Elephant and Castle Opportunity Area

Supplementary Planning Document/Opportunity Area Framework

Consultation Report

March 2012

CONTENTS

Section	Page
1. Introduction	
1.1 What is this consultation report?	5
1.2 How to find your way around the document	5
2. What is the Elephant and Castle Opportunity Area Supplementary Planning Document?	7
3. Stage of Consultation	
3.1 What stages of consultation have been carried out so far?	9
4. Sustainability scoping consultation	
4.1 Who was consulted and how?	11
4.2 How many comments were received on the sustainability scoping paper?	12
4.3 Summary of responses	12
5. Draft SPD consultation	
5.1 Who was consulted and how ?	17
5.2 How many comments were received on the draft SPD?	17
5.3 Summary of the responses	18
6. Monitoring our consultation	
6.1 Why we monitor our consultation	32
6.2 How we monitor our consultation	32

The following appendices are available in two separate documents titled “Consultation report: Appendices A-N, and O” in our libraries and One Stop shops and on our website

Appendix A

SPD Consultation Plan

Appendix B

List of consultees including statutory consultees

Appendix C

List of locations where documents were made available

Appendix D

Sustainability Appraisal Scoping Report consultation notification letter

Appendix E

Sustainability Appraisal Scoping Report consultation statutory press notice

Appendix F

Responses and officer comments on the sustainability scoping report

Appendix G

Draft SPD consultation notification letter

Appendix H

Draft SPD consultation statutory press notice

Appendix I

Methods of consultation on the draft SPD

Appendix J

Draft SPD Publicity material and articles

Appendix K

Walworth Community Council – report of workshop consultation

Appendix L

Rockingham Estate – consultation report of workshop with Bangladeshi Residents

Appendix M

Faith Groups – Consultation Report of workshop

Appendix N

Character Area Walkabout – Consultation Report

Appendix O

Responses and officer comments on the draft SPD

1. Introduction

1.1 What is this consultation report?

1.1.1 The purpose of this document is to demonstrate the consultation undertaken in developing the Elephant and Castle Opportunity Area SPD. This document is prepared under Regulation 17 and 18 of the Town and Country (Local Development) (England) Regulations 2004 (amended 2008 and 2009) which states that before adopting an SPD, a local planning authority must consider all of the representations made during the consultation period and prepare a statement setting out:

- (i) The names of any persons whom the authority consulted in connection with the preparation of the SPD,
- (ii) How those persons were consulted,
- (iii) A summary of the main issues raised in the representations and,
- (iv) How these main issues have been addressed in the SPD which they intend to adopt.

1.1.2 We have prepared a consultation plan for the SPD setting out how consultation will take place and showing how this relates to our Statement of Community Involvement (SCI) (2008). The SCI sets out how individuals, community groups, developers and anyone else who may have an interest in the Local Development Framework should be consulted on planning documents. It sets out the statutory minimum required to meet Government regulations for public consultation and the further methods additional to the statutory requirements that we proposed to carry out to make sure we follow Southwark's Statement of Community Involvement (SCI).

1.1.3 The consultation plan sets out the different consultation methods we proposed to use to engage with the range of groups, organisations in Southwark so that the final SPD reflects the needs and aspirations of our diverse community. We set out dates where we had meetings confirmed and we set out the key consultee group that the consultation method was aimed at.

1.1.4 This report sets out the detail on who has been consulted, how they were consulted and a summary of the main issues which were raised during the consultation. The report also demonstrates compliance with the Council's SCI (2008) and government requirements under the Planning regulations.

1.2 How to find your way around this document?

1.2.1 Within this consultation report we set out the following:

- Section 1: Introduction
- Section 2: Overview of the Elephant and Castle SPD
- Section 3: The stages of consultation, who we consulted and the methods of consultation in compliance with Regulations 17 and 18 of the Town and Country (Local Development) (England) Regulations 2004 (amended 2008).

- Section 4: Summary of the responses received at the Scoping Report consultation and the draft SPD consultation and how these were taken into account in the development of the SPD.
- Section 5: How and why we monitor our consultation.
- Appendices: We set out copies of our press notices and mail out letters for each stage of consultation, and all the responses and our officer comments on each stage of consultation so far.

2. What is the Elephant and Castle Opportunity Area Supplementary Planning Document?

2.1.1 The Elephant and Castle Supplementary Planning Document (SPD) sets out our vision for the Elephant and Castle opportunity area which is identified in the London Plan (2011) and the council's recently adopted Core Strategy (2011). It provides more detailed guidance on existing policies in the Core Strategy and the London Plan. The opportunity area covers an area of 122 hectares. In addition to the shopping centre and Heygate Estate, the area also incorporates Walworth Road, London South Bank University campus, St George's Circus, West Square and the Imperial War Museum and Newington Causeway.

2.1.2 Both the London Plan and the Core Strategy recognise the area's potential for change and growth and they set a target of providing at least 4,000 new homes by 2026 and around 5,000 new jobs. The purpose of the SPD is to provide a planning framework to coordinate growth over the next 15 years, directing development to those areas in which it is appropriate and desirable; protecting areas which are sensitive, such as conservation areas; encouraging development to reinforce the sense of distinctiveness of neighbourhoods, and ensuring that growth is supported by appropriate physical as well as social and community infrastructure.

2.1.3 The draft SPD provides guidance on:

- The mix of shops, businesses and other activities such as arts, leisure and cultural provision;
- The amount of new homes that may be built and their location;
- The design and built form of new buildings, including the height, bulk and massing;
- The character of areas and heritage assets;
- Public realm improvements and the creation of new open spaces and improvements to the connections between them;
- Tree cover and opportunities for new tree planting to reinforce character, help adapt to climate change and provide habitat for wildlife;
- The public transport, walking and cycling network improvements which will be required to accommodate growth and development
- Environmental standards which new development will need to meet;
- The infrastructure and funding needed to ensure that growth in the area can be accommodated sustainably such as improving social and community infrastructure, upgrading of public transport and public spaces.

2.1.4 London Plan policy 2.13 indicates that the boroughs should work with the Mayor to produce opportunity area planning frameworks (OAPFs) for the opportunity areas. The new planning document will therefore comprise an SPD and an opportunity area planning framework (OAPF). The council and GLA have worked closely on its preparation. Adopted by both Southwark and the Mayor, an agreed approach will help provide certainty for developers, clarity for members of the public and councillors, and a robust basis on which forthcoming planning applications can be assessed. The SPD will replace the following adopted guidance documents:

- Elephant and Castle Development Framework Supplementary Planning Guidance (2004)
- Elephant and Castle Enterprise Quarter Supplementary Planning Document (2008).
- Walworth Road Supplementary Planning Document (2008)

2.1.5 The process of developing and preparing documents within the Local Development Framework, which is our portfolio of planning documents, needs to involve the local community, groups and businesses at each stage to ensure that the planning policy and guidance meets the needs of those living and working in borough.

3. Stages of consultation

3.1 What stages of consultation have been carried out?

	STAGE OF CONSULTATION	WHEN DID IT OCCUR?
1	Consultation on the Sustainability Appraisal Scoping report	13 January 2010 to 17 February 2011
2	Consultation on the draft SPD and sustainability appraisal report	Informal consultation – 6 weeks 15 November to 27 December 2011 Formal consultation – 6 weeks 27 December 2011 to 7 February 2012

Sustainability Appraisal Scoping report

- 3.1.1 The first stage of public consultation on the preparation of the SPD was the Elephant and Castle Opportunity Area sustainability appraisal (SA) scoping report. The scoping report set out the scope and level of detail of the proposed sustainability appraisal which was prepared alongside the draft SPD.
- 3.1.2 Section 19 (5) of the Planning and Compulsory Purchase Act 2004, requires Sustainability Appraisals of all Local Development Documents to be carried out. The Planning Act 2008 removed the requirement for the SA of all SPDs. However, as the Southwark Plan policy for Elephant and Castle was not subjected to SA under the latest regulations, an SA was required to be undertaken for the SPD to test how well the document considered social, economic and environmental issues in order to achieve sustainable development.
- 3.1.3 Sustainability Appraisals also need to satisfy the requirements of the European Directive 2001/42/EC. The Directive requires a formal Strategic Environmental Assessment (SEA) of certain plans and programmes that are likely to have significant effects on the environment. An SEA is required when preparing new or revised DPDs. The Directive was transposed into UK legislation as a result of the Environmental Assessment of Plans and Programmes Regulations 2004.
- 3.1.4 The scoping report set out the scope and level of detail of the proposed sustainability appraisal. It also set out the sustainability objectives and indicators that will be used to measure the impacts of the SPD upon sustainable development. Baseline information was included to draw attention to key environmental, social and economic issues facing the area, which may be affected by development in Elephant & Castle. The objectives and baseline information were used to inform the preparation of the draft SPD and its sustainability appraisal.

- 3.1.5 The Environmental Assessment of Plans and Programmes Regulations (2004) requires that the contents of the SA scoping report must be consulted on with the following ‘authorities with environmental responsibility’:
- Natural England
 - Environment Agency
 - English Heritage
- 3.1.6 The 2004 Regulations also recommend that additional bodies can be consulted in order to represent the social and economic aspects of sustainability. We consulted the additional bodies, in addition to an extensive list of local consultees on our planning policy database by sending out a notification letter (Appendix D). A breakdown of these consultees is set out in Appendix B. We also published a press advertisement in the Southwark News to notify the dates of consultation of the Scoping Report (Appendix E).
- 3.1.7 The regulations require the statutory organisations be provided with 5 weeks in which to respond to the SA Scoping Report. Consultation responses from all respondents to the consultation were considered to help prepare the Sustainability Appraisal of the SPD options and inform the preparation of the draft SPD.

Draft Elephant and Castle Opportunity Area SPD

- 3.1.8 The next stage of consultation was for the draft SPD. Alongside this draft SPD we consulted on a consultation plan, our equalities impact assessment scoping report and the interim sustainability appraisal.
- 3.1.9 Supplementary planning documents are subject to statutory preparation procedures under Regulations 16-19 of the Town and Country Planning (Local Development) (England) Regulations 2004. The regulations require a consultation period of not less than 4 weeks or more than 6 weeks starting on the day on which the local planning authority complies with Regulation 17(1).
- 3.1.10 We have found that six weeks is too short for planning policy documents. We carry out an additional six weeks of informal consultation before the formal 6 week period to make sure there is enough time. This means that we carried out a 3 month consultation period on the draft SPD in accordance with our Statement of Community Involvement (SCI).

4. Sustainability Appraisal scoping report consultation

4.1 Who was consulted and how?

4.1.1 This section summarises the methods of consultation which we used at the SA scoping report stage to show how we met our statutory requirements and the additional consultation we carried out in accordance with our SCI. Appendix F contains a table of the representations received at this stage of consultation and our officer responses.

	Method	SA/SEA Scoping Report	Date
Statutory requirement	Mail-out to statutory consultees	We invited comments on the scoping report from the statutory consultees in accordance with the 2004 Regulations: Environment Agency, Natural England and English Heritage (Appendix D)	10 January 2011
	Displaying documents at council offices	The Scoping Report was made available at Southwark Town Hall, local libraries and local area housing offices	10-13 January 2011
	Local press advertisement	An advertisement was published in the Southwark News (Appendix E)	13 January 2011
	Publish the document on our website	We published the scoping report on our website prior to the commencement of the consultation period.	12 January 2011
Additional consultation	Mail-out to additional bodies and our planning policy database	The 2004 Regulations also recommend that additional bodies can be consulted in order to represent the social and economic aspects of sustainability. We consulted the additional bodies, in addition to an extensive list of local consultees on our planning policy database (Appendix B) by sending out a notification letter (Appendix D) explaining the purpose of the scoping report and how it fits into the preparation of the SPD.	10 January 2011
	Internal officer consultation	We held meetings and worked with officers from within Council departments to prepare the scoping report to obtain baseline information for the Elephant and Castle opportunity area.	November 2010– January 2011
	Member briefings	The Cabinet Member for Regeneration was briefed on the scoping report and approved it for public consultation.	December 2010

4.2 How many comments were received on the sustainability appraisal scoping report?

4.2.1 We had 21 groups/individuals responding to the scoping report, comprising of 109 individual comments.

4.3 Summary of responses

4.3.1 The consultation responses which were received fed into the preparation of the draft SPD and its Sustainability Appraisal and we reported on these responses as part of the draft SPD consultation. The responses we received are set out in full with our officer comments in Appendix F.

4.3.2 The table below sets out a summary of the responses received and how we took them into account in preparing the draft SPD. The responses included suggestions for a range of minor amendments to be incorporated and also suggestions were put forward for additional baseline information to be included; recommendations for amending some of the objectives and creating new objectives and suggestions for amending and creating new indicators.

Issue/Topic	Summary of comments	Our Response
Statistical information	More detail and consistency is needed in the statistical information that has been provided; need to seek more relevant and up-to-date data such as employment rates/ worklessness/ business start-up rates; ward statistics; population data; breakdown of ethnicities.	We continually update the baseline data to be as up-to date as possible. Unfortunately different types of data is collected for different area boundaries. Where possible we have included data to cover the whole opportunity area, but in many cases data is only available at community council level or ward boundaries. We have reviewed the baseline information as part of the preparation of the draft Sustainability Appraisal, and where appropriate included additional information
Business	Need to further develop the local economic evidence base for the SPD. Reference should be made to the Latin American businesses and services as it generates both economic development and equalities implications.	We have reviewed the baseline information as part of the preparation of the draft Sustainability Appraisal, and where appropriate included additional information. The sustainability appraisal and the equalities impact assessment identify the probable impacts which may arise from growth, including the impacts on the local community.
Retail	More information is needed on the current retail economy including the type of retail offer, including market provision and the retail capacity of the area.	The baseline information has been reviewed and the suggestions will be taken into account when preparing the draft SPD.
Open Spaces and Biodiversity	The Heygate estate tree cover and biodiversity is not highlighted. The protection of trees needs more emphasis and a proper evaluation in accordance with the Southwark Tree Management Strategy. There is a need for an open spaces and play strategy specifically for the area. Need a review of the scope for new SINCs designations and designation of open spaces.	Within the draft SPD we recognise the importance of the natural environment and the important contribution trees make including softening the landscape, providing habitats for biodiversity, providing shading and helping people to find their way. Our characterisation study also provides more detail and evidence on existing trees. The draft SA refers to the Council's Tree Management Strategy which has informed the preparation of the draft SPD. On-going qualitative and

		<p>quantitative evidence collection is being undertaken to inform an Open Spaces Strategy for the entire borough.</p> <p>Core Strategy policy 13 sets out that we will continue to protect important open spaces from inappropriate development and that these include SINCs. We cannot designate SINCs through SPDs. However, the SPD does acknowledge the importance and opportunity for nature conservation value at Nursery Row Park, with the intention to review new sites for SINC designation through our forthcoming Site Allocations DPD.</p>
Education	<p>The 'specific issues' for the Elephant & Castle omits 'Education' as a category, and it omits higher and further education.</p>	<p>The baseline information and list of issues has been reviewed and updated to include information on higher and further education as well as schools. The importance of the local universities and colleges is reflected in the draft SPD</p>
Historic Environment, Conservation Areas, Character Areas	<p>The character area descriptions need more definition, especially for Brandon St; and the tree cover around the Heygate Estate.</p> <p>Tall buildings – an urban design study is necessary to refine tall buildings policies to identify areas that are appropriate, sensitive or inappropriate for tall buildings.</p> <p>Recognise that a local list of historic buildings will be undertaken.</p>	<p>We have carried out a detailed characterisation study which looks at each of the character areas. This is being consulted on alongside the SPD. Within the SPD itself we have included specific guidance on each character area.</p> <p>We have prepared a tall buildings/views assessment to inform the SPD which refers to the importance of views in understanding the character of the area. We have included in the draft SPD a list of buildings which could potentially be locally listed. The characterisation study also provides a lot of detail and background to the buildings proposed to be part of this local list.</p>
Transport and Pollution	<p>The funding and timing for the capacity upgrade at the Northern Line ticket hall is a</p>	<p>The baseline information and list of issues has been reviewed and the suggestions</p>

	<p>critical component of the new SPD.</p> <p>Link issues such as pollution, noise, road casualties, walking/cycling together more holistically. These are viewed in isolation from one another.</p>	<p>have been taken into account in the preparation of the SPD.</p>
Housing	<p>More clarity on approach to student housing versus affordable housing is needed.</p>	<p>The draft SPD addresses the relationship between student housing and general housing and sets out guidance to help manage the growth of student homes. The SPD identifies the areas which already have a significant quantum of student homes and set out guidance for new developments. The adopted Core Strategy requires student developments to include 35% affordable housing provision.</p>
Energy and Environment	<p>Information is needed on the operation of a community heating network.</p>	<p>The draft SPD provides more detailed guidance specific to Elephant and Castle, including where feasible and appropriate new CHP systems for new development and where possible on adjacent sites.</p>
Relationship to other plans and programmes	<p>A number of plans and documents were identified that were suggested for inclusion.</p>	<p>We acknowledge that there were some documents not included in the full table, some of which were not available before the scoping report went out for consultation. We have included these suggestions into the list of relevant Policies, Plans and programmes and these have informed the preparation of the SPD</p>
Sustainability Indicators	<p>Comments were made regarding the indicators and suggestions put forward to amend these.</p>	<p>The Sustainability Objectives and indicators have been reviewed and some updates made. We have kept the list of indicators to a manageable number.</p>
Key sustainability issues	<p>There was a general consensus that the issues identified in the scoping report were the main ones for the area. However it was perceived by some that health, open space and biodiversity issues, and conservation</p>	<p>We recognise that there are a number of issues to be dealt with in the area. We have considered the suggested references and included, where appropriate, additional information into the Draft Sustainability Appraisal.</p>

	issues were not given enough attention.	
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5. Draft SPD consultation

5.1 Who was consulted and how?

- 5.1.1 We met the statutory minimum requirements of Regulation 17 and 18 of the Town and Country (Local Development) (England) Regulations 2004 (as amended 2008 and 2009) in consulting on the draft SPD. The Regulations state that any person may make representations about an SPD. In addition, the Regulations state that before an SPD is adopted the local planning authority must send a copy of the SPD and supporting documents to each of the specific consultation bodies to the extent that the local planning authority thinks that the SPD affects the body; and such of the general consultation bodies as the local planning authority consider appropriate. Southwark's Statement of Community Involvement (SCI) sets out a list of specific and general consultation bodies for DPD's and SPDs in its Appendix E.
- 5.1.2 Specific Consultation Bodies: All the statutory organisations set out in Appendix E of the SCI have been notified of the consultation on the SPD.
- 5.1.3 General Consultation Bodies: Notification letters were sent to individuals and organisations. These included all the local and other consultees set out in Appendix E of the SCI. A breakdown of these consultees is set out in Appendix B.
- 5.1.4 Local residents and businesses: Notification letters were sent to all the residents whose details we maintain on our planning policy consultation mailing list. A breakdown of these consultees is set out in Appendix B.
- 5.1.5 We also carried out a range of additional consultation methods in accordance with our SCI. This was to enable a wide range of people of different ages and from different backgrounds to get involved in the preparation of the document.
- 5.1.6 By consulting the specific and general consultation bodies, as well as local residents, community groups and businesses, we have met the requirements of Regulations 17 and 18 of the Town and Country (Local Development)(England) Regulations 2004 (amended 2008) and the council's SCI.
- 5.1.7 Appendix I summarises the methods of consultation which we used to show how we met our statutory requirements and the additional consultation we carried out in accordance with our SCI.

5.2 How many comments were received on the draft SPD?

- 5.2.1 We received:
- 17 questionnaire responses.
 - 188 letters/emails written responses comprising of 1103 individual representations.
- 5.2.2 Appendix O sets out all the written comments we received, which included comments within submitted questionnaires, letters and emails. The appendix also includes our officer comments explaining how we took these comments into consideration in preparing the final SPD.

5.3 Summary of responses

- 5.3.1 The main comments we received are set out below, with information on how we took these into account in preparing the final SPD.

Summary of comments	Our Response
SPD1: SHOPPING	
<p>There were many comments on affordable retail space and that it needed to be more clearly defined.</p> <p>Some felt the specified length of time of five years for discounted rents would be not sufficient.</p> <p>There was concern raised about the displacement of businesses if the shopping centre was redeveloped. Several felt that the council should have long term commitment in support of small businesses.</p>	<p>We recognise the concerns of existing businesses that regeneration inevitably creates some uncertainty. The purpose of providing affordable retail space is to mitigate the impact of development on existing businesses which may be displaced by regeneration, helping them manage a period of transition. In this context, 5 years is considered a reasonable period to help existing businesses manage the period of transition and establish themselves.</p> <p>We believe that the level of detail set out in the SPD is appropriate. We have specified the time period in which affordable rent would apply, the rate at which rents would be discounted and that it would be offered in the first instance to tenants displaced by development. These are the key principles. Further detail will be set out in s106 legal agreements which ensure that the space is provided. We will continue to work with traders to discuss the details of the way in which it can work.</p>
<p>A number of individuals and organisations, including businesses in the shopping centre, considered that more recognition should be given in the SPD to the Latin American community contribution in the area and recognise the railway arches is a business community in transition.</p>	<p>We are proposing to amend the SPD in Section 2 to provide further recognition of the cultural diversity of the businesses that exist in the area, in particular, the Latin American presence and the important contribution they make to the character, retail offer and local economy of the area. We are also proposing to make amendments provide more clarity about business space within arches and further along the railway viaduct.</p>
<p>Several individuals raised concern about the proliferation of betting shops, pawnbrokers and pay-day loan shops in the area. Many felt the council should put more restrictions in place.</p>	<p>Local planning authorities have very little control over uses such as betting shops, pawnbrokers and pay-day loan shops. This is because often these uses do not require planning permission. Uses such as betting shops, pay-day loan shops, banks, estate agents and travel agents are categorised in the same “use class” (A2, financial services). Planning permission is not required for changes within the same use class. There is also a permitted change of use to A2 uses from a restaurant, pub or cafe.</p> <p>The council recently responded to a government consultation arguing that betting shops should be placed in their own use class which would give the LPA more control. However, this would require a change to the planning regulations.</p>

	<p>There were several comments asking for more recognition in the SPD on the important contribution small retail units and street market traders have in the area in providing goods for local people and as local employers.</p> <p>Planning committee stated that development should be sensitive to the integration of Walworth Road into plans for the Heygate Estate and the shopping centre. Shops on Walworth Road are struggling at the moment. The SPD should help ensure that the viability of shops on Walworth Road is reinforced by regeneration and is not harmed.</p>	<p>We propose to address this comment by providing additional detail within the supporting text to SPD highlighting the valuable contribution small shops make to the local economy, local employment and also to sustainable travel.</p> <p>SPD 25 states that development proposed for the Heygate development site must provide a retail strategy which, among other things, demonstrates that retail provision will reinforce the function of Walworth Road as a shopping high street. It also requires a retail impact assessment which would identify and mitigate if appropriate, impacts on existing shops at Elephant and Castle and in neighbouring centres, such as Peckham and Camberwell. We are proposing to amend the reasons to the policy to address this issue.</p>
SPD2: MARKETS		
	<p>A few comments were made on the need to protect existing market stalls in the area and to encourage more of a variety of goods for sale at East Street market.</p>	<p>We propose to set out further detail in the supporting text to SPD 2 on supporting existing and new markets in the area as a source of local employment and food.</p>
SPD3: HOTELS		
	<p>There was some concern that the appropriate locations, sizes and types of hotels needed to be identified further in the SPD.</p>	<p>We do not consider that it is practical to provide very specific information about hotels in the SPD. We have indicated that we will support hotels in the opportunity area. Further consideration of proposals would be made at the planning application stage for assessing new hotels.</p>
SPD4: JOBS AND BUSINESSES		
	<p>A few comments raised the importance of the contribution that creative and cultural industries have in the area and that this needed more recognition in the SPD.</p>	<p>We propose to add further support for creative and cultural industries in SPD 4 and the supporting text.</p>
	<p>A few respondents sought more support in the SPD for the provision of incubation space in new</p>	<p>We propose to add a reference to supporting the provision of incubator space within SPD 4.</p>

	business floorspace	
	There were several comments made on the importance of ensuring businesses are supported through training and facilitation of knowledge and also ensuring that a good proportion of new business space provides employment for local residents	The SPD recognises the contribution which small and medium sized businesses (SMEs) make to the local economy (Section 2). More investment in the area will help bring more jobs and create business opportunities. Through our s106 planning obligations SPD we will require obligations from developers to target training and employment opportunities created by new development towards local people and also maximise the procurement opportunities for local SMEs. SPD 4 makes reference to this.
SPD5: NEW HOMES		
	There was concern raised around the 25% affordable housing target in the Lend Lease masterplan. Several individuals and organisations indicated that the council must not accept less than 35% affordable housing or must require provision of up to 50% affordable housing.	Policy on affordable housing is established in the Core Strategy. The SPD cannot change policy in the Core Strategy. In accordance with the Core Strategy, the SPD states that at least 35% should be affordable and at least 35% should be private. Where developers propose less than 35% affordable housing, we require a financial appraisal to ensure that the maximum viable amount of affordable housing is provided.
	A large number of comments raised the need for a higher proportion of 3+ bedroom units, particularly affordable family units.	Policy on housing mix is established in the Core Strategy. The SPD cannot change policy in the Core Strategy. The Core Strategy requires large developments to ensure that at least 10% of homes have 3 or more bedrooms in the opportunity area. 10% is the minimum which should be provided and we encourage developers to provide more family housing where possible across a range of tenures.
	Local residents commented that the majority of the affordable units provided should be social rented. There was concern about affordable rented housing (with rents up to 80% of market rents).	We recognise the priority of providing new affordable housing at rental levels which are affordable to those in need of housing. In December 2011, the council reported its approach to affordable rent (rents up to 80% of market rent) to the planning committee and stated that its strong preference is for social rented housing rather than affordable rented housing. Proposals which include affordable rented units will need to justify this approach through a financial appraisal.
	There were a few comments on density, both requesting that higher density should be allowed, and others saying that the proposed density on the Heygate development site is too high.	Our approach on density is consistent with the Core Strategy which seeks to ensure that proposed densities reflect the character of the area and the level of public transport accessibility. The SPD cannot change policy in the Core Strategy.
SPD6: ARTS, CULTURE, LEISURE AND ENTERTAINMENT		
	A few comments highlighted the importance of promoting links between	We are proposing to amend SPD 6 to include further encouragement of strengthening links with the two learning centres (London College of Communication

	cultural programming in existing businesses with new arts, culture and leisure organisations	and London South Bank University) and the wider arts scene. We are proposing to amend the supporting text to SPD 6 to provide recognition of the importance of fostering partnerships between the educational institutions, local arts organisations and community groups in order to help broaden access to, participation in and understanding of the arts within the wider community.
	Several comments were made on the need to highlight the importance of creative and cultural industries to the local economy	We are proposing to amend the supporting text to SPD 6 to highlight the contribution and importance these industries have in the context of the economic future of the borough. We are proposing to add a reference to creative and cultural industries in SPD 4 and include additional references in the supporting text to ensure the SPD supports the growth of creative and cultural industries in the borough.
SPD7: SPORTS FACILITIES		
	Only small number of comments. General support, with some respondents noting that it will be important that the new leisure centre is affordable for local people	
SPD8: HIGHER EDUCATION AND STUDENT HOUSING		
	<p>There were a number of comments suggesting that there is already too much student accommodation in the area.</p> <p>Several respondents considered that the SPD should be more supportive of student housing in the Enterprise Quarter.</p>	<p>The SPD addresses this issue by indicating that new student homes which are provided should contribute to a mix of housing types. It also recognises that there is an area at the northern end of Walworth Road which already has around 460 bedspaces with another 220 proposed. Given this concentration the SPD indicates that further student homes developments would not be supported in that area.</p> <p>The SPD seeks to support the growth of London South Bank University and the London College of Communications. Both of these institutions can make a strong contribution to the regeneration of the opportunity area. In addition to additional teaching space, both institutions have requirements for additional student accommodation. The SPD signals that the council will work with both universities to ensure that their requirements can met. We are proposing to amend SPD 49 to state that student housing is an appropriate use in the Enterprise Quarter.</p>
SPD9: COMMUNITY FACILITIES		
	Several comments highlighted the need to ensure community facilities are provided to underpin population growth, particularly school places and health facilities.	The SPD has a 15 year time horizon and it is difficult at this point to provide concrete proposals. We will work closely with NHS Southwark to identify opportunities for new health facilities where and when the need arises. There are no plans for new facilities in the short to medium term, although there is a potential longer term need in the area around

	Some felt that the SPD needed to be more specific about how need to health facilities and school places will be met.	South Bank University. We have amended the SPD to reflect this. There is anticipated pressure for new secondary places which we are planning to meet by the provision of the new 5FE Aylesbury Academy in Walworth. It may be also be necessary over the life of the plan to increase primary school places in and around the opportunity area, which would be considered as part of standard primary place planning and strategy work.
	Provide more guidance on how the need for faith premises will be met over the plan period.	Southwark recognises the difficulties which faith groups experience in finding suitable premises. We are proposing to amend section 2 of the SPD to clarify that there are a range of faith communities in the opportunity area and that the current and future needs of these groups need to be taken into account as development takes place over the plan period. Policy SPD 9 provides a framework to consider impacts on faith premises. Places used in connection with worship are referred to in the list of community facilities in the "fact box" in SPD9. We are proposing to add a cross reference to Southwark Plan policy 2.1 to reflect the fact that we protect valued community facilities.
	Recognise the desirability of establishing a new town hall for Southwark at Elephant and Castle.	Provision of a new town hall is not a priority for the council. While we are not proposing a town hall in the SPD, we are proposing to amend the reasons for SPD 9 to say we will explore opportunities to provide a large civic or meeting space which is flexible and can be shared by different users for a variety of purposes.
SPD10: PUBLIC TRANSPORT		
	Many representations objected to London Road becoming a "public transport corridor" with St George's Road reverting to two-way traffic. There should be more detail on the London Road proposal and further consultation.	Since the SPD was prepared, TfL have indicated that this proposal, while an aspiration, is no longer a priority. We are proposing to amend the SPD to indicate that this proposal would need to be explored further and that further consultation would need to take place if it were to be implemented.
SPD11: WALKING AND CYCLING		
	Many representations stated that the SPD should require the provision of an "eastern bypass" to the main road junctions connecting Walworth Road with Meadow Row.	We recognise the value of safe and convenient links for cyclists and are proposing to amend SPD 11 to refer explicitly to the need to create a safe and convenient link between Walworth Road and the Rockingham Estate and the cycle network beyond.
	The Walworth Road project should be extended north of the Old	Policies 11 and 15 seek improvements to the urban realm, including specifically improving the walking and cycling environment and reducing the severance

	Town Hall to the Elephant and Castle southern junction and south from Fielding Street to Albany Road.	caused by main roads, and so we will seek such improvements as a matter of course. These policies would support an extension of the "Walworth Road Project" further north and south. The exact form of such proposals would be the subject of further design as and when the opportunity presents itself. We are also proposing to amend SPD 27 and SPD 35 to refer to the potential to use opportunities to improve the public realm north of the Old Town Hall and south of Fielding Street.
	The northern roundabout improvements were widely welcomed but some respondents requested good quality cycling facilities to be incorporated within it (which TfL is currently considering), and some requested more radical treatments.	We are working with TfL to develop the design for the northern roundabout. While measures to "humanise" it are a key priority for the council, we must recognise that it is a strategic part of the Transport for London Road Network and as such we cannot compromise traffic capacity.
SPD12: PARKING		
	There was support and objection in roughly equal numbers to car-free parking.	We are maintaining the car-free requirement for new development in the CAZ.
SPD13: SERVICING AND DELIVERIES		
	There was little comment on this policy.	
SPD14: TRANSPORT MITIGATION		
	Streets and roads should be designed and designated as 20mph maximum to encourage walking and cycling.	Our Transport Plan 2011 commits to making Southwark a 20mph borough. We will look at all options to achieve this.
SPD15: PUBLIC REALM		
	There should be more clarity in the SPD on the distinction between public and private space. The SPD should be clear that gated communities are not appropriate.	We are proposing to add additional guidance in the SPD to provide further clarity.
	Comments were made which supported more emphasis on the benefits of public art in the public realm.	We are proposing to include a reference to supporting public art within the supporting text to Policy SPD 15: Public Realm.
SPD16: BUILT FORM		
	There were many comments from local residents and community groups requesting the designation of a	The policies in the SPD were informed by a study of the character of the area. This study used current available evidence to make recommendations on the potential for new conservation areas. The study concluded that on balance and based on current

	conservation area along the length of Walworth Road.	evidence, the quality of buildings on Walworth Road would not warrant the designation of a new conservation area. However, if new evidence is forthcoming, we will consider it and have not ruled out the possibility of designating a conservation area on Walworth Road.
	Several representations were submitted suggesting that additional buildings be shown as having the potential to be added to the council's local list of buildings of architectural or historic merit. Others suggested that particular buildings or indeed the entire list be deleted.	The Elephant and Castle SPD flags buildings which are potentially locally listable. However, it does not in itself locally list them. We are proposing to amend the SPD to make sure that this is clear. We will consult formally on the Local List and a Heritage SPD later in the year. At that point, there will be an opportunity for the local community, developers and landowners, to make representations and provide evidence on individual buildings, prior to the finalisation and adoption of the list.
	There was concern expressed that the streets and neighbourhoods outside the opportunity area may not benefit from the developments within the areas boundary.	The edges of the character areas are indicative and are not meant to imply a sharp contrast between one side of a boundary and another. The boundaries are not hard and fast and wherever developments are close to a character boundary, they need to consider the character of the adjacent areas. We are proposing to amend the wording to SPD 16 to ensure that proposals consider the impact on neighbouring character areas as well as their own, and where developments are close to the boundaries of another character area, ensuring that the edge conditions integrate well with adjacent surroundings.
SPD17: BUILDING HEIGHTS		
	The SPD must be clear that tall buildings should avoid harmful microclimate and shadowing effects or adverse affects on local amenity. This must be demonstrated through planning applications.	SPD 17 states that tall buildings should avoid harmful microclimate effects. This would include effects on sunlight and wind patterns. Developers would need to demonstrate this in submitting applications.
	Taller buildings towards Walworth Road and New Kent Road are appropriate, but the SPD should recognise that, elsewhere, the heights of the buildings need to respect the local area. The 12 or 14-storey building proposed for Phase One of the Heygate development clearly out of keeping with the area.	We consider that the SPD recognises the key principle that moving away from the tallest points, building heights should diminish to manage the transition in heights down to the existing context. This is explicit in SPD17 and in SPD 27 which relates specifically to the Heygate Street character area. SPD 27 also states that development must enhance the setting of the potential Larcom Street character area. The draft conservation area appraisal for Larcom Street provides background information on its character and historic and architectural significance.

	<p>The SPD should be more prescriptive in defining appropriate building heights on particular sites.</p> <p>The gateway locations shown in Figures 14 and 15 should be more specific and relate to particular sites.</p>	<p>We do not think it is appropriate to specify building heights or height caps across the area. There are many development opportunity sites across the opportunity area and these are in a variety of ownerships. Moreover, they will be delivered over the 15 year timeframe of the plan. Rather than set height caps, our preferred approach is to provide key principles which are backed up by robust criteria to assess proposals for tall buildings. We consider that this provides necessary flexibility given the long timeframe of the plan, while ensuring that development is coordinated through a clear strategy.</p>
SPD18: OPEN SPACES		
	<p>There was support for the concept of green links but a number of respondents felt that the character of green links could be explained more clearly in the SPD.</p>	<p>We are proposing to amend the reasons for policy SPD18 to provide more information about the potential of green links, the different kinds of links and key elements of their character.</p>
	<p>The standard of 0.61ha public park provision per 1,000 population of open space was considered to be very low and this should be higher.</p> <p>New public spaces should be accessible.</p>	<p>We recognise that open space provision in the area is low and below the average of most parts of the borough. However, in a densely built up environment there are limited opportunities to create more open space. The main opportunity to create a new open space is on the Heygate development site and we have explicitly identified this opportunity in the SPD. We are proposing to amend SPD 28 to clarify that the proposed open space on the Heygate should be a public park.</p> <p>Because opportunities to create more open space are limited, our focus is on improving the quality of existing open spaces and their value to the local community. SPD 18 emphasises the need to ensure that open spaces operate as a network in which the activities and qualities of different open spaces complement one another and which is linked by attractive green routes.</p>
	<p>Several respondents considered that more existing greenspace should be recognised in the SPD including land on housing estates and land within the transport network.</p>	<p>We recognise the value of housing amenity spaces and indeed all green areas. The potential to use housing amenity sites more effectively is set out in the Open Spaces strategy that we are currently consulting on. We are proposing to amend the reasons to SPD 18 to refer to the fact that amenity spaces on housing estates and green areas in the public highway provide an important resource and are valued by the local community.</p>
	<p>There was support for use of the CAVAT methodology for evaluating trees. Some considered that the SPD should be stronger on</p>	<p>The SPD 18 states out that trees which are lost as a result of development should be replaced by trees which increase canopy cover. We are proposing to add some clarification that canopy cover will be measured at the time of planting and that where possible, replacement trees should be on-site.</p>

	<p>protection of existing trees, and any replacement plantings should be large species trees and placed as close to the area of loss as possible.</p>	
SPD19: ENERGY, WATER AND WASTE		
	<p>The SPD should provide further prioritisation of the delivery of a CHP network and provide further clarify on how any CHP network would be funded. Further detail could be provided on matters such as waste, water, energy.</p>	<p>Our Core Strategy policy emphasises that developments are expected to set up and/or connect to local energy generation networks where possible. In submitting applications, large developments need to provide an energy strategy demonstrating that the proposal is efficient, that the feasibility of using CHP has been explored thoroughly and the renewable technologies have been investigated.</p> <p>We have further guidance in the Sustainable Design and Construction SPD on how we would expect energy, as well as issues such as water and waste to be addressed by developments.</p>
SPD20: PLANNING OBLIGATIONS AND THE COMMUNITY INFRASTRUCTURE LEVY (CIL)		
	<p>A number of representations stated that the SPD should prioritise community projects rather than transport infrastructure. These included open space improvements, public realm improvements and improvements to community facilities such as those on the Rockingham Estate. Planning committee noted that the SPD should take into account the needs of the Bangladeshi community on the Rockingham Estate.</p> <p>Several respondents considered that the strategic transport tariff is too onerous.</p>	<p>We recognise that the cost of improving the area's public transport infrastructure and in particular upgrading the lifts in the northern line station to improve capacity, is significant. However, it will be necessary to make these improvements in order to accommodate the growth in homes and jobs which is anticipated. Without adequate improvements to transport infrastructure, the regeneration of the area will be put at risk.</p> <p>As well as requiring contributions to the upgrade of public transport infrastructure we will also continue to collect contributions for other infrastructure items including open space improvements, new schools places, health facilities, community facilities and children's play space. In our s106 Planning Contributions SPD we set out standard charges for these items and we will continue to require these.</p> <p>The policy context to s106 planning obligations is changing. In 2010 the government introduced a new system called the community infrastructure levy (CIL). The community infrastructure levy will provide a new way of funding infrastructure, replacing many s106 obligations. The CIL will help fund the items we currently fund using s106. However it will provide additional flexibility to pool resources to fund larger projects than is currently possible. Also, because it will be a mandatory charge on developments, there is more certainty that it will be provided. We will be consulting on a CIL schedule over summer 2012 and expect to adopt the CIL in 2013.</p>

	Over the spring we will also be updating the community project banks. These will be an important tool used to help identify projects which have local support and are a priority for the community. Because CIL is mandatory and more flexible than s106, there will be more certainty over the delivery of projects.
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5.3.2 We also have collated all of the key points arising from discussion at various meetings and workshops throughout the consultation period (set out in Appendix I of this report). We have taken these comments into considered in finalising the SPD.

Meeting	Comments
Walworth East Area Housing Forum	Issues discussed included the need for affordable housing and more family housing. There was support for a wider range of shops and an improved town centre. There was concern expressed over the Heygate demolition and the apparent lack of information on the process.
Walworth West Area Housing Forum	Issues discussed related to the Lend Lease Regeneration Agreement and minimum 25% affordable housing requirement. Many felt the council would not be able to secure 35% policy requirement which is needed in the area. Also discussion on how the SPD would be implemented and how much money would be secured from developers to deliver infrastructure. Discussion on affordable business space and jobs for local people are needed to be addressed
Bankside and Borough Area Housing Forum	Main issues raised on the SPD were 35% affordable housing policy in relation to the Regeneration Agreement signed between the Council and Lend Lease. Also discussion on the future of the Leisure Centre and improved pedestrian and cycle links in the town centre.
Elephant and Castle Community Forum	Vision needs more emphasis on people and needs to recognise the distinctiveness of the Elephant and Castle which must be enhanced with the highest quality design; Support for mixed communities with social housing and owner occupation; High quality design must build in sustainability; Support for car-free and 35% affordable; Want true local involvement in s.106 priorities; SPD should seek to increase tree canopy cover; Support the aim to have courtyards at ground level – not at podium level; Population growth must be matched with new education and health facilities and support for improvements to library services;

	<p>Concern about tall building heights; Need explanation of how housing targets were agreed; Need more premises for SMEs to establish; Need more student housing; Concern at housing taking over commercial and employment sites; London Road needs more active frontages; Support for and interim use strategy.</p>
<p>Elephant Amenity Network</p>	<p><u>Housing</u></p> <ul style="list-style-type: none"> • Need to specify where affordable housing will be built on the Heygate estate and phasing of the 35% policy requirement across the site. • Concern over the government's new affordable rent tenure and the delivery of target rent housing in the area. <p><u>Tall buildings</u></p> <ul style="list-style-type: none"> • Emphasis needed on quality of public realm around tall buildings and variation of heights of tall buildings. • Density and over-shadowing concerns raised. <p><u>Open Spaces</u></p> <ul style="list-style-type: none"> • s106 tariff needs to go towards provision of new open space /improvements. • Definition of what 'natural green space' is within SPD. • Accessibility and designation of the new public park on the Heygate site needs to be highlighted. • Encouragement for Nursery Row Park to be designated a SINC. <p><u>Community Facilities</u></p> <ul style="list-style-type: none"> • More detail needed on community infrastructure provision and improvements to existing facilities <p><u>Sustainability</u></p> <ul style="list-style-type: none"> • The Heygate development needs to ensure its energy network can be connected into adjacent sites. • CfSH – need to set out development should go beyond the minimum requirement. <p><u>Transport and movement</u></p> <ul style="list-style-type: none"> • Walworth Road – the two lane area should be reduced to single carriageway up to the southern junction. • Concern over whether the 'car free' policy in the CAZ will be enforced. Concern over impacts of additional car parking provision on the strategic and local road network. • Concern raised over lack of cycle parking around Rockingham Estate. • Lack of security and lighting in the Rockingham Estate are of concern.

Local Economy Group – Local Thematic Partnership	<p>Queries over whether the 5000 jobs target would be ring fenced for local residents;</p> <p>Concern raised that the S106 tariffs on housing were making affordable workspace less feasible and too expensive for developers who were already being asked to contribute more for housing;</p> <p>A measure for the provision of managed workspace/incubator units should be included in the SPD;</p> <p>Need to ensure there is a mix of shops promoted i.e. independents as well as multiple retailers;</p> <p>More focus on creative industries is needed.</p>
Southwark Housing Associations Group (SOUHAG)	<p>General discussion on the net loss of affordable homes on the Heygate development site and how these would be replaced around the Opportunity Area.</p> <p>Incorporate minimum noise standards for residential development to ensure adequate sound insulation</p>
Southwark Cyclists	<p>General discussion over the process of submitting a formal representation. A few people raised the issue of omissions on the maps represented cycling routes in the area.</p>
Waterloo Community Development Group	<p>Discussion was centred on whether there would be any impacts from new retail provision at Elephant and Castle on the existing shops located in Lower Marsh.</p> <p>Queries over the timescales for the required strategic transport improvements</p>
Living Streets	<p>Discussion around green links and connections to open spaces in the opportunity area.</p> <p>Queries on whether the SPD can support 20 mph speed limit in the area</p> <p>Support for the Walworth Road project to be revived and this stretch of road to become single carriageway</p>
Southwark Space	<p>Generally supportive of the SPD. Concern on the phasing of the affordable housing across the Heygate site and how the new affordable housing tenure, Affordable Rent, would be dealt with.</p>
Walworth Society	<p>Discussion on the potential to create a new conservation area along Walworth Road</p> <p>More detail needed on community infrastructure provision (Health, Community facilities, school places, open spaces) and improvements to existing facilities.</p>
Rockingham Estate Residents and Tenants Association	<p>Discussion on the improvement of the community facility on the Rockingham Estate</p> <p>Request that S106 planning contributions are directed to improving the public realm in the area</p>
Residents Liaison Group	<p>Affordable housing will be built on the Heygate estate and phasing of the 35% policy requirement across the site.</p> <p>Queries over the government's new affordable rent tenure and the delivery of target rent housing in the</p>

	<p>area. Discussion over the vehicle speed limit and it needed to be reduced to 20mph.</p>
Community Liaison Group	<p>Community uses on the Heygate site need to be promoted; Latin American businesses need recognition and protection. SPD needs to promote more independent businesses to locate in the area; More detail needed on community infrastructure provision (Health, Community facilities, school places, open spaces) and improvements to existing facilities; S106 contributions from development should be ring-fenced; Walworth Road project needs to be completed; Reduction in speed on roads to 20mph promoted; Discussion on cycling and walking routes – areas for improvement.</p>
Employment, Business and Retail Liaison Group	<p>Concern over proliferation of betting shops, hot food takeaways and pawnbrokers on Walworth Road; Car parking for retail businesses needs to be retained; SPD needs to emphasise support for 'knowledge based industries' to locate in the area; Support for the creation of jobs for local people; Support for affordable retail space and to support existing businesses to remain in the area. Phasing the development of new affordable retail space in a timely manner for any displaced businesses; SPD needs to highlight the diversity of business ownership in the area, such as the Latin American concentration;</p>
Schools Consultation -Victory Primary School -Keyworth Primary School -Walworth Academy	<p>Key points: Support for a wider range of shops like in the West End with more clothes shops; Mixed views on East Street market – needs improvement and a wider range of items for sale; Open spaces need to be improved and more children's play equipment provided. Improve the safety of parks; Mixed views about tall buildings; they will house more people but they could overshadow areas; Support for more leisure facilities – cinema; sports centres (swimming pool, gyms); youth club; arcades; football pitches; Need more pedestrian crossings.</p>
Public Exhibitions	<p>More emphasis on affordable social rent and higher family housing provision is needed; Concern over the provision of large retail development and the impact on smaller shops along the Walworth Road; The area need more arts, entertainment and leisure uses to create more of an evening and night-time economy;</p>

	<p>The walking and cycling connections through Heygate development will be important; The impact on health and education provision from the increased population needs proper assessment;</p>
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6. Monitoring our consultation

6.1 Why we monitor our consultation?

- 6.1.1 Our statement of community involvement indicates that the success of consultation can be measured by the numbers and diversity of consultees and respondees. This is particularly important for an area such as Elephant and Castle which is very varied and includes many traditionally hard to reach groups. We want to ensure the final SPD meets the needs of those living, working and visiting the area.
- 6.1.2 We monitor our consultation at every stage so that we can see where we need to engage more with certain groups at the next stage of consultation.

6.2 How we monitor our consultation

- 6.2.1 After every stage of consultation we look at the different people and groups that have commented in the planning document and look back over the events and consultation activities we carried out to see whether we should have targeted more or different groups. We feed this into our planning for the next stages of consultation on our Local Development Framework documents.
- 6.2.2 We want to try and encourage people from all groups and areas to get involved in the preparation of the final SPD. This includes people across all nine protected characteristics groups including different ethnic, age and religious groups. It also includes involving people from different organisations to include local residents, local voluntary and community sector groups, local businesses and traders, landowners, statutory consultees such as the Environment Agency and developers.
- 6.2.3 Through the consultation programme we worked hard to ensure that we engaged groups that we traditionally find hard to reach. As set out in the report we ran some focused workshops for with BME groups and faith and church groups. This has been important to helping to ensure that we engage with all different groups of people living and working in Elephant and Castle

Consultation Report

Appendices A-N

Elephant and Castle Opportunity Area Supplementary Planning Document

This document is part of our consultation report for the Elephant and Castle Opportunity Area Supplementary Planning Document. It includes appendices A to M of the main consultation report. A further set of appendices includes appendix K, which is the response and officer comments on the draft Supplementary Planning Document.

Appendix A

SPD Consultation Plan

Appendix B

List of consultees including statutory consultees

Appendix C

List of locations where documents were made available

Appendix D

Sustainability Appraisal Scoping Report consultation notification letter

Appendix E

Sustainability Appraisal Scoping Report consultation statutory press notice

Appendix F

Responses and officer comments on the sustainability scoping report

Appendix G

Draft SPD consultation notification letter

Appendix H

Draft SPD consultation statutory press notice

Appendix I

Methods of consultation on the draft SPD

Appendix J

Draft SPD Publicity material and articles

Appendix K

Walworth Community Council – report of workshop consultation

Appendix L

Rockingham Estate – consultation report of workshop with Bangladeshi Residents

Appendix M

Faith Groups – consultation report of workshop

Appendix N

Character Areas Walkabout Report

Appendix O

Responses and officer comments on the draft SPD

Appendix A: SPD Consultation Plan

LOCAL DEVELOPMENT FRAMEWORK

CONSULTATION PLAN

**DRAFT ELEPHANT AND CASTLE SUPPLEMENTARY
PLANNING DOCUMENT**

November 2011

1. INTRODUCTION

- 1.1 Our Sustainable Communities Strategy (Southwark 2016) sets vision of securing the future wellbeing of local people, and about improving the places where they live, work and have fun. Our planning policies help us to do this.
- 1.2 We are preparing a Supplementary Planning Document (SPD) to guide new growth in the Elephant and Castle Opportunity Area. Supplementary Planning Documents (SPDs) sit within a set of planning documents called the local development framework. Within the local development framework, the Core Strategy, the saved Southwark Plan policies and our area actions plans set out the overarching strategic planning policies for Southwark. SPDs provide further guidance and information on implementing these policies. This SPD is being prepared to set out guidance to support the policies in the Core Strategy and provide detail on what sort of place the area will be like in fifteen years and how that vision will be achieved. It will also be an Opportunity Area Planning Framework (OAPF) to be adopted by the Mayor. Once agreed by the council and the Mayor. The SPD will be a material consideration when making decisions on planning applications in the Elephant and Castle Opportunity Area.
- 1.3 The SPD will replace the following adopted guidance documents:
 - Elephant and Castle Development Framework Supplementary Planning Guidance (2004)
 - Elephant and Castle Enterprise Quarter Supplementary Planning Document (2008).
 - Walworth Road Supplementary Planning Document (2008)

2. HOW WE ARE CONSULTING ON THE SPD

- 2.1 This consultation plan sets out the consultation we are planning to carry out on the draft SPD. This is in accordance with our adopted Statement of Community Involvement (2008), which explains how we will consult the community in the preparation

of planning policy documents. The following sections set out how we plan to meet the minimum statutory consultation requirements and how we will exceed these requirements where appropriate.

2.2 Once we have finished consulting on the SPD we will collate all the responses we receive and see whether we need to amend the SPD to take into account the responses. We will provide officer comments on all the responses we receive which will set out whether we have changed the SPD to reflect the response, and will explain our reasoning for why we have/have not amended the SPD. The SPD will then be taken to our Cabinet for adoption. We will provide Cabinet with a consultation statement setting out a summary of the responses we receive and how we have taken the comments into consideration, and also a statement showing how we have met the requirements of our Statement of Community Involvement. We will also provide them with the original responses and our officer comments on these responses. This consultation plan should be read alongside the following documents:

- Draft Elephant and Castle SPD: The SPD sets out further guidance to the Core Strategy and saved Southwark Plan policies for development in the Elephant and Castle Opportunity Area
- The sustainability appraisal: This document looks at the economic, environmental and social impacts of the SPD.
- The Equalities Impact Assessment: This document assesses the likely impact of the SPD on the nine protected characteristics groups (age, disability, gender re-assignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation). It looks at the impact of the SPD in relation to equality, diversity and social cohesion.

2.3 All of these documents can be found on our website at: <http://www.southwark.gov.uk/elephantandcastlespd>

2.4 They will also be available in all of our libraries and locations listed in appendix A.

3. THE TIMETABLE AND METHODS OF CONSULTATION

Consultation timeframe

- 3.1 The Elephant and Castle supplementary planning document will be:
- Available to the public from 15 November 2011
 - Taken to Cabinet for agreement for consultation on 22 November 2011
 - Available for formal consultation from 27 December 2011 to 7 February 2012.

3.2 All responses must be received by 5pm on Tuesday 7 February 2012.

Consultation methods

- 3.2 The tables below set out the different consultation methods we propose to use. We hope to consult with as many people as possible, from a range of groups, organisations and areas in Southwark so that the final SPD reflects the needs and aspirations of our diverse community. If you would like us to attend your community meeting to discuss the SPD please let us know. We set out the statutory minimum required to meet Government regulations and the further methods additional to the statutory requirements that we propose to carry out. We set out dates where we have meetings confirmed. We also set out the key consultee group that the consultation method is aimed at.
- 3.3 Please check our website for an up-to-date list of dates of meetings and events.

TABLE 1: STATUTORY CONSULTATION

Method of Consultation	Consultee	Date	Comments
Display the SPD and accompanying documents on the council's website.	All	14 November 2011	Our website will continually Be updated. The final draft SPD (with any changes from Cabinet if necessary) will be available on our website by the start of the formal consultation period.
Mail out to all statutory consultees on the planning policy mailing database.	All on planning policy consultee database (see list in Appendix B)	Week commencing 14 November 2011	
Display the SPD and its supporting documents at libraries, one-stop shops, area housing offices and the Town Hall. A list of these locations is shown in Appendix A.	All	Week commencing 14 November 2011	
Place a press notice in the local newspaper to advertise the start of the formal consultation period	All	22 December 2011	Southwark News

TABLE 2: ADDITIONAL CONSULTATION

Method of Consultation	Consultee	Date	Comments
Mail-out to all non-statutory consultees on planning policy database. This will set out the timescale for consultation and how people can comment on the SPD. The letter will also invite local groups to contact us if they would like us to attend their community meeting to discuss the SPD.	All on planning policy consultee database (see list in Appendix B)	Week commencing 14 November 2011	
Display SPD posters around the area	All	15 November 2011- 7 February 2012	
Attend Community Councils and provide a presentation or stall: Borough and Bankside, Walworth, Bermondsey and Camberwell.	All who attend community councils	January 2012	The meeting agendas can be found at: http://modern.gov.southwarksites.com/ieDocHome.aspx?bcr=1
Area Housing Forums	TRAs	East Walworth – 24 November 2011 West Walworth – 24 November 2011 Borough and Bankside – 6 December 2011	

		Aylesbury – tbc	
Presentation and discussion at Southwark Local Strategic Partnership meetings – Economic and Housing	All who attend LSP meetings	Local Economy Group – 13 December 2011 Strategic Housing Partnership – 17 January 2012	
Southwark Housing Association Group	Housing Associations	7 December 2011	
Presentation and discussion at local community meetings	Community groups and individuals	15 November 2011- 7 February 2012	Please contact us if you would like us to attend one of your community meetings.
Presentation and discussion at Elephant Amenity Network Meeting	Community groups and individuals	13 December 2011	
Presentation and discussion at Living Streets meeting	Community group	17 November 2011	
Presentation and discussion at Southwark Cyclists Meeting	Community group	11 January 2012	
SPD Workshops	Community groups	Tbc	Workshops will be organised with specific ‘hard to reach’ community groups
Workshops with young people	Community groups	Tbc	Workshops will be offered to local schools, Speaker Box, and the Walworth, Bankside and Borough Youth Community Council
Display SPD at local exhibition venues – London Southwark Bank University Elephant and Castle Shopping Centre	All	December 2011- 7 February 2012	Please check our website for dates and times as they become available

4. HOW TO COMMENT ON THE SPD

- 4.1 We welcome your comments on the Elephant and Castle Opportunity Area Supplementary Planning Document and the supporting documents. Please contact us if you would like to know more about the SPD or to find out more about our consultation.
- 4.2 All comments must be received by **5pm on 7 February 2012**
- 4.3 Representations can be emailed or sent to:

Barbara-Ann Overwater
Planning Policy
Regeneration and neighbourhoods
FREEPOST SE1919/14
London SE17 2ES

planningpolicy@southwark.gov.uk

Tel: 0207 525 5471
Fax: 0207 084 0347

Appendix B: List of consultees including statutory consultees

* Please note this list is not exhaustive and also relates to successor bodies where re-organisations occur.

Statutory

We must consult the following specific consultation bodies in accordance with The Town and Country Planning (Local Development) (England) Regulations 2004 and The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008.

- British Telecommunications
- Bromley Council
- Corporation of London
- English Heritage (London Region)
- Environment Agency
- Government Office for London
- Greater London Authority
- Lambeth Council
- Lewisham Council
- LFEDA
- London Development Agency
- Natural England
- Secretary of State
- Secretary of State for Transport
- Thames Water Property Services
- The Coal Authority
- Southwark Primary Care Trust
- Any of the bodies from the following list who are exercising functions or a function in the borough:
 1. Person to whom a licence has been granted under section 7 (2) of the Gas Act 1986
 2. Sewage undertakers
 3. Water undertakers.
- Any person to whom the electronic communalisations code applies by virtue of a direction given under Section 106 (3)(a) of the Communications Act 2003
- Any person who owns or controls electronic communications apparatus situated in any part of the borough,

Local consultees

All Councillors

- Liberal
- Labour
- Conservatives
- Green Party

Voluntary organisations and community groups

- Aaina Women's Group
- Abbeyfield Society
- ABC Southwark Housing Co-op
- Aborigine
- ACAPS
- Access London
- Action Southwark
- ADDACTION - Maya Project
- Adult Education
- Advice UK London Region
- AFFORD
- Agenda for Community Development
- Albert Academy Alumni Association
- Albert Association
- Albrighton Cricket Club
- Alcohol Counselling & Prevention Services - 1
- Alcohol Counselling & Prevention Services - 2
- Alcohol Recovery Project
- Alcohol Recovery Project
- Alleyn Community Centre Association
- Alone in London
- Anada Fund
- Anchor Sheltered Housing
- Apex Charitable Trust Ltd
- Art in the Park
- ARTLAT
- Artsline
- Artstree / Oneworks
- Ashbourne Centre
- Association of Waterloo Groups
- ATD Fourth World
- Aubyn Graham (The John Graham Group)
- Aylesbury Academic Grassroots
- Aylesbury Day Centre
- Aylesbury Everywomen's Group
- Aylesbury Food and Health Project
- Aylesbury Healthy Living Network
- Aylesbury Learning Centre
- Aylesbury NDC
- Aylesbury Nutrition Project
- Aylesbury Plus SRB
- Aylesbury Plus Young Parent Project
- Aylesbury Sure Start
- BAKOC
- Beacon Project
- Bede Café Training
- Bede House Association and Education Centre
- Bede House Community Development Women's Project
- Bells Garden Community Centre
- Beormund Community Centre

- Bermondsey and Rotherhithe Development Partnership
- Bermondsey Artists Group
- Bermondsey Citizens Advice Bureau
- Bermondsey St Area Partnership
- Bermondsey St Community Association
- Bermondsey Street Area Partnership
- Bermondsey Street Association
- Blackfriars Advice Centre
- Blackfriars Settlement (Community Care Team)
- Blackfriars Work Centre
- Blue Beat Community Centre
- Blue Beat Police Centre
- Blue Elephant Theatre Company
- Book-Aid International
- Borough Community Centre
- Borough Music School
- Borough Partnership Team, Southwark Police Station
- Bosco Centre
- Bradfield Club in Peckham
- Breast Cancer Campaign
- Breedinghurst (day and residential)
- British Film Institute
- Brook Advisory Centre
- Bubble Youth Theatre & Adult Drama
- Burgess Park (Colts) Cricket Club
- Camberwell Advocacy Office
- Camberwell Arts Week
- Camberwell Community Forum
- Camberwell Credit Union
- Camberwell Green Magistrates Court
- Camberwell Grove
- Camberwell ME Support Group
- Camberwell Police Station 212a
- Camberwell Rehabilitation Association
- Camberwell Society
- Camberwell Supported Flats
- Camberwell Working Party
- Cambridge House & Talbot
- Cambridge House Advocacy Team
- Cambridge House Legal Centre
- Canada Water Campaign
- Canada Water Consultation Forum
- Carers Support Group
- Cares of Life
- Carnival Del Pueblo
- Castle Day Centre
- CDS Co-operatives
- Centre Point (40)
- Chair - Dulwich Sector Working Group
- Charterhouse - in- Southwark
- Cheshire House(Dulwich)
- Cheshire House(Southwark)
- Childcare First
- Childcare Support
- Childminding Project
- Children's Rights Society
- Choice Support Southwark
- Choices
- Chrysalis
- Citizen Advice Bureau - Peckham
- Clublands
- Coin Street Community Builders
- Coin Street Festival and Thames Festival
- Colby Road Daycare Project
- Colombo Street Sports and Community Centre
- Committee Against Drug Abuse
- Communicate User Group
- Community Alcohol Service

- Community Care Choices
- Community Drug Project
- Community Metamorphosis
- Community Music Ltd
- Community of DIDA in the UK
- Community Radio Station
- Community Regeneration
- Community Support Group
- Community TV Trust
- Confederation of Passenger Transport UK
- Connect
- Consumers Against Nuclear Energy
- Contact A Family In Southwark
- Cooltan Arts
- Corazon Latino
- Cornerstone Community Project
- Council of Igbo Communities
- CRISP / LSE / Balance for Life
- Crooke Green Centre Association
- Crossways Centre
- Crossways Housing
- CWS Southeast Co-op
- Delfina Studios Trust
- Detainee Support & Help Unit
- Diamond Project
- Divine Outreach Community Care Group
- Dockland Settlement
- Dominica Progressive Charitable Association
- Drugs Apogee
- Drum
- Dulwich Credit Union
- Dulwich Festival
- Dulwich Hamlet Supporters Trust
- Dulwich Helpline
- Dulwich Orchestra
- Dulwich Society
- East Dulwich Society
- East Dulwich Women's Action
- ECRRG
- Education 2000 Project
- Education Action Zone
- Education Links
- Education Support Centre
- Elephant Enterprises
- Elephants Links Project Team
- Elibariki Centre
- Employing People Responsibly
- Empowerment Projects Trust
- Encore Club
- Environmental Computer Communications
- Equinox
- ESOL Project
- Evelina Children's Hospital Appeal
- Evelyn Coyle Day Centre
- EYE (Ethio Youth England)
- Faces in Focus (TIN)
- Fair Community Housing Services
- Fairbridge in London
- Fairbridge South London
- Families Experiencing Drug Abuse
- Fast Forward
- First Place Children and Parents Centre
- First Tuesday Club
- Five Bridges Centre
- Five Steps Community Centre
- Flex-Ability
- Fortress Charitable Trust
- Foundation for Human Development/ Free Press Europe

- Friends of East Dulwich Station
- Friends of Fast Forward
- Funding Advice Consultancy & Training Service
- Garden House Project
- Gateway Project
- Gateway Training Centre
- GEMCE
- Globe Education Centre
- Gloucester Grove Community Association
- Goose Green Centre
- Goose Green Lunch Club
- Grange Rd Carers Support Group
- Greenhouse Trust
- Gye Nyame for Performing Arts
- Habitat for Humanity Southwark
- Herne Hill Society
- Holmhurst Day Centre (Social Services)
- HOURBank
- Ideas 2 Vision
- ILETO
- In Tolo Theatre
- Independent Adoption Service
- Independent Advocacy Service
- Inner City Link
- Inspire
- Integratus
- International Family Welfare Agency
- International Shakespeare Globe Centre Ltd
- Isigi Dance Theatre Company
- JAA
- Jennifer Cairney Fundraiser
- John Paul Association
- Joshua Foundation Superkid
- Jubilee Renewal Projects
- Jump
- Juniper House Co-op
- Kairos Community Trust
- Kaizen Initiative
- Keyworth
- Kick Start
- Kite
- Lady of Southwark
- Lambeth Crime Prevention Trust
- Lambeth MIND
- Laura Orsini (New Group)
- Level Ltd
- Lewisham & Southwark Jobshare Project
- Liberty Club
- Life Builders
- Lighthouse Informal Learning & Support Project
- Lighthouse Developments Ltd.
- Linden Grove Community Centre
- Links Community Hall
- Living in Harmony
- Local Accountancy Project (LAP)
- London Roses Community Services
- London Thames Gateway Forum
- London Voluntary Service Council
- Lorels Broadcasting Service
- Lorrimore Drop - In
- M. Hipro Words
- Magdalen Tenants Hall
- Manna Group
- Manna Society and Day Centre
- Marsha Phoenix Memorial Trust
- Mecower
- Media Action
- Meeting Point

- Members of Elephant Links
- Milewalk Project
- Millennium Reachout
- Mine Watch
- Morena
- Moses Basket Charity Care Organisation
- Multiskills Training & Recruitment
- MultisoSoc
- Myasthenia Gravis Association
- NAS International Charity
- New Generation Drug Agency
- New Peckham Varieties @ Magic Eye Theatre
- New Unity Centre Association (NUCA)
- Next Step Project
- North Lambeth Day Centre (BEDS)
- North Peckham Project
- North Southwark Community Care Support Project
- North Southwark Community Development Group
- North Southwark EAZ
- North-West Quadrant Community Development Network
- Nouvel Act
- Nunhead Community Forum
- Oasis Mentoring
- Oasis Trust
- OFFERS
- Old Kent Road Community Training Centre
- Omolara Sanyaolu Open Arms Foundation
- Only Connect
- Opendoor
- Opendoor Community Support Team
- OTDOGS
- Outset
- Outset Jobsearch Project
- Oval House Workshop
- Oxford and Bermondsey Club Forum
- Pachamama
- Panda London
- Papa Mandela London Project
- Parent Talk
- Parents Association
- Patchwork HA
- Pathways Trust
- Peckham Area
- Peckham Befrienders
- Peckham CAB
- Peckham Day Centre
- Peckham Open Learning Centre
- Peckham Pop-In
- Peckham Society
- People Care Association
- People to People
- Peoples Association in Southwark
- Phoenix House
- Pierres Vivantes Charity
- Pitt Street Association
- Plunge Club
- Pneumonia Community Link
- Pool of London Partnership
- Positive Education Learning Centre
- Premier Self Defence
- Prisoners Families & Friends Service
- Psychosynthesis and Education Trust
- Publication
- Pumphouse Educational Museum
- Queens Road Parents & Carers Support Group
- Queensborough Community Centre
- Radiant Idea
- RAP Academy

- Realise IT Network
- Redriff Community Association
- Right Lines
- Rimin Welfare Charity Association
- Rise and Shine
- Rockingham Community Association
- Rockingham Community Centre
- Rockingham Management Committee
- Rockingham Women's Project
- Rolston Roy Art Foundation
- Rotela Tech Ltd
- RPS Rainer Housing
- RSPCA
- Ruban Educational Trust
- S.E. Lions Football Club
- Saffron Blue Promotions
- Sarcoidosis & Interstitial Lung Association
- SASS Theatre Company
- SAVO
- SCA Renew
- Scoglio Arts @ Community Centre
- SCOPE
- SCREEN
- SE5 Alive
- SELAH Social Action Network
- Selcops
- SETAA, Aylesbury Learning Centre
- Seven Islands Leisure Centre
- Seven Islands Swimming Club
- SGI-UK
- Shaka
- Shakespeare's Globe
- Shep-Su Ancestral Design
- Sicklenemia

- Silwood Family Centre
- Sirewa Project
- SITRA
- SKILL
- South Bank Employers' Group
- South Bermondsey Partnership
- Southside Rehabilitation Association
- Southwark Adult Education
- Southwark Alarm Scheme
- Southwark Alliance Partnership Team
- Southwark Arts Forum
- Southwark CABX (Citizens Advice Bureaux) Service
- Southwark Carers
- Southwark Cares Incorporated
- Southwark Caring Housing Trust
- Southwark Community Care Forum
- Southwark Community Development Agency
- Southwark Community Drugs Project
- Southwark Community Team
- Southwark Community Youth Centre & Arts Club
- Southwark Congolese Centre
- Southwark Consortium
- Southwark Co-op Party
- Southwark Co-operative Development Agency
- Southwark Council Benefits Campaign
- Southwark Dial-a-Ride
- Southwark Domestic Violence Forum
- Southwark Education & Training Advice for Adults (SETAA)
- Southwark Education and Cultural Development
- Southwark Education Business Alliance
- Southwark Habitat for Humanity
- Southwark Heritage Association
- Southwark Law Centre
- Southwark Libraries

- Southwark LSP/Alliance
- Southwark Mediation Centre
- Southwark Mind
- Southwark Model Railway Club
- Southwark Mysteries Drama Project
- Southwark Park Day Centre
- Southwark Park Group
- Southwark Playhouse
- Southwark Police & Community Consultative Group
- Southwark Social Services
- Southwark Trade Union Council
- Southwark Trade Union Support Unit
- Southwark Unity
- Southwark User Group
- Southwark Victim Support
- Southwark Women's Support Group
- SPAM
- Speaking Up
- Sports Action Zone
- Sports Out Music In
- Spreading Vine
- Springboard Southwark Trust
- Springboard UK
- Springfield Lodge
- St Clements Monday Club
- St Georges Circus Group
- St Jude's Community Centre
- St Matthew's Community Centre
- St. Martins Property Investment Ltd.
- Starlight Music Project
- STC Working Party
- Stepping Stones
- Surrey Docks Carers Group
- Sustainable Energy Group

- Swanmead
- Tabard Community Committee
- Tai Chi UK
- TGWU Retired
- Thames Reach
- The Black-Eyed Peas Project
- The British Motorcyclists Federation
- The Livesey Museum
- The Prince's Trust
- The Shaftesbury Society
- The Southwark Mysteries
- Three R's Social Club
- Thresholds
- Tideway Sailability
- Tokei Martial Arts Centre
- Tomorrow's Peoples Trust
- Tower Bridge Magistrates Court
- Trees for cities
- Trios Childcare Services
- Turning Point
- Unite
- United Colour & Naylor House Crew
- Urban Research Lab
- URBED
- Vauxhall St Peters Heritage Centre
- Victim Support Southwark
- Voice of Art
- Voluntary Sector Support Services
- Volunteer Centre Southwark
- Volunteers in Action
- Volunteers in Action Southwark
- Wakefield Trust
- Walworth Triangle Forum
- Waterloo Breakaway

- Waterloo Community Counselling Project
- Waterloo Community Regeneration Trust
- Waterloo Sports and Football Club
- Waterloo Time Bank
- Way Forward
- WCDG
- Welcare Mothers Group
- West Bermondsey '98
- West Bermondsey Community Forum
- Wickway Community Association
- Wild Angels
- Willowbrook Centre
- Windsor Walk Housing

- Woman of Peace Counselling Group
- Women Development Programme
- Women in Harmony
- Women's Ivory Tower Association
- Women's Self-Development Project
- Women's Worker
- Woodcraft Folk
- Workers Educational Ass.
- Working with Men
- XL Project
- Young Carers Project
- Young Women's Group AAINA

Major landowners and development partners in the borough

Businesses

- 7 Star Dry Cleaners
- A & J Cars
- A J Pain
- A R London Builders
- ABA (International) Ltd
- Abbey Rose Co Ltd
- Abbey Self Storage
- Abbeyfield Rotherhithe Society Ltd
- ABS Consulting
- Academy Costumes Ltd
- Accountancy Business Centre
- Ace
- Ace Food
- Addendum Ltd
- Albany Garage
- Alex Kennedy
- Alfa Office Supplies
- Alpha Employment Services
- Alpha Estates
- Alpha Logistics & Securities Ltd
- AM Arts
- AMF Bowling Lewisham
- Anchor at Bankside
- Andrews & Robertson
- Angie's Hair Centre
- Anthony Gold, Lerman & Muirhead
- Archer Cleaners
- Architype Ltd
- Archival Record Management plc
- Argent Environmental Services
- Argos Distributors Ltd
- Arts Express
- ARUP - Engineering Consultants
- ATAC Computing

- Auditel
- Austins
- Australia and New Zealand Banking Group Ltd
- Azhar Architecture
- Bankside Business Partnership
- Bankside Theatre
- Bankside Traders Association
- Barclays Bank PLC
- Barratt East London
- Barrie Howard Shoes
- Barton Willmore
- Baxhor Travel Ltd
- BBI
- BBW Solicitors
- Beaumont Beds Ltd
- Bedford Hill Gallery & Workshops Ltd
- Bells Builders Merchants (Dulwich) Ltd
- Bells Play Group
- Bellway Homes
- Bermondsey Goode Foods
- Bert's Fish Bar
- Big Box Productions Ltd
- Big Metal
- Bims African Foods
- Black Business Initiative
- Blackfriars Wine Bar/Warehouse
- Blakes Menswear
- Bloy's Business Caterers
- Boots the Chemist
- Boyson Car Service
- Bramah Museum
- Brian O'Connor & Co
- Britain at War Experience
- Brixton Online Ltd
- Brockwell Art Services
- Brook Advisory Centre
- Brook Street Bureau
- Brunel Engine House Exhibition
- BTA
- BTCV Enterprises Ltd
- Bubbles
- Burnet, Ware & Graves
- Bursand Enterprises
- C Demiris Laboratory Services Ltd
- C Hartnell
- C S M L (Computer Systems & Network Solutions)
- Caitlin Wilkinson MLIA (Dip)
- Calafield Ltd
- Camberwell Arts
- Camberwell Traders Association
- Cap UK, Confederation of African People
- Capital Careers
- Capital Carers
- Cascade Too Florist
- CB Richard Ellis Ltd
- CD Plumbers
- CGMS Consulting
- Charterhouse in Southwark
- Childsplay
- Choice Support
- Chris Thomas Ltd
- Cicely Northcote Trust
- Citiside Plc
- City Central Parking
- City Cruises PLC
- CityLink
- Claybrook Group Ltd
- Clean Up Services

- Cleaning Services (South London) Ltd
- Clearaprint
- Club Copying Co Ltd
- Cluttons
- Colliers CRE
- Colorama Processing Laboratories Limited
- Colworth House Ltd
- Community Radio Broadcasting
- Consultants at Work
- Consumers Food and Wine
- Continental
- Continental Café
- Copy Copy
- Copyprints Ltd
- Cosmic Training & Information Services
- CTS Ltd (Communication & Technical Services Ltd)
- Cuke Bar
- Cyclists Touring Club
- Cynth-Sinclair Music Venue
- Cyril Silver & Partners LLP Surveyors
- D E Cleaning Service
- David Trevor- Jones Associates
- Davis Harvey & Murrell Ltd
- Davy's of London (WM) Ltd
- Delta Security UK Limited
- Development Planning Partnership
- Dickens Developments
- District Maintenance Ltd
- Doble, Monk, Butler
- Dolland and Aitchison
- Dolphin Bay Fish Restaurant
- Donaldsons
- Donaldson's Planning
- Douglas Jackson Group
- DPDS Consulting Group
- Dr J Hodges
- Dransfield Owens De Silva
- Driscoll House Hotel
- Drivers Jonas
- Drivers Jonas
- Dulwich Books
- Dulwich Chiropody Surgery
- Dulwich Hamlet Football Club
- Dulwich Sports Club
- Dulwich Village Traders Association
- Duncan Vaughan Arbuckle
- Duraty Radio Ltd
- Dynes Self-Drive Cars
- Eagle Speed Car Services
- East Street Traders
- Easyprint 2000 Ltd
- ECRRG
- Edita Estates
- Edwardes of Camberwell Ltd
- Elephant Car Service
- Eminence Promotions
- Emma & Co Chartered Accountants
- EMP plc
- Employment Service
- English Partnerships (London and Thames Gateway)
- Equinox Consulting
- Etc Venues Limited
- Euroclean Services
- Euro-Dollar Rent-a-Car
- Express Newspapers/United Media Group Services Ltd
- Ezekiel Nigh Club
- F & F General Merchants
- F A Albin & Sons Ltd

- F W Woolworth plc
- Feltbrook Ltd
- Field & Sons
- Fillocraft Ltd
- Finishing Touches
- Firstplan
- Flint Hire & Supply Limited
- Florence Off-Licence & Grocery
- Focus Plant Ltd
- Foster-Berry Associates
- Franklin & Andrews
- Friends Corner
- Fruiters & Florist
- G Baldwin & Co
- G M Imber Ltd
- G Worrall & Son Ltd
- GAAD Support Services
- General Commercial Enterprises
- George Yates Estate Office Ltd
- GHL Commercials
- Gisella Boutique & Design Workshop
- Glaziers Hall Ltd
- Glenn Howells Architects
- Godwin Nede & Co
- Golden Fish Bar
- Gowers Elmes Publishing
- Grace & Mercy Fashion
- Graphic House
- Gregory Signs
- Gretton Ward Electrical Ltd
- Guy's & St Thomas' NHS Foundation Trust
- Haime & Butler
- Hair and Beauty
- Hair Extension Specialist

- Hairports International
- Hall & Dougan Management
- Harvey's Catering & Equipment Hire Ltd
- Hayward Brothers (Wines) Ltd
- HCS Building Contractors
- Heartbeat International
- Hepburns
- Herne Hill Traders Association
- Hollywood Nails
- Home Builders Federation
- Hopfields Auto Repairs
- Hopkins, Williams, Shaw
- HSBC PLC (Southwark Area)
- Hygrade Enterprises
- Hygrade Foods Ltd
- Iceland Frozen Foods Plc
- Icen Projects Ltd
- Imperial War Museum
- Implement Construction Ltd
- Indigo Planning
- IPC Magazines Ltd
- Isaac & Co
- Isambard Environmental
- J K Computers Ltd
- J R Davies Associates
- J Sainsbury plc
- Jade Catering Services
- Jani-King (GB) Ltd
- Jay Opticians
- Jet Reprint
- JETS
- JK Computers
- Jones Yarrell & Co Ltd
- Juliets

- Kalmars
- Kalpna Newsagent
- Kamera Obscura
- Kellaway's Funeral Service
- Ken Creasey Ltd
- King Sturge
- Knight Office Supplies Ltd
- Kumasi Market
- L Tagg Sewing Machines
- Lainco, Lainco
- Lambert Smith Hampton
- Lambrucus Ltd
- Land Securities
- Lane Heywood Davies
- Lanes Butchers Ltd
- Leslie J Sequeira & Co
- Lex Volvo Southwark
- Life Designs
- Light Projects Ltd
- Lloyds Bank plc
- Local Recruitment Brokerage Ltd
- Londis & Jamaica Road Post Office
- London & City Central
- London Bridge Dental Practice
- London Bridge Hospital
- London Builders Merchants
- London Dungeon
- London Self-Storage Centre
- London Tile Warehouse
- London West Training Services
- London's Larder Partnership
- Look Good Design
- Lord Nelson
- Louise Moffatt Communications

- Lovefinders
- Lucy's Hairdressing Salon
- LWTS Ltd
- M & D Joinery Ltd
- M Armour (Contracts) Ltd
- M H Associates
- M H Technical Services
- M V Biro / Bookbiz
- Mackintosh Duncan
- Magreb Arab Press
- Malcolm Judd & Partners
- MARI
- Marks and Spencer Plc
- Marrs & Cross and Wilfred Fairbairns Ltd
- Matthew Hall Ltd
- Mayflower 1620 Ltd
- McCarthy & Stone
- MCQ Entertainments Ltd
- Metrovideo Ltd
- Michael Dillon Architect & Urban Designer
- Minerva PLC
- Ministry of Sound
- Miss Brenda Hughes DMS FHCIMA FBIM Cert. Ed.
- MK1 Ladies Fashion
- Mobile Phone World Ltd
- Mono Consultants Limited
- Montagu Evans
- Motability Operations
- movingspace.com
- Mulcraft Graphics Ltd
- Myrrh Education and Training
- Nabarro Nathanson
- Nandos
- Nathaniel Lichfield & Partners Ltd

- National Provincial Glass Co Ltd
- National Westminster Bank plc
- Neil Choudhury Architects
- Network Rail
- Nevins Meat Market
- New Dome Hotel
- New Future Now
- New Pollard UK
- New Start Up
- Ngomatiya Gospel Record Production
- Nicholas D Stone
- Nichols Employment Agency
- Norman W Hardy Ltd
- Nutec Productions
- & S Builders
- OCR (Quality Meats) Ltd
- Office Angels
- Oliver Ashley Shoes
- Olley's Traditional Fish & Chips
- On Your Bike Ltd
- Over-Sixties Employment Bureau
- P J Accommodation
- Panache Exclusive Footwear
- Patel, K & S (Amin News)
- Paul Dickinson & Associates
- Peabody Pension Trust Ltd
- Peabody Trust
- Peacock & Smith
- PEARL
- Peppermint
- Peterman & Co
- Phil Polglaze
- Philcox Gray & Co
- Pillars of Excellence

- Pizza Hut
- Planning & Environmental Services Ltd
- Planning Potential
- Pocock Brothers Ltd
- Port of London Authority
- Potter & Holmes Architects
- Precision Creative Services
- Premier Cinema
- PricewaterhouseCoopers
- Primavera
- Prodigy Ads
- Prontaprint
- Purser Volkswagen
- Q2 Design
- Quarterman Windscreens Ltd
- Quicksilver
- R B Parekh & Co
- R J Parekh & Co
- R Woodfall, Opticians
- Rajah Tandori and Curry
- Ranmac Employment Agency
- Ranmac Security Ltd
- Rupleys LLP
- Red Kite Learning
- Redder Splash
- Reed Employment
- Richard Harrison Architecture, Trafalgar Studios
- Richard Hartley Partnership
- Rive Estate Agents
- Rizzy Brown
- RK Burt & Co Ltd
- Robert O Clotley & Co
- Rodgers & Johns
- Rodney Radio

- Roger Tym & Partners
- Roosters Chicken and Ribs
- Rose Bros
- Roxlee the City Cobbler
- Roy & Partners
- Roy Brooks Ltd
- Royal Mail
- RPS Planning Transport and Environment
- Rusling, Billing, Jones
- S &S Dry Cleaners
- S C Hall & Son
- S T & T Publishing Ltd
- Sainsbury's plc
- Salon 3A Unisex Hairdressing
- Samuel Brown
- Savages Newsagents
- Savills Commercial Limited
- SCEMSC
- Scenic Art
- SEA / RENUÉ
- Sea Containers Services Ltd
- SecondSite Property Holdings
- Service Point
- Sesame Institute UK
- SETAA
- Shalom Catering Services
- Shopping Centres Ltd (Surrey Quays)
- Simpson Millar (incorporating Goslings)
- Sinclair Robertson & Co Ltd
- Sitec
- Skalps
- Smile Employment Agency
- Softmetal Web Designer
- South Bank Employers Group
- South Bank Technopark
- South Central Business Advisory Centre
- South East Cars
- South Eastern Trains
- South London Press Ltd
- Southern Railway
- Southwark & Kings Employees Credit Union Ltd.
- Southwark Association of Street Traders
- Southwark Chamber of Commerce
- Southwark Credit Union
- Southwark News
- Spaces Personal Storage
- Spacia Ltd
- St. Michael Associates
- Stage Services (London) Ltd
- Start Consulting
- Stephen Michael Associates
- Steve Cleary Associates
- Stitches Marquee Hire
- Stream Records
- Stroke Care
- Studio 45
- Studio 6
- Sumner Type
- Superdrug Stores Plc
- Supertec Design Ltd
- TA Property Consultants
- Tangram Architects & Designers
- Tate Modern
- Taxaccount Ltd
- Terence O'Rourke
- Tesco Stores Ltd
- Tetlow King Planning
- The Bakers Oven

- The Chapter Group PLC
- The Clink & Bankside Co Ltd
- The Clink Prison
- The Design Museum
- The Dulwich Estates
- The Edge Couriers
- The Financial Times
- The Hive
- The Mudlark
- The New Dome Hotel
- The Old Operating Theatre
- The Peckham Experiment
- The Stage Door
- The Surgery
- Thermofrost Cryo plc
- Thomas & Co Solicitors
- Thrifty Car Rental/Best Self Drive Ltd
- Timchart Ltd
- Tito's
- TM Marchant Ltd
- Tola Homes
- Tom Blau Gallery
- Toucan Employment
- Tower Bridge Travel Inn Capital
- Trade Winds Colour Printers Ltd
- Trigram Partnership
- Turning Point - Milestone

Environmental

- Bankside Open Spaces Trust
- Dawson's Hill Trust
- Dog Kennel Hill Adventure
- Dulwich Allotment Association
- Dulwich Society Wildlife Committee

- Two Towers Housing Co-Op
- United Cinemas International (UCI)
- United Friendly Insurance PLC
- Unity Estates
- Venters Reynolds
- Victory Stores
- Vijaya Palal
- Vinopolis
- W Uden & Sons Ltd
- Wallace Windscreens Ltd
- Walsh (Glazing Contractors) Ltd
- Walter Menteth Architects
- Wardle McLean Strategic Research Consultancy Ltd
- Watson Associates
- West & Partners
- Wetton Cleaning Services Ltd
- WGI Interiors Ltd
- White Dove Press
- Whitehall Clothiers (Camb) Ltd
- Wilkins Kennedy
- William Bailey, Solicitors
- Wing Tai Super Market
- Workspace Group
- Workspace Ltd (C/o RPS PLC)
- Xysystems Ltd
- Yates Estate
- Yinka Bodyline Ltd

- Friends of Belair Park
- Friends of Burgess Park
- Friends of Geraldine Mary Harmsworth Park
- Friends of Guy Street Park
- Friends of Honor Oak Recreation Ground

- Friends of Nunhead Cemetery
- Friends of Nursery Row Park
- Friends of Peckham Rye
- Friends of Potters Field Park
- Friends of Southwark Park
- Groundwork Southwark
- Lamlash Allotment Association
- Lettsom Garden Association
- London Wildlife Trust
- National Playing Fields Association

- Nature Park
- North Southwark Environmental Network
- One Tree Hill Allotment Society
- Rotherhithe & Bermondsey Allotment Society
- Southwark Biodiversity Partnership
- Southwark Friends of the Earth
- Surrey Docks City Farm
- Victory Community Park Committee
- Walworth Garden Farm

Black and Minority Ethnic groups

- Afiya Trust
- African Research & Information Bureau (ARIB)
- African Child Association
- African Children and Families Support
- African Community Development Foundation
- African Community Link Project
- African Elders Concern
- African Foundation For Development
- African Graduate Centre
- African Heritage Association
- African Inform
- African Root Men's Project (ARMPRO)
- African Regeneration Association
- African Research
- African's People's Association
- African Women's Support Group
- Afro-Asian Advisory Service
- Afro-Caribbean Autistic Foundations
- Ahwazi Community Association
- AKWAABA Women's Group
- Alliance for African Assistance
- Amannagwu Community Association UK

- Anerley French & Swahili Club
- Anti-Racist Alliance
- Anti-Racist Integration Project
- Arab Cultural Community
- Arab Cultural Community
- Asian Society
- Asra Housing Association
- Association of Minority
- Association of Sri Lankans in UK
- Association of Turkish Women
- Aylesbury Turkish Women's Group
- Aylesbury Turkish Women's Project
- Bangladeshi Women's Group
- Bengali Community Association
- Bengali Community Development Project
- Bengali Women's Group
- Bhagini Samaj Women's Group
- Birlik Cemiyet Centre
- Black Awareness Group
- Black Cultural Education
- Black Elderly Group Southwark
- Black Elders Mental Health Project

- Black Organisation for Learning Difficulties
- Black Parents Network
- Black Training Enterprise Group
- Cara Irish Housing Association
- Caribbean Ecology Forum
- Caribbean Women's Network
- Carr-Gomm Society Limited
- Centre for Inter-African Relations
- Centre for Multicultural Development and Integration
- Charter for Non-Racist Benefits
- Chinese/Vietnamese Group
- Confederation of Indian Organisations (U.K.)
- Daryeel Somali Health Project
- Educational Alliance Africa
- Eritrean Community Centre
- Eritrean Education and Publication Trust
- Ethiopian Refugee Education & Careers Centre
- Ethno News
- French Speaking African General Council
- Ghana Refugee Welfare Group
- GHARWEG Advice, Training & Careers Centre
- Great Lakes African Women's Network
- Greek Community of South London
- Gulu Laity Archdiocesan Association
- Here & There - Somali Training Development Project
- Igbo Tutorial School
- Integration Project for the Francophone African Community
- International Ass of African Women
- International Association for Sierra Leoneans Abroad
- Irish Families Project
- Irish in Britain Representation Group
- Istrinsabbha-Sikh Women's Group
- Ivorian Social Aid Society
- Mauritius Association
- Mauritius Association of Women in Southwark
- Mercylina Africa Trust (UK)
- Mitali Asian Women's Project
- Multi- Lingual Community Rights Shop
- RCA/ Southwark Irish Pensioners Project
- Rockingham Somali Support
- Rondalya Phillipino-UK
- Sidama Community in Europe
- Sierra Leone Community Forum
- Sierra Leone Muslim Women Cultural Organisation
- Society of Caribbean Culture
- Somali Community
- Somali Community Association in Southwark
- Somali Counselling Project
- Somali Group
- Somali Health and Education Project
- Somali Mother Tongue & Supplementary Class
- Somali Project
- Somali Women & Children's Project
- South East Asian Elderly
- South London Arab Community Group
- Southwark African Support Services
- Southwark Asian Association
- Southwark Bhagini Samaj
- Southwark Chinese Women's Group
- Southwark Cypriot & Turkish Cultural Society
- Southwark Cypriot Day Centre & Elders Group
- Southwark Cypriot Turkish Association
- Southwark Ethnic Alliance
- Southwark Ethnicare Project
- Southwark Irish Festival
- Southwark Irish Forum
- Southwark Multicultural Link in Education
- Southwark Race and Equalities Forum

- Southwark Somali Advisory Forum c/o CIDU
- Southwark Somali Refugee Council
- Southwark Somali Union
- Southwark Travellers Action Group
- Southwark Turkish & Cypriot Group
- Southwark Turkish Association and Community Centre
- Southwark Turkish Education Group
- Southwark Turkish Perkunlunler Cultural Ass.
- Southwark United Irish Community Group
- Southwark Vietnamese Chinese Community
- Southwark Vietnamese Refugee Association
- Strategic Ethnic Alliance
- Sudanese Welfare Association

- Suubi-Lule African Youth Association
- The Burrow & Carragher Irish Dance Group
- Uganda Refugee Art & Education Development Workshop
- UK Ivorian Space
- Union of Ivorian Women
- Urhobo Ladies Association Ltd
- Vietnamese Women's Group
- Vishvas
- Walworth Bangladeshi Community Association
- West African Community Action on Health & Welfare
- West Indian Standing Conference
- Women of Nigeria International
- Yemeni Community Association

Religious

- Apostolic Faith Mission
- Bermondsey Methodist Central Hall
- Bethel Apostolic Ministerial Union
- Bethnal Apostolic Ministerial Union
- Brandon Baptist Church
- British Red Cross
- Celestial Church of Christ
- Christ Church (Barry Road)
- Christ Church Southwark
- Christ Intercessor's Network
- Christian Caring Ministries Trust
- Christian Life Church
- Christway Community Centre
- Church of St John the Evangelist
- Churches Community Care Project
- Crossway United Reformed Church
- Daughters of Divine Love Training Centre
- Dulwich Islamic Centre
- Elephant & Castle Mosque

- English Martyrs Church
- Finnish Church in London
- Fountain of Life Ministries
- Gospel Faith Mission
- Grove Chapel
- Herne Hill Methodist Church
- Herne Hill United Reformed Church
- Holy Ghost Temple
- Jamyang Buddhist Centre
- Mary's Association
- Metropolitan Tabernacle
- Muslim Association of Nigeria
- New Peckham Mosque & Muslim Cultural Centre
- Norwegian Church
- Our Lady of La Salette & St Joseph
- Pakistan Muslim Welfare
- Peckham St John with St Andrew
- Pembroke College Mission
- Salvation Army

- Sasana Ramsi Vihara
- Seal of Rastafari
- Single Parents Holistic Ministry
- Sisters Community Delivery Health
- Sisters of the Sacred Heart
- South East Catholic Organisation
- South East London Baptist Homes
- South East Muslim Association
- South London Industrial Mission
- South London Tabernacle Baptist Church
- South London Temple
- Southwark Cathedral
- Southwark Churches Care
- Southwark Diocesan Housing Association
- Southwark Hindu Centre
- Southwark Islam Cultural Trust
- Southwark Multi-Faith Forum c/o CIDU
- Southwark Muslim Council & Dulwich Islamic Centre
- Southwark Muslim Forum
- Southwark Muslim Women's Association
- Southwark Muslim Youth Project
- Southwark Salvation Army
- St Anne's Church, Bermondsey
- St Anthony's Hall

Residents and resident's groups

- Abbeyfield T&RA
- Acorn T&RA
- Adams Gardens T&RA
- Alberta T&RA
- Alvey T&RA
- Applegarth House T&RA
- Applegarth TMO
- Astbury Road T&RA

- St Christopher's Church (Pembroke College Mission)
- St Georges Roman Catholic Cathedral
- St Giles Church
- St Giles Trust
- St Hugh's Church
- St John's Church, Peckham
- St Mary Magdalene Church - Bermondsey
- St Mary's Greek Orthodox Church
- St Matthews at the Elephant
- St Peters Church
- St. Johns Church, Goose Green
- St. Jude's Community Centre
- St. Matthew's Community Centre
- St. Michael's Vicarage
- Sumner Road Chapel
- Swedish Seaman's Church
- Taifa Community Care Project
- The Church Commissioners
- The Church of the Lord (Aladura)
- The Rectory
- Tibetan Buddhist Centre
- Trinity In Camberwell
- Vineyard Community Church
- Walworth Methodist Church

- Atwell T&RA
- Aylesbury T&RA
- Baltic Quay Residents and Leaseholders
- Barry Area T&RA
- Bellenden Residents Group
- Bermondsey Street T&RA
- Bermondsey Street TA.
- Bonamy & Bramcote Tenants Association

- Borough and Scovell T&RA
- Brandon T&RA
- Brayards Rd Estate TRA
- Brenchley Gardens T&RA
- Bricklayers Arms T&RA
- Brimtonroy T&RA
- Brook Drive T&RA
- Browning T&RA
- Brunswick Park T&RA
- Buchan T&RA
- Camberwell Grove T&RA
- Canada Estate T&RA
- Caroline Gardens T&RA
- Castlemead T&RA
- Cathedral Area RA
- Champion Hill T&RA
- Comus House T&RA
- Conant T&RA
- Congreve and Barlow T&RA
- Consort T&RA
- Cooper Close Co-op T&RA
- Cossall T&RA
- Crawford Road T&RA
- Crosby Lockyer & Hamilton T&RA
- Croxted Road E.D.E.T.R.A
- Delawyck Residents Association
- Delawyck T&RA
- D'Eynsford Estate T&RA
- Dickens T&RA
- Dodson & Amigo T&RA
- Downtown T&RA
- Draper Tenants Association
- East Dulwich Estate T&RA
- East Dulwich Grove Estate T&RA

- Elephant Lane Residents Association
- Elizabeth T&RA
- Elmington T&RA
- Esmeralda T&RA
- Four Squares T&RA
- Gateway T&RA
- Gaywood Estate TA
- Gaywood T&RA
- George Tingle T&RA
- Gilesmead T&RA
- Glebe North and South T&RA
- Gloucester Grove T&RA
- Goschen T&RA
- Grosvenor T&RA
- Grove Lane Residents Association
- Haddonhall Residents TMO
- Haddonhall Tenants Co-op
- Halimore TA
- Harmsworth Mews Residents Association
- Hawkstone T&RA
- Hayles T&RA
- Heygate T&RA
- House Buildings T&RA
- Juniper House T&RA
- Keetons T&RA
- Kennington Park House T&RA
- Kinglake T&RA
- Kipling T&RA
- L T&RA
- Lant T&RA
- Lawson Residents Association
- Lawson T&RA
- Leathermarket JMB
- Ledbury T&RA

- Lettsom T&RA
- Library Street Neighbourhood Forum
- Longfield T&RA
- Lordship Lane & Melford Court T&RA
- Magdalene Tenants & Residents Association
- Magdalen T&RA
- Manchester House T&RA
- Manor T&RA
- Mardyke House T&RA
- Mayflower T&RA
- Meadow Row T&RA
- Metro Central Heights RA
- Millpond T&RA
- Neckinger Estate T&RA
- Nelson Square Gardens T&RA
- Nelson Square Community Association
- New Camden T&RA
- Newington T&RA
- Northfield House T&RA
- Nunhead Residents Association
- Oliver Goldsmith T&RA
- Osprey T&RA
- Parkside T&RA
- Pasley Estate T&RA
- Pedworth T&RA
- Pelier T&RA
- Penrose T&RA
- Plough and Chiltern T&RA
- Puffin T&RA
- Pullens T&RA
- Pullens Tenants Association
- Redriff Tenants Association (Planning)
- Rennie T&RA
- Rochester Estate T&RA

- Rockingham Management Committee
- Rockingham TRA
- Rodney Road T&RA
- Rouel Road Estate T&RA
- Rye Hill T&RA
- Salisbury Estate T&RA
- Sceaux Gardens T&RA
- Setchell Estate T&RA
- SHACCA T&RA
- Silwood T&RA
- Southampton Way T&RA
- Southwark Group of Tenants Association
- Southwark Park Estate T&RA
- St Crispins T&RA
- St James T&RA
- Styles House T&RA
- Sumner Residents T&RA
- Surrey Gardens T&RA
- Swan Road T&RA
- Sydenham Hill T&RA
- Tabard Gardens Management Co-op
- Tappesfield T&RA
- Tarney Road Residents Association
- Tenant Council Forum
- Thorburn Square T&RA
- Thurlow T&RA
- Tooley Street T&RA
- Trinity Newington Residents Association
- Two Towers T&RA
- Unwin & Friary T&RA
- Webber and Quentin T&RA
- Wendover T&RA
- West Square Residents' Association

- Wilsons Road T&RA
- Winchester Estate TA

Housing

- Affinity Sutton
- Central & Cecil Housing Trust
- Dulwich Right to Buy
- Excel Housing Association
- Family Housing Association Development
- Family Mosaic
- Habinteg
- Hexagon - Southwark Women's Hostel
- Hexagon Housing
- Hexagon RSL
- Home-Start
- Housing for Women
- Hyde RSL
- Lambeth & Southwark Housing Society

Education/young persons

- 8th East Dulwich Brownies
- Active Kids Network
- After School Clubs
- All Nations Community Nursery
- Alliance for African Youth
- Amott Road Playgroup
- Anti-Bullying Campaign
- Aylesbury Early Years Centre
- Aylesbury Plus SRB Detached Project: Youth Club
- Aylesbury Youth Centre
- Aylesbury Youth Club
- Bede Youth Adventure
- Bermondsey Adventure Playground

- Wyndam & Comber T&RA

- London & Quadrant Housing Trust
- Love Walk Hostel
- Metropolitan Housing Trust
- Octavia Hill Housing Trust
- Peabody Estate (Bricklayers)
- Pecan Limited
- Rainer South London Housing Project
- Sojourner Housing Association
- South East London Housing Partnership
- Southern Housing Group
- Southwark & London Diocesan H A
- Southwark Park Housing
- Stopover Emergency & Medium Stay Hostels
- Wandle RSL

- Bermondsey Community Nursery
- Bermondsey Scout Group
- Bethwin Road Adventure Playground
- Blackfriars Housing for Young
- Blackfriars Settlement Youth Club
- British Youth Opera
- Camberwell After-School Project
- Camberwell Choir School
- Camberwell Scout Group
- Cambridge House Young People's Project
- Camelot After School Club
- Caribb Supplementary School and Youth Club
- Caribbean Youth & Community Association

- CASP Playground
- Charles Dickens After School Clubs
- Chellow Dene Day Nursery
- Child and Sound
- Children's Day Nursery
- Community Education Football Initiative
- Community Youth Provision Ass.
- Copleston Children's Centre
- Dyason Pre-School
- Early Years Centre
- Early-Birds Pre-School Playgroup
- East Dulwich Adventure Playground Association
- East Dulwich Community Nursery
- Ebony Saturday School
- Emmanuel Youth & Community Centre
- First Steps Montessori Playgroup
- Founder Union of Youth
- Future Generation Youth Club
- Garden Nursery
- Geoffrey Chaucer Youth Club
- Goose Green Homework Club
- Grove Vale Youth Club
- Gumboots Community Nursery
- Guys Evelina Hospital School
- Half Moon Montessori Playgroup
- Happy Faces Playgroup Under 5's
- Hatasu Students Learning Centre
- Heartbeat After School Project
- Heber After School Project
- Hollington Youth Club
- Joseph Lancaster After School Club
- Justdo Youth Network
- Ketra Young Peoples Project
- Kids Are Us Play centre
- Kids Company
- Kinderella Playgroup
- Kingsdale Youth Centre
- Kingswood Elfins
- Lawnside Playgroup
- Linden Playgroup
- Louise Clay Homework Club
- Millwall Community Sports Scheme
- Mint Street Adventure Playground
- Mission Youth Centre
- Mother Goose Nursery
- NCH Action for Children Eye to Eye Meditation
- Nunhead Community Education Service
- Nunhead Green Early Years
- Odessa Street Youth Club
- Peckham Drop in Crèche
- Peckham Park After School Club
- Peckham Rye After School Care
- Peckham Settlement Nursery
- Peckham Town Football Club
- Pembroke House Youth Club
- Pickwick Community Centre & Youth Club
- Playshack Playgroup
- Rainbow Playgroup
- Reconcillors Children's Club
- Riverside After School Club
- Rockingham Asian Youth
- Rockingham Community Day Nursery
- Rockingham Estate Play
- Rockingham Playgroup
- Rotherhithe Community Sports Project
- Sacred Heart Pre-School Day Care
- Salmon Youth Centre
- Save the Children Fund

- Scallywags Day Nursery
- Scarecrows Day Nursery
- Sesame Supplementary School
- Sheldon Health Promotion Toddlers Group
- Sixth Bermondsey Scout Group
- Somali Youth Action Forum
- South London Children's Scrap Scheme
- South London Scouts Centre
- Southwark Catholic Youth Service
- Southwark Childminding Association
- Southwark Children's Foundation
- Southwark Community Planning & Education Centre
- Southwark Opportunity Playgroup
- Southwark Schools Support Project
- Southwark Somali Homework Club
- Springboard for Children
- St Faiths Community & Youth Association
- St Giles Youth Centre
- St John's Waterloo YC
- St Marys Pre-School
- St Peters Monkey Park
- St. George's Youth Project
- St. Peter's Youth & Community Centre
- Surrey Docks Play Ass.
- Tabard After School Project
- Tadworth Playgroup
- Tenda Road Early Years Centre
- The Ink Tank Arts and Crafts After School Kids Club
- Trinity Child Care
- Tykes Corner
- Union of Youth
- Upstream Children's Theatre
- Westminster House Youth Club
- YCGN UK (Youth Concern Global Network)
- YHA Rotherhithe
- Youth Concern UK
- Anando Pat Community School
- Archbishop Michael Ramsey Sixth Form Centre
- Beormund School
- Boutcher CoE School
- British School of Osteopathy
- Brunswick Park Primary
- Cathedral School
- Cobourg Primary School
- Crampton Primary
- Crampton School (Parents)
- Dachwyng Supplementary School
- Dulwich College
- Dulwich Hamlet Junior School
- Dulwich Village CE Infants School
- Dulwich Wood School
- Emotan Supplementary School
- English Martyrs RC School
- Eveline Lowe School
- Friars School
- Gabriel Garcia Marquez School
- Geoffrey Chaucer School
- Gharweg Saturday School
- Gloucester Primary
- Goodrich Primary
- Grange Primary
- Institute of Psychiatry
- James Allen's Girls School
- Kingsdale School
- Kintmore Way Nursery School
- Lighthouse Supplementary School
- Little Saints Nursery School Ltd
- London College of Printing

- London School of Law
- London South Bank University
- Morley School
- Mustard Seed Pre-School
- Nell Gwynn School
- Notre Dame RC
- Pui-Kan Community Chinese School
- Robert Browning Primary School
- Sacred Heart School
- South Bank University
- Southwark College (Southampton Way)
- Southwark College (Surrey Docks)
- Southwark College (Waterloo)
- Southwark College Camberwell Centre
- St Anthony's RC
- St Francesa Cabrini RC
- St Francis RC
- St George's Cathedral
- St George's CE

- St John's CE School
- St Josephs Infants School
- St Josephs RC School
- St Judes CE School
- St Olave's & St Saviour's Grammar School Foundation
- St Paul's Primary School
- St Peter's Walworth CE School
- St Saviour's & St Olave's CE
- St. George the Martyr School
- Surrey Square Infant and Junior School
- The Archbishop Michael Ramsey Technology College
- The Charter School
- Townsend Primary School
- Victory Primary School
- Walworth Lower School
- Walworth Upper School
- Waverley Upper School
- Whitefield Pre-school
- Whitstable Early Years Centre

Health

- Alzheimer's Disease Society
- Bermondsey & Rotherhithe Mental Health Support Group
- Community Health South London
- Daryeel Health Project
- Dyslexia Association of London
- Guys and St. Thomas' Hospital Trust
- Health Action Zone
- Health First
- Hospital and Prison Action Network
- London Dyslexia Association
- London Ecumenical Aids Trust
- LSL Health Alliance
- Maudsley Befrienders & Volunteers

- Maudsley Social Work Team
- Maudsley Volunteers
- Mental Health Project
- Oasis Health Centre
- Phoenix Women's Health
- Southwark Health Alliance
- Southwark HIV & Aids Users Group
- Southwark Phoenix Women's Health Organisation
- St Christopher's Hospice
- Terence Higgins Trust
- Aylesbury Health Centre
- Aylesbury Medical Centre
- Bermondsey & Lansdowne Medical Mission

- Blackfriars Medical Centre
- Borough Medical Centre
- Camberwell Green Surgery
- CHSL NHS Trust
- Elm Lodge Surgery
- Falmouth Road Group Practice
- Guy's and St Thomas' NHS Foundation Trust
- Maudsley Hospital
- Old Kent Road

Transport

- Green Lanes & REPA
- Lambeth and Southwark Community Transport (LASCOT)
- Living Streets
- London Cycling Campaign
- London Transport Users Committee
- Southwark Community Transport

Pensioners/older people

- Age Concern Carers Support Group
- Age Concern Southwark Community Support
- Age Concern Southwark Primary Care Project
- Age Concern Southwark: Head Office
- Association of Greater London Older Women (AGLOW)
- Aylesbury Pensioners Group
- Bermondsey Care for the Elderly
- Bermondsey Pensioners Action Group
- East Dulwich Pensioners Action Group
- East Dulwich Pensioners Group
- Fifty+ Activity Club
- Golden Oldies Club
- Golden Oldies Community Care Project
- Golden Oldies Luncheon Club

- Parkside Medical Centre
- Princess Street Health Centre
- SHA Strategic Health Authority Southside
- The Diffley Practice
- The Grange Road Practice
- Townley Clinic
- Walworth Clinic
- Walworth Road Health Centre

- Southwark Cyclists
- Southwark Living Streets
- Southwark Pedestrian Rights Group
- Southwark Transport Group
- Sustrans

- Local Authority Elderly Home
- Old Age Directorate
- Over 50's Club
- Pensioners Club
- Pensioners' Forum
- Pensioners Pop-In (Borough Community Centre)
- Rockingham Over 50's
- Rotherhithe Pensioners Action Group
- South Asian Elderly Organisation
- Southwark Black Elderly Group
- Southwark Irish Pensioners
- Southwark Muslim Pensioners Group
- Southwark Pensioners Action Group
- Southwark Pensioners Centre

- Southwark Pensioners Forum

Disability

- Action for Blind People
- Action for Blind People (Training Centre)
- Action for Dysphasic Adults
- Age Concern Southwark Black Elders Mentally Frail
- Bede Learning Disabilities Project
- Cambridge House Literacy Project
- Handicapped Playground Ass
- IBA for Children & Adults with Mental & Physical Disabilities
- Keskeedee Arts for Disabled People

Refugee Groups/Recent Immigrants

- Refugee Housing Association
- Refugee Youth
- South London Refugee Youth
- Southwark Day Centre for Asylum Seekers
- Southwark Refugee Artists Network
- Southwark Refugee Communities Forum
- Southwark Refugee Education Project
- Southwark Refugee Project
- The Refugee Council

Lesbian, gay, bisexual and transgender

- Southwark LGBT Network

Other Consultees

- Age Concern
- British Waterways, Canal owners and navigation authorities (Port of London)
- Centre for Ecology and Hydrology

- Southwark Turkish Elderly

- Latin American Disabled People's Project
- Organisation of Blind African Caribbeans
- Sainsbury's Centre for Mental Health
- Sherrie Eugene Community Deaf Association
- Southwark Disabilities Forum c/o CIDU
- Southwark Disablement Association
- Southwark Multiple Sclerosis Society
- Southwark Phoenix and Leisure Club for People with Disabilities

- Southwark Chamber of Commerce
- Church Commissioners
- Commission for Architecture and the Built Environment
- Commission for New Towns and English Partnerships

- Crown Estate Office
- Civil Aviation Authority
- English Partnerships
- Commission for Racial Equality
- Department of the Environment, Food and Rural Affairs
- Southwark Primary Care Trust
- Regional Public Health Group - London
- Diocesan Board of Finance
- Disability Rights Commission
- Disabled Persons Transport Advisory Committee
- H.M Prison Service
- Highways Agency
- Home Office
- Electricity, Gas, Telecommunications Operators
- National Grid
- Council for the Protection of Rural England
- London Wildlife Trust
- Royal Society for the Protection of Birds
- Equal Opportunities Commission
- Fire and Rescue Services
- Friends of the Earth Southwark
- Forestry Commission
- Freight Transport Association
- Gypsy Council
- Health and Safety Executive
- Help the Aged
- Housing Corporation
- Learning and Skills Council
- Southwark Equalities Council
- Regional Housing Boards
- Railfreight Group
- Road Haulage Association
- House Builders Federation
- Traveller Law Reform Coalition
- London Transport Buses
- London Underground
- National Disability Council Secretariat
- National Grid Company Plc.
- National Playing Fields Association
- Network Rail
- Police/Crime Prevention
- Port of London Authority
- Post Office Property Holdings
- Southern Railway
- Sport England - London Region
- Thameslink Trains
- Transport for London
- Women's National Commission
- Southwark Volunteer Centre

Appendix C: List of locations where documents were made available

Libraries (*Opening times listed individually below*)

Blue Anchor Library - Market Place, Southwark Park Road, SE16 3UQ

(Monday, Tuesday and Thursday 9am to 7pm, Friday 10am to 6pm, Saturday 9am to 5pm)

Brandon Library - Maddock Way, Cooks Road, SE17 3NH

(Monday 10am to 6pm, Tuesday and Thursday 10am to 7pm, Saturday 10am to 5pm)

Camberwell Library - 17-21 Camberwell Church Street, SE5 8TR

(Monday, Tuesday and Thursday 9am to 8pm, Friday 10am to 6pm, Saturday 9am to 5pm)

Dulwich Library - 368 Lordship Lane, SE22 8NB

(Monday, Wednesday, Thursday and Friday 9am to 8pm, Tuesday 10am to 8pm, Saturday 9am to 5pm Sun 12pm to 4pm)

East Street Library - 168-170 Old Kent Road, SE1 5TY

(Monday and Thursday 10am to 7pm, Tuesday 10am to 6pm, Saturday 10am to 5pm)

Grove Vale Library - 25-27 Grove Vale, SE22 8EQ

(Monday and Thursday 10am to 7pm, Tuesday 10am to 6pm, Saturday 10am to 5pm)

John Harvard Library - 211 Borough High Street, SE1 1JA

(Monday, Tuesday, Wednesday and Thursday, Friday 9am to 7pm, Saturday 9am to 5pm)

Kingswood Library - Seeley Drive, SE21 8QR

(Monday and Thursday 10am to 2pm, Tuesday and Friday 2pm to 4pm, Sat 1pm to 5pm)

Newington Library - 155-157 Walworth Road, SE17 1RS

(Monday, Tuesday and Friday 9am to 8pm, Wednesday and Thursday 10am to 8pm, Saturday 9am to 5pm, Sunday 10am to 4pm)

Nunhead Library - Gordon Road, SE15 3RW

(Monday, Tuesday and Thursday 10am to 7pm, Friday 10am to 6pm, Saturday 10am to 5pm)

Peckham Library - 122 Peckham Hill Street, SE15 5JR

(Monday, Tuesday, Thursday and Friday 9am to 8pm, Wednesday 10am to 8pm, Saturday 10am to 5pm, Sunday 12pm to 4pm)

Rotherhithe Library - Albion Street, SE16 7HY

(Monday and Thursday 10am to 7pm, Tuesday 10am to 6pm, Saturday 10am to 5pm)

Area Housing Offices

Nunhead and Peckham Rye - 27 Bournemouth Road, Peckham, SE15 4UJ

Dulwich - 41-43 East Dulwich Road, SE22 9BY

Borough and Bankside - Library Street Borough, London, SE1 0RG

Camberwell - Harris Street, London, SE5 7RX

Rotherhithe - 153-159 Abbeyfield Road, Rotherhithe, SE16 2LS

(All open 9am- 5pm Monday - Friday)

Peckham -122 Peckham Hill Street, London SE15 5JR

(Open Saturday, 9am to 1pm)

Walworth - The Municipal Buildings, 151 Walworth Road, London SE17 1RY

(Open 8.30am to 4.45pm Monday - Friday, Saturday 8.30am to 2.45pm)

One Stop Shops

Peckham - 122 Peckham Hill Street, London, SE15 5JR

(Saturday 9am to 1pm Peckham only)

Walworth - 151 Walworth Road, London, SE17 1RY

Bermondsey -17 Spa Road, London, SE16

(Open 9am-5pm Monday – Friday)

Appendix D: Sustainability Appraisal Scoping Report consultation notification letter

Planning Policy & Research	
Direct line	020 7525 5471
Facsimile	020 7525 5561
Email	planningpolicy@southwark.gov.uk
Our ref	

10 January 2011

Dear Sir/madam

ELEPHANT AND CASTLE SUPPLEMENTARY PLANNING DOCUMENT/ OPPORTUNITY AREA PLANNING FRAMEWORK

CONSULTATION ON SUSTAINABILITY APPRAISAL SCOPING REPORT

We are currently preparing a new Supplementary Planning Document (SPD) / Opportunity Area Planning Framework (OAPF) for the Elephant and Castle Opportunity Area. The SPD / OAPF will provide detailed guidance on the Elephant and Castle Opportunity Area and the Mayor's approach to development at the Elephant and Castle. The SPD /OAPF will be a material consideration in deciding planning applications.

As part of this process a Sustainability Appraisal (SA) is required. The purpose of the SA and the scoping report is to promote sustainable development. The scoping report is the first stage in the Sustainability Appraisal process and sets out evidence (also known as baseline information) which describes what the borough is like now. Using the baseline information the scoping report identifies the key sustainability issues that will be addressed in the SPD / OAPF and identifies the indicators and baseline data which will be used to assess the potential impact of the SPD / OAPF on the Elephant and Castle Opportunity Area in the future.

The scoping report will be available for comment for five weeks between Thursday 13 January 2011 and Thursday 17 February 2011. You can tell us if you think we need to add other important issues for the borough to the Sustainability Appraisal scoping report. All comments must be received by **5pm on Thursday 17 February 2011**.

The Scoping Report is available to view on the council's website:

http://www.southwark.gov.uk/info/200151/supplementary_planning_documents_and_guidance

If you have any queries please contact Barbara-Ann Overwater on 020 7525 5471, email at planningpolicy@southwark.gov.uk or at:

Freepost SE1919/14
Planning Policy
Southwark Council
London SE1P 5EX

Appendix E: Sustainability Appraisal Scoping Report consultation statutory press notice

PLANNING AND COMPULSORY PURCHASE ACT 2004

THE TOWN AND COUNTRY PLANNING (LOCAL DEVELOPMENT) (ENGLAND) REGULATIONS 2004

NOTICE OF CONSULTATION ON A SUSTAINABILITY APPRAISAL SCOPING REPORT FOR THE ELEPHANT AND CASTLE SUPPLEMENTARY PLANNING DOCUMENT / OPPORTUNITY AREA PLANNING FRAMEWORK

The council is preparing a Supplementary Planning Document (SPD) / Opportunity Area Planning Framework (OAPF) for Elephant and Castle.

The SPD /OAPF will provide detailed guidance which expands on the regeneration vision and objectives for new development in the Elephant and Castle Opportunity Area.

As part of this process a Sustainability Appraisal (SA) is required. The scoping report is the first stage of preparing a SA and sets out baseline information which highlights key environmental, social and economic issues facing the borough. The scoping report sets out the sustainability objectives and indicators that will be used to measure the potential impacts of the policies upon sustainable development. The information within the scoping report will be used to inform the preparation of the SPD/OAPF and the subsequent SA.

We are inviting your comments on the SA Scoping Report.

Consultation dates

The scoping report is available for review from **13 January to 17 February 2011**.

How to comment

Please return comments to planningpolicy@southwark.gov.uk or by writing to:
Freepost SE1919/14
Planning Policy
Southwark Council
London SE1P 5EX

Deadline for submitting comments

Comments on the SA Scoping Report must be submitted to the council by **5pm on Thursday 17 February 2011**.

Where to view the scoping report

The document will be available to view at the locations listed below:

You can request a copy of the document from the planning policy team on 020 7525 5471 (between 9am-5pm, Monday-Friday) or email planningpolicy@southwark.gov.uk

Website (Available 24 hours. 7 days a week)

http://www.southwark.gov.uk/info/200151/supplementary_planning_documents_and_guidance

Newington Library (Opening times listed individually below)

Newington Library – 155-157 Walworth Road SE17 1RS
(Monday, Tuesday & Friday 09:00 – 20:00, Wednesday & Thursday 10:00 – 20:00,
Saturday 09:00 – 17:00, Sunday 12:00 – 14:00)

Appendix F: Responses and officer comments in the sustainability scoping report

Elephant and Castle Representations					
Representation Ref	Representor Ref	Representor Type	Section	Details of Representation	Officer Response to Representation
014		Government agency(non-statutory consultee)		Question 3 – Sustainability Issues We are pleased to see sustainability issues relating to flood risk, biodiversity, waste minimisation and water quality	Support noted.
112		Government agency(non-statutory consultee)	General	Thank you for consulting Thames Water Utilities Ltd (Thames Water) regarding the above document. We trust that our comments and representations as detailed below will be given due consideration. Thames Water is the statutory sewerage and water undertaker for the whole Borough and is therefore a “specific consultation body” in accordance with Regulation 25 of the Town & Country Planning (Local Development) Regulations 2004 (as amended in May 2008 General Comments: Within our comments on the Core Strategy submission document we raised comments regarding the need to ensure that development would not result in adverse impacts such as sewer flooding, pollution of land or watercourse and low/no water pressure which could arise if development is occupied prior to any necessary water or wastewater infrastructure upgrades being undertaken. It is crucial that developers demonstrate that there is adequate capacity	Core Strategy Policy 13 sets out the overarching policy on environmental standards. This includes requiring developers to minimise water use and help reduce the risk of flooding by reducing water run-off. Core Strategy policy 14 sets out more detail on how this policy is implemented. Table 1 (page 157 of the Core Strategy) sets out the implementation plan for the Core Strategy and refers to a number of delivery and infrastructure projects currently taking place by/with Thames Water. It refers to Thames Water upgrading the old Victorian water mains and also refers to the Thames Tunnel which is being planned to help improve water quality in the River Thames. Core Strategy policy 1 requires developers to submit a sustainability assessment with applications. The

Elephant and Castle Representations

Representation Ref	Representor Ref	Representor Type	Section	Details of Representation	Officer Response to Representation
				within the existing water and wastewater networks, both on and off site. Where there is insufficient capacity developers will be required to set out how the infrastructure required will be delivered prior to the occupation of development in order to comply with Strategic Policy 14 of the Submission Core Strategy.	sustainable design and construction SPD also provides guidance on conserving water and planning for flood risk. The Elephant and Castle SPD/OAF provides further guidance on these policies, also recognising that Elephant and Castle is within a flood risk zone. The implementation section of the SPD notes that with regard to water and sewerage infrastructure, the council will use planning conditions where appropriate to ensure that development does not commence until impact studies on the existing water supply and sewerage infrastructure have been approved by Southwark in conjunction with Thames Water. Where there is a capacity problem and no improvements are programmed developers should contact the utilities company to agree what improvements are required and how they will be funded.
2	12	Government agency(non-statutory consultee)	Q2	Specific Comments Within the section on sewerage on page 40 of the consultation document it is set out that Thames Water has a programme to replace old Victorian water mains. This programme of works is to replace non-potable water mains and does not relate to sewerage infrastructure	Noted. This has been corrected in the draft sustainability appraisal background data/information.
3	12	Government agency(non-	Q3	Thames Water support sustainability objectives SDO10 and SDO15 which relate to water resources and flooding	Support noted.

Elephant and Castle Representations

Representation Ref	Representer Ref	Representer Type	Section	Details of Representation	Officer Response to Representation
		statutory consultee)			
4	12	Government agency(non- statutory consultee)	Q4	We also support the reference to the number incidents of sewer flooding as a sustainability indicator for sustainability objective SDO15. As set out above it is essential that developers demonstrate that there is sufficient capacity within the existing sewerage network to support development or demonstrate that it will be delivered ahead of the occupation of development.	Support noted.
5	12	Government agency(non- statutory consultee)	Q4	It is crucial that the policies and guidance within the Elephant and Castle SPD work with the policies of the emerging Core Strategy to ensure that development is not occupied ahead of water and wastewater infrastructure required to support it.	The SPD/OAF supplements the Core Strategy policies and provides additional guidance for development in the area. The implementation section of the SPD notes that with regard to water and sewerage infrastructure, the council will use planning conditions where appropriate to ensure that development does not commence until impact studies on the existing water supply and sewerage infrastructure have been approved by Southwark in conjunction with Thames Water. Where there is a capacity problem and no improvements are programmed developers should contact the utilities company to agree what improvements are required and how they will be funded.
6	15	Government agency(non-	General	Thank you for consulting English Heritage on LB of Southwark's Scoping Report for the Sustainability Appraisal of the Elephant	Noted.

Elephant and Castle Representations

Representation Ref	Representor Ref	Representor Type	Section	Details of Representation	Officer Response to Representation
		statutory consultee)		and Castle Supplementary Planning Document (SPD)/ Opportunity Area Planning Framework (OAF). In 2010 The Government published Planning Policy Statement 5: Planning for the Historic Environment which sets out national planning policies on the conservation of the historic environment. The development plan making policies in this PPS (see HE2, HE3, HE4 and HE5) must be taken into account by local planning authorities in the preparation of local development documents. Local planning authorities should ensure, 1) plans are supported by a robust evidence base, 2) there is a 'positive, proactive strategy for the conservation and enjoyment of the historic environment' and 3) the impact of policies on heritage assets are monitored. As the Government's statutory advisor on the historic environment we have reviewed your consultation in light of PPS5, and alongside other national planning policy, such as PPS1 and PPS12. In general we support the approach taken in this consultation, subject to further consideration of heritage issues, the details for which are set out below.	
7	15	Government agency(non- statutory consultee)	Q1	Links to other policies, plans and programmes Under the headings Regional/ Heritage the summary description for Heritage At Risk only mentions listed buildings (not Scheduled Monuments). It should also be noted the Heritage At Risk Register 2010 has been broadened to include Conservation Areas and Registered Parks and Gardens. At the regional level The	We have included these suggestions into the list of relevant Policies, Plans and programmes and which inform the SPD/OAF

Elephant and Castle Representations					
Representation Ref	Representor Ref	Representor Type	Section	Details of Representation	Officer Response to Representation
				London Plan heritage policies could be included, as well as the Mayor's Culture Strategy Cultural Metropolis (2010)	
8	15	Government agency(non-statutory consultee)	Q2	<p>Baseline Information In Para 4.2.8 (Historic Buildings, Sites, Views and Conservation Areas) we have the following points:</p> <ul style="list-style-type: none"> • Under the heading 'listed buildings' the reference to the 'English Heritage buildings at risk register' needs updating with its correct title, a date and capitalised. The Heritage At Risk Register 2010 also includes Scheduled Monuments, Conservation Areas and Registered Parks and Gardens • The reference to prominent Grade 11 listed buildings could also include the Grade II* Obelisk at the centre of St Georges Circus. The reference to 'Catholic church of St. George', is more accurately called 'the Roman Catholic Cathedral of St George' • Scheduled Monuments and Registered Parks and Gardens have not been included in the Borough-wide data • The map on page 46 would be more useful if replaced or supplemented with a detailed map of the SPD area highlighting the key heritage assets (rather than just a Borough-wide map) • We support the need to define the character areas in the Elephant and Castle Opportunity area further (last para on page 47, top para on page 50 and map pg 48) through a characterisation study • In the summary for these character areas (pg 49-50) we would suggest that the West Square Conservation area is a good example of a Georgian London square (rather than "almost perfect" as suggested). The 'enterprise quarter' also 	<p>Paragraph 4.2.8 We have considered the suggested references and where possible corrected and or/updated the references. The list of baseline information has been reviewed and the suggestions will be taken into account when preparing the Draft SPD/OAF. We have prepared a characterisation study for the area and also a tall buildings/views assessment to inform the SPD Support noted regarding the need to define character areas. As part of the preparation of the draft SPD/OAF we commissioned a detailed characterisation study. This looks at the different character areas of Elephant and Castle and is part of our evidence base for the SPD/OAF. Much of the work carried out as part of this study is reflected in the guidance and policies for the different character areas. We will be consulting on the characterisation area alongside the consultation on the SPD/OAF. The SPD/OAF and the characterisation study refers to the importance of views in understanding the character of the area. As suggested, the draft SA refers to the tall building work we carried out for the Core Strategy and for the</p>

Elephant and Castle Representations

Representation Ref	Representor Ref	Representor Type	Section	Details of Representation	Officer Response to Representation
				<p>needs to reference the St George's Circus Conservation Area for consistency and also the terrace of Georgian buildings at 123-131 London Road on the English Heritage Heritage At Risk Register 2010 • We welcome the section on views. As well as identifying local views out of the Borough, it may be useful to identify local views from neighbouring Boroughs into the SPD area also. It is also important to acknowledge the proposed designated Townscape View from Parliament Square as identified in the draft replacement London Plan and which will be included in the revised LVMF, as this will partly lie within the SPD/OAF area. Although the views of World Heritage Sites and their settings has been listed as a key consideration (pg 52), it would be worth mentioning the Tower of London and Westminster World Heritage Sites specifically, as a key concern in developing this particular SPD/OAF • The section on tall buildings could include reference to the work LB of Southwark has undertaken to define its policy position on tall buildings. For example the Tall Buildings paper in support of the Core Strategy and evidence base to support the Bankside, Borough and London Bridge SPD. An urban design study is necessary to refine tall buildings policies in this SPD. Please refer to the English Heritage and CABE joint Guidance on Tall Buildings (July, 2007), which has been endorsed by Government as capable of being a material consideration in the determination of planning applications. Paragraph 2.7 advises</p>	<p>Bankside, Borough and London Bridge SPD. We have also carried out more detailed work for Elephant and Castle. Our background paper on design and tall buildings is part of our evidence base for the SPD/OAF and we are consulting on this alongside the SPD/OAF. The sections with the draft SPD/OAF provide detailed guidance on public realm, movement and the historic environment. This takes into account the comments on paragraph 4.2.11.</p>

Elephant and Castle Representations

Representation Ref	Representer Ref	Representer Type	Section	Details of Representation	Officer Response to Representation
				<p>local planning authorities to carry out a detailed urban design study to identify where tall buildings would and would not be appropriate in their development plan documents. Para 2.8 recommends areas that are appropriate, sensitive or inappropriate for tall buildings should be identified. NB the current text in the first para on page 53 only refers to identifying suitable locations. The bullet points refer to very tall buildings – how does this relate to the definition of tall buildings on page 52? In relation to Para 4.2.11 ‘streets’ it is worth noting that there is a need to identify transport opportunities for the historic environment in the SPD (e.g. sensitively designed public realm upgrades to assets) as set out in the Mayor’s Transport Strategy, proposal 83. “The Mayor, through TfL, and working with the London boroughs and other stakeholders, will use the principles of ‘better streets’ to seek to improve town centres, in particular: removing clutter and improving the layout and design of streets; enhancing and protecting the built and historic environment; increasing the permeability of streets; and creating clear and easily understandable routes and spaces to make it easier for cyclists, pedestrians and disabled people to get about.” If LB of Southwark has undertaken a street audit in the area (as recommended in English Heritage Streets for All publication) this could inform the baseline information for the transport section. Our guidance includes detailed regional guidance and a series of practical case</p>	

Elephant and Castle Representations

Representation Ref	Representor Ref	Representor Type	Section	Details of Representation	Officer Response to Representation
				studies to help improve streets and spaces.	
9	15	Government agency(non-statutory consultee)	Q3	Sustainability Issues The key issues identified through the Core Strategy on page 64 include the “need to preserve and enhance built heritage and the archaeological environment”. Issues considered specific to the SPD/ OAF area (pg 65-66) do not identify this, although there are some related topics under a heading ‘tall buildings/built environment’. We would suggest the bullet points under this heading contains a very narrow view of the heritage issues associated with this SPD/ OAF area (only referring to conservation areas). PPS 5 identifies heritage assets as those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest, and this includes non designated assets. We therefore recommend that the SA considers heritage issues specific to the SPD/ OAF area further. For example: • Heritage assets under threat or at risk from neglect or decay, or development pressures; • Areas of significantly degraded townscape character, or at risk of further loss or erosion of quality; • Areas sensitive or inappropriate for tall buildings; • Traffic congestion, air quality, noise pollution and other problems affecting enjoyment of the historic environment; and, • Historic areas/ assets that may suffer from poor access or interpretation	We have expanded this section within the draft SA to take into account these comments.
10	15	Government agency(non-	Q3	Sustainability Objectives The table on page 66 contains a typo – we believe that SDO12 (on landscape and townscape quality) has	Noted. We have corrected this.

Elephant and Castle Representations

Representation Ref	Representor Ref	Representor Type	Section	Details of Representation	Officer Response to Representation
		statutory consultee)		been copied and pasted into SDO13 (which should read “to conserve and enhance the historic environment and cultural assets”). We note sustainability questions and indicators have been included for the historic environment and would agree with this. You may wish to replace “historic buildings and remains” with simply ‘heritage assets’ in the first sustainability question	
11	15	Government agency(non- statutory consultee)	Q4	Comparison of SA Objectives The compatibility matrix on page 72 contains the same typo (as set out above) – we believe that SDO12 (on landscape and townscape quality) has been copied and pasted into SDO13 (which should read “to conserve and enhance the historic environment and cultural assets”). We note the 3 areas of uncertain impact on the historic environment and would agree with this	Noted. We have corrected the typo.
12	15	Government agency(non- statutory consultee)	General	Finally, English Heritage would strongly advise that the local authority’s conservation staff are involved throughout the preparation and implementation of the LDF as they are often best placed to advise on; local historic environment issues and priorities; sources of data; and, consideration of options relating to the historic environment. This advice is based on the information provided by you and for the avoidance of doubt does not affect our obligation to advise you on, and potentially object to any specific development proposal which may subsequently arise from this or later versions of the SPD and its sustainability appraisal, and which may have adverse effects on the historic	We develop all our LDF documents in close consultation with our design and conservation team. They have provided specialist input into the draft SPD/OAF.

Elephant and Castle Representations

Representation Ref	Representor Ref	Representor Type	Section	Details of Representation	Officer Response to Representation
				environment. I hope you find this response helpful in preparing the Elephant and Castle SPD/ OAF for LB of Southwark and we look forward to being consulted again in the future.	
13	46	Business	Q2	My only comment on the above mentioned report ids that the Faraday ward statistics have not been included, even though the opportunity area passes through it. A large section of the ward also bounds the opportunity area. Decisions made for this area will have a significant impact on the Faraday wards residence, I therefore believe it should be included.	We have reviewed the baseline information as part of the preparation of the draft SA, and where appropriate included information on the Faraday ward. More detailed baseline information on the Faraday ward can be found in the sustainability appraisal background information paper and the main report for the Aylesbury Area Action Plan.
14	13	Business	General	Thank you for your email of 12 January consulting The Theatres Trust on the Sustainability Appraisal Scoping Report for the Elephant and Castle Supplementary Planning Document. The Theatres Trust is The National Advisory Public Body for Theatres. The Theatres Trust Act 1976 states that 'The Theatres Trust exists to promote the better protection of theatres. It currently delivers statutory planning advice on theatre buildings and theatre use through the Town & Country Planning (General Development Procedure) (England) Order 2010 (DMPO), Articles 16 & 17, Schedule 5, para.(w) that requires the Trust to be consulted by local authorities on planning applications which include 'development involving any land on which there is a theatre.' We have no particular comment to make but are pleased to support this comprehensive document which has an excellent section on	Support noted.

Elephant and Castle Representations					
Representation Ref	Representor Ref	Representor Type	Section	Details of Representation	Officer Response to Representation
				Community and Cultural Facilities including The Coronet venue at the top of the New Kent Road.	
15	15	Community Group/Organisation	Q2	<p>4.2.8 Historic Buildings, Sites, Views and Conservation Areas</p> <p>Brandon St Character Area The description of the Brandon Street area is very unsatisfactory for a section purporting to describe character areas, managing just three lines, viz: Brandon Street Residential uses predominate in this area. To the south of the area is East Street market. The market sells clothing, jewellery, cosmetics, household products, confectionary, fruit and vegetables, CDs and DVDs In fact the area has many attributes which need to be recognised in this SPD: a) The market is crucial to the area and one of the largest, if not the largest, in the Borough, and one that the Council is about to take direct control over. Oddly although the description specifies a few of the types of products sold it is not complete – it also has a famous weekly flower and plant market, as well as now hosting the re-located (from Westmoreland Road) Sunday junk market. As Southwark Council’s own website notes, “Walworth was famous for producing and selling wonderful fresh fruit and vegetables. Because Walworth was not yet built up, much of the area consisted of orchards and gardens. People even grew luxury fruit in long conservatories, including the 'Newington Peach”</p> <p>http://www.southwark.gov.uk/info/200159/history_of_southwark/1034/southwarks_historic_villages/6 b) The market is a</p>	The list of baseline information has been reviewed and we have added in more detail where appropriate. We have also carried out a detailed characterisation study which looks at each of the character areas, including Brandon and the Walworth Road. This is being consulting on alongside the SPD/OAF. Within the SPD/OAF itself we have included specific policies and guidance on each character area, and there is a lot of detail describing each area. This picks up the points raised in this representation.

Elephant and Castle Representations

Representation Ref	Representor Ref	Representor Type	Section	Details of Representation	Officer Response to Representation
				<p>continuation of this long historical context and should be recognised as such. c) The area has several harmonious and complete terraces of Victorian buildings, within which unusually most of the former corner shops survive structurally. This includes the Larcom St, Charleston St, Turquand St, Cotham St, Walcorde Ave and Colworth Grove, plus the terrace and Crown pub on Brandon St and the Victorian industrial buildings on Brandon Street. d) The area has the first ever Guinness Trust buildings (now Peabody's Rodney estate) http://www.guinnesspartnership.com/working/About+the+Partnership/History which were founded by Edward Cecil Guinness "to help people who found themselves destitute and unable to afford decent homes" on Brandon St and Rodney Road Proposal a) That the SPD recognise the importance of these aspects of the Brandon St area b) That consideration be given to the designation of a new Conservation Area(s) in the Brandon St character area recognising the historic value of the housing stock, extending from Walworth Road/Larcom St/Wansey St, south to Browning St and east to Brandon St and Rodney Road and the edge of Nursery Row Park Walworth Road Character Area The description of Walworth Rod avoids any mention of any historic value. In fact it is an ancient road and has many character buildings, although many are hidden behind modern shop fronts at the ground floor level. Walworth Road The Walworth Road is a shopping high</p>	

Elephant and Castle Representations

Representation Ref	Representor Ref	Representor Type	Section	Details of Representation	Officer Response to Representation
				street. In retail terms the centre is distinct from the shopping area at Elephant & Castle, and the two centres are not integrated. Walworth Road and East Street have low building heights and with a pleasant pedestrian friendly environment, the well-maintained footpaths and shop fronts are conducive to a pleasant shopping experience. Proposal I request that: a) more consideration of this aspect of Walworth Road needs to be given in the character area description in recognition of its value, including potential listing; and b) Consideration be given during the SPD process to what measures are appropriate to ensure that adequate measures are in place to secure the preservation of the historic architecture along the length of Walworth road.	
16	15	Community Group/Organisation	Q2	4.2.8 Historic Buildings, Sites, Views and Conservation Areas Local Listing Comment The council is preparing a local listing of buildings of historic interest which is expected to be consulted on during 2011, in parallel with the preparation of this SPD. This is not noted and should be. Request The SPD should make explicit reference to this local list as a sustainability indicator under SDO13 "To conserve and enhance the historic environment and cultural assets."	This is referenced within the draft SPD/OAF where we set out which buildings could potentially be locally listed. This is the most appropriate place to refer to the potential local list. The characterisation study also provides a lot of detail and background to the buildings we are consulting on as part of the SPD/OAF to be part of this local list.
17	15	Community Group/Organisation	Q2	4.2.9 Open Space and Biodiversity Page 54 Comment There is no mention of the tree cover within the Heygate estate – nearly 500 mature trees which form one of the largest green reservoirs in a largely urban area. The volume of mature trees in the Heygate	The characterisation study provides more detail on the Heygate character area. Within the draft SPD/OAF we recognise the importance of the natural environment and the important contribution

Elephant and Castle Representations

Representation Ref	Representer Ref	Representer Type	Section	Details of Representation	Officer Response to Representation
				<p>Estate, and the importance of this habitat to local biodiversity, as well as their actual and potential role in combating the effects of climate change (eg temperature and pollution control, water runoff and absorption) are not mentioned. Given that they are at major risk NOW (LBS' current master plan shows most of these trees are under the footprint of the new blocks - nor at least showing that the massing has been designed without any reference to the existing greenery) this is a completely unacceptable omission and must be rectified. This is particularly bizarre given the statement on page 55 of the SPD that Habitat loss is a major concern in the Borough, with the constant demand for new homes and other buildings resulting in sites being lost to development. In addition, local wildlife is still under threat. The headline aims and objectives of the Biodiversity Action Plan include: -conserving and enhancing existing natural habitats and existing species within Southwark - increasing grassland, wetland and woodland habitat resources in Southwark -tackling ecological threats -increasing public awareness of ecology -engaging children and young people and other key stakeholders and communities -promoting national and regional priority habitats and species relevant to Southwark. Request The biodiversity and tree cover of the existing Heygate Estate site be recognised and described fully, particularly in the Summary on Page 49 of the Town Centre and Heygate area (noting that the description of West Square, for example,</p>	<p>trees make including softening the landscape, providing habitats for biodiversity, providing shading and helping people to find their way. The guidance in the SPD seeks to maintain trees wherever possible across the whole area, including the Heygate. The overarching Core Strategy policy 11 also recognises the importance of trees and through policy 13, it requires: "Protecting woodland and trees and improving the overall greenness of places,...."</p>

Elephant and Castle Representations

Representation Ref	Representor Ref	Representor Type	Section	Details of Representation	Officer Response to Representation
				mentions its greenness).	
18	15	Community Group/Organisation	Q2	4.2.9 Open Space and Biodiversity Page 54- Comment The consultation draft SPD says that “A play and open spaces strategy has been prepared to cater for the projected increase in population in the Elephant and Castle Regeneration Area. The evidence shows that Newington Ward has a small deficit but it is immediately adjacent to Kennington Park which is a large open space. Faraday, East Walworth and Chaucer Wards have a surplus provision of open space.” The underlined sentence is factually incorrect and must be amended. As the Core Strategy Inspector’s report states (paragraph 109): “However, the Open Spaces Strategy available to me is, with due regard to PPG17, the Companion Guide and its own content, incomplete. It is an evidence base from which a strategy is intended to be developed encompassing standards, quantity and accessibility. This strategy has, regrettably, not been published. Thus the evidence base for the details proposed within the CS is, with due regard to the guidance of PPG17, inadequate.” In other words, an evidence base has been gathered, but there is no public plan and open spaces strategy to “cater for the projected increase in population” as suggested by the SPD consultation draft. Request The current lack of a public play and open spaces strategy, and any consultation on this strategy (other than during the preparation of the evidence base) therefore needs separate and explicit	We have reviewed the open spaces in the Opportunity Area as part of the preparation of the SPD/OAF and the Core Strategy. On-going qualitative and quantitative evidence collection is being undertaken to inform an Open Spaces Strategy for the entire borough.

Elephant and Castle Representations

Representation Ref	Representor Ref	Representor Type	Section	Details of Representation	Officer Response to Representation
				consideration within the E&C SPD. A separate and detailed open spaces strategy be developed specifically for the Elephant and Castle SPD area; this must be added, otherwise any SPD policies will be unsound.	
19	15	Community Group/Organisation	Q2	4.2.9 Open Space and Biodiversity Page 53: designation of SINC Comment Nursery Row Park is currently designated as OOS, and this is noted in the SPD. Southwark's own proposal, in the Core Strategy, to designate it a SINC, and therefore change the open space designation of the entire park to BOL, has been rejected by the Core Strategy Inspector on the grounds that consistent evidence was not presented for all sites in the Borough. Reference the Core Strategy Inspector's report paragraph 114 which states "The evidence in support of new Sites of Importance for Nature Conservation (SINCs) is variable and not necessarily comprehensive across the Borough. For example, the identification of certain proposed sites appears predicated on a simple „walkover“ inspection. I therefore consider that such new designations are insufficiently justified and should not be taken forward through the CS. To reflect this I recommend a change (IC3 – Appendix B) to the text of the CS as shown. The CS is a strategic document and I am unpersuaded that it is the appropriate means by which specific new areas should be designated. Such important matters, as recognised by the Council, can be comprehensively identified and tested through	As set out in this representation the Core Strategy sought to designate new SINCs. Whilst the Inspector did not agree with designating new SINCs through the Core Strategy, he did acknowledge the importance of SINCs, and Core Strategy policy 13 sets out that we will continue to protect important open spaces from inappropriate development and that these include SINCs. We cannot designate SINCs through SPDs. However, the SPD/OAF does acknowledge the importance and opportunity for nature conservation value at Nursery Row Park, with the intention to review new sites for SINC designation through our forthcoming Site Allocations DPD.

Elephant and Castle Representations

Representation Ref	Represor Ref	Represor Type	Section	Details of Representation	Officer Response to Representation
				<p>subsequent detailed DPDs/SPDs It should be noted that for Nursery Row Park, a detailed independent evidence base has been prepared by the Ecology Consultancy, and supported by the LBS Ecology Officer, which recommends SINC status. (http://www.nurseryrowpark.org.uk/wp-content/uploads/2010/12/CDAI44_Nursery_Row_Community_Garden_assessment.pdf) Request a) That this E&C SPD SA Scoping report, as indicated by the Core Strategy Inspector, make a detailed and systematic review of the scope for new SINC designations, in order that the proposals may be taken to public consultation as part of the implementation process of the SPD, and that the designation of Nursery Row Park be taken forward within this SPD. b) That development sites 52P and 53P should be removed and the designations revert back to OOS (and then included - as contiguous and vital elements of Nursery Row Park - in the resulting Nursery Row Park area BOL designation.) Note that the extract from the Officer's report on the refusal of the planning application for the Crown Pub, 115 Brandon St, states "the site [the Crown] is between two designated proposals sites (Sites 52P and 53P, both of which designations seek Residential use (C3). These proposal sites will however not be "saved" under the saved policies when the Core Strategy is adopted, and are likely to revert back to OOS designation in a future planned Development Plan Document (DPD). A small strip of land</p>	

Elephant and Castle Representations

Representation Ref	Representor Ref	Representor Type	Section	Details of Representation	Officer Response to Representation
				<p>immediately to the south of the public house, but within the application site, is also designated as OOS, This strip of land is also proposed to be designated as Borough Open Land (BOL) and a Site of Importance for Nature Conservation (SINC) in the emerging Core Strategy.” http://planningonline.southwarksites.com/planningonline2/AcolNetCGI.exe?ACTION=UNWRAP&RIPNAME=Root.PgeDocs&TheSystemkey=9536040</p>	
20	15	Community Group/Organisation	Q3	<p>5.1 Sustainability Issues page 64 Comment Beyond a general reference to “Protecting and enhancing biodiversity” there is no reference of the importance of maintaining and increasing biodiversity as a means to combat climate change – this includes increasing water absorption potential/ reducing run-off, greening and retaining tree cover. Southwark’s Tree Management Strategy page 49, Climate change states “The role of trees and woodlands in urban areas will become more important as climate change makes towns and cities increasingly unpleasant during heat waves. Trees produce oxygen and provide shade. They limit the urban heat island effect and intercept rainfall reducing the impact of storms. Southwark Council will ensure appropriate provision is made by planting suitable trees that will withstand the predicted changes to climate and weather patterns. ... It is important, therefore, for tree owners to protect the current tree resource, ensuring that it is sustained and where possible, expanded. It is</p>	<p>We do not have the level of detail referred to in the representation regarding the number of existing trees in the area. However, the draft SPD/OAF acknowledges the importance of trees both as an overall policy and in specific character area policies. The characterisations study also provides more detail and evidence on existing trees. The draft SA also refers to the Council’s Tree Management Strategy.</p>

Elephant and Castle Representations

Representation Ref	Representor Ref	Representor Type	Section	Details of Representation	Officer Response to Representation
				<p>also important that landscape architects and tree managers have regard to the effects of climate change, particularly when selecting new trees for planting schemes. The SPD consultation draft makes no mention of the current number, or value (using the CAVAT techniques – the Tree Management Strategy quotes a value of the entire Southwark stock, the local value will be available, of existing trees in the SPD area. Request a) That the number and value of existing trees in the SPD area be quoted, broken down for each “character area” b) That specific mention in the list of issues under heading 5.1 is made of “protecting the current tree resource” as required by the Borough’s own Tree Management Strategy c) That specific mention in the list of issues under heading 5.1 is made of “reducing the heat island effect in new development”.</p>	
21	46	Resident	Q2	<p>I'm writing as a 20 year plus [private] resident of 87 Balfour Street, which is on the immediate edge of both the core regeneration footprint/area AND the OAF which I think might be unique, who has chosen to bring up a 10 year old in our quiet, leafy, sunny street with its listed buildings, SINC/s, extensive tree cover/links and increasingly tightly-knit community -all of which is ten minutes by bicycle from the West End, City and 'new' East [to quote John Prevec of MAKE's first master-plan vision]. I'm also cc'ing and bcc'ing in some others, for their potential interest. I want to welcome the contents and aspirations of this SPD, in particular its</p>	<p>The baseline information and list of issues has been reviewed and the suggestions will be taken into account when preparing the Draft SPD/OAF. We have prepared a characterisation study for the area which provides more detailed information on the different character areas including the Heygate Estate. This information will inform the draft SPD/OAF.</p>

Elephant and Castle Representations

Representation Ref	Represor Ref	Represor Type	Section	Details of Representation	Officer Response to Representation
				<p>SDOs, whilst pointing out a massive hole at its centre. A hole so massive and extraordinary to discover that I'm afraid my tone is bound to be more polemical than I would like. In the 75 pages of this document the word TREE does not appear once. In the Appendices it does appear once and then at A47 in one short and VERY revealing line; "Veteran Trees + " [indicating that you have no idea what % of Southwark Land Area trees represent!] > In the context of an SPD on Sustainability in the 21st Century, this is shocking and depressing for present and future residents as well as humiliating for its authors. > In the context, of your approval for the biggest urban regeneration in Europe which centres on Heygate Forest, the largest urban forest/discrete woodland in Central London outside a municipal park, it is a scandal [see attached aerial images]. > In the context of the revised London Plan, the Mayor's Climate Adaptation strategy, a relatively new but wide consensus on urban woodland and green infrastructure, LBS's own very welcome Tree Strategy from December 2010, it is alarming in the extreme to discover an error of this proportion and substance. > In the context of written answers received from the GLA/Mayor Boris Johnson in January 2011 I would advise, not merely urge, you to give proper attention to this massive omission. To whit: "Heygate forest Question No: 43 / 2011 Darren Johnson As part of your RE:LEAF campaign, will you press the partners involved in the regeneration of the Heygate Estate to</p>	

Elephant and Castle Representations

Representation Ref	Representor Ref	Representor Type	Section	Details of Representation	Officer Response to Representation
				<p>protect hundreds of mature trees currently flourishing on the site? In a part of London desperately lacking greenery, the 'Heygate forest' provides both a pleasant amenity, a habitat for other species, and a crucial asset in reducing air and noise pollution and overheating. Written answer from the Mayor As you are aware the redevelopment of the Heygate estate is part of a major regeneration plan for Elephant & Castle. Amongst other things the regeneration plan aims to enhance the sustainability of the area through a range of interventions including new green spaces and other green features including, I would expect, green roofs and street trees. As and when the planning application is referred to my planning team I will ensure that the issues regarding the protection of existing trees and their incorporation into the new development are addressed as part of enhancing the sustainability of the area." The general point is this; the SPD and specifically the SDOs herein, focus and apply most often, fully and significantly to East Walworth -I think you'll agree. The single biggest feature of East Walworth is the Heygate Forest, containing 500 mature trees with extensive continuous canopy, unique habitats and intimate green links to nearby SINCs and beyond to extensive existing green infrastructure. Your document is ostensibly about sustainability and yet it completely omits to mention the Heygate Forest and related habitats. Indeed, it does not use the word tree once! This would be shocking and</p>	

Elephant and Castle Representations

Representation Ref	Representor Ref	Representor Type	Section	Details of Representation	Officer Response to Representation
				<p>profoundly worrying even if none of the above were simply true. But the most shocking and dramatic aspect of this is the fact that of your 18 articulated SDOS the value [broadly defined by recognisable standards such as CAVAT for instance, or the massive array of research papers and growing policy statements referred to in LBS's own Tree Strategy appendices, CABE, TDAG, GLA, as well as all climate and food strategies etc.] of or represented by trees [the Heygate Forest meets LBS's own definition of woodland in its Tree Strategy, while London's unified trees and green infrastructure will be reformulated as one continuous woodland in the revised London Plan] addresses 13 of them either fully or in very significant part. That is, taking the word symbolically; TREES address 13 out of 18 SDOS fully, but are omitted from the Draft SPD. It's very hard to respond to a 75 page document that has had months of human hours invested in it, in one single email in a tiny window of consultation time. Especially when, in all those 75 pages about sustainability and future policy, no-one has considered the obvious centrality of trees and related green infrastructure to every single part and aspiration contained therein! Where do I start?</p>	
22	46	Resident	Appendix 2	<p>Where or why have you not started? It seems essential that I direct you to your own Tree Strategy as a very obvious place to begin correcting this disastrous document; http://www.southwark.gov.uk/downloads/download/2621/tree_stra</p>	<p>We have included the Southwark Tree Management Strategy into the list of relevant Policies, Plans and programmes which inform the SPD/OAF.</p>

Elephant and Castle Representations					
Representation Ref	Representor Ref	Representor Type	Section	Details of Representation	Officer Response to Representation
				tegy I can't continue without directing you to appendix 10:	
23	46	Resident	Q2	I would like to make the following comments about the Elephant & Castle Supplementary Planning Document/Opportunity Area Planning Framework sustainability appraisal scoping report draft for consultation from my point of view as Chair of the Sutherland Residents Association, Secretary of the Friends of Carter Place, member of Southwark Living Streets and as a local resident. 1. 4.2.9 OPEN SPACE AND BIODIVERSITY - Carter Place Garden. We note that the Core Strategy Inspector has said that the council has no Open Space strategy, only an evidence base, and that therefore we think Southwark Council need them to look at this issue in relation to the "E&C opportunity area" and more specifically in relation to Carter Place Garden which sits within the Opportunity Area.	We have reviewed the open spaces in the Opportunity Area as part of the preparation of the SPD/OAF and the Core Strategy. On-going qualitative and quantitative evidence collection is being undertaken to inform an Open Spaces Strategy for the entire borough.
24	46	Resident	Q2	2. Section 4.2.8 Historic Buildings, Sites, Views and Conservation Areas. We are unsure to what extent you are aware of the appraisal that is currently underway of the Sutherland Square Conservation area (adjacent to the Opportunity Area) or the development of the Walworth Rd linear conservation area that is currently being planned in conjunction with local Councillors	The council's Design and Conservation officers are providing specialist input into the preparation of the SPD/OAF. The Conservation Area Appraisals that are being prepared will be included as part of the evidence base for the SPD/OAF and the detail is included in the guidance.
25	46	Resident	Q2	3. 4.2.11 Travel & Pollution & Noise (pages 41 to 44). We note that the issues of pollution, noise, road casualties, walking and cycling are issues that are viewed in isolation but these may in reality also be viewed together as adverse impacts of road traffic.	Core Strategy policy 2 seeks to plan places and development with priority for walking and cycling. The SPD/OAF will provide detail guidance on improving routes for walking and cycling as well as

Elephant and Castle Representations

Representation Ref	Representor Ref	Representor Type	Section	Details of Representation	Officer Response to Representation
				The pollution and noise issues can then be seen in conjunction with barriers to walking and cycling that exist. There are high levels of pedestrian and cycling casualties in the area. These are a function of the massive east-west severance that occurs along the Old Kent Rd, Bricklayers Arms roundabout area, the New Kent Rd, The E&C area itself and finally Newington Butts. These result in low levels of pedestrian movement north-south within and through the area and cyclists having to make significant detours to (eg via the cycle bypasses) to negotiate the area safely. While these matters need to be addressed as individual issues, more holistic solutions need to be considered both by the borough and in conjunction with TfL. We would be extremely grateful to have sight of the TfL feasibility study looking into the long term transport needs of the area that was completed in 2009 and which is cited on page 59.	making new and existing development more permeable and legible.
26	13	Resident	General	SPD/OAF timetable The timetable for drafting and consulting on the SPD/OAF is concurrent with the Pre-Planning Application Consultation & Engagement of developers Lendlease for the regeneration area which covers much of core site 39P – both run from now and are due to conclude at the end of the year. There is evident potential here for the SPD/OAF to be shaped to the developer's will, rather than the objective needs of the borough. Can Southwark explain how this will be avoided and what influence the Regeneration Agreement already concluded with	The SPD/OAF timetable for preparation has been set out in our updated Local Development Scheme. The SPD will be informed by an evidence base, prepared by Southwark, which will also be published at the time of consultation. The SPD has been timetabled for adoption prior to the submission of the planning applications and will be a material consideration which the applications are determined.

Elephant and Castle Representations

Representation Ref	Representor Ref	Representor Type	Section	Details of Representation	Officer Response to Representation
				Lendlease will have on the SPD/OAF?	
27	13	Resident	Q2	<p>Role of educational institutions The report notes the significance of educational institutions in the area, as landowners, employers and providers of research. However, I am not aware that the London College of Communications or the South Bank University have played any visible or public part in the shaping of the regeneration plans to this date. The 'specific issues' for the Elephant & Castle (5.2) omits 'Education' as a category, and while it includes schools (under 'Social Infrastructure') it omits higher and further education. The new SPD should address this by outlining how the regeneration will help meet the tertiary educational needs of the borough's young people through the educational institutions at the Elephant, as well as what wider educational role these institutions can play.</p>	<p>The baseline information and list of issues has been reviewed and updated to include information on higher and further education as well as schools. The importance of the local universities and colleges is reflected in the draft SPD/OAF.</p>
28	13	Resident	Q2	<p>Impact of student accommodation The report notes that Southwark has the second largest number of student homes of London boroughs and the high concentration of student residences at the Elephant. The SPD needs to address the consequences of this directly eg the impact it may have on affordable housing, how it benefits the area or otherwise and what part it will play in future development of the area. My impression is that the increase in student residences has been driven by developers meeting a market demand, rather than it being part of the conscious regeneration process</p>	<p>Noted. The draft SPD/OAF addresses the relationship between student housing and general housing and set out guidance to help manage the growth of student homes. The SPD/OAF identifies the areas which already have a significant quantum of student homes and set out guidance for new developments. The adopted Core Strategy DPD requires student developments to include 35% affordable housing provision.</p>

Elephant and Castle Representations

Representation Ref	Representor Ref	Representor Type	Section	Details of Representation	Officer Response to Representation
29	13	Resident	Q2	<p>The Latin American community There is a visible Latin American community at the Elephant. Latin American shops, cafes and businesses are a distinctive part of the shopping centre and railway arches. The SPD/OAF should show what practical benefits the regeneration will bring that could strengthen this strand of the community</p>	<p>The draft SPD/OAF will be accompanied by this sustainability appraisal which assesses the preferred options for growth in the area against a set of sustainability objectives, which include to promote social inclusion, equality, diversity and community cohesion. The sustainability appraisal sets out the probable impacts which may arise, including the impacts on the local community. We have also carried out an equalities impact assessment as part of the preparation of the SPD/OAF which looks at the impact of the SPD/OAF on different groups of the community.</p>
30	13	Resident	Q2	<p>Early Housing Programme for the Heygate estate The report's account of the rehousing of Heygate residents is inaccurate and misleading. The 16 early housing sites have been reduced to 10 (June 2009) and only 3 have been completed (Wansey St, St Georges Rd, New Kent Rd). Four more sites will be finished this year, two more haven't yet begun construction and the last and biggest (Stead St) is still at planning stage. In short Southwark has built 45 affordable homes to rehouse 700 families – the balance have taken current council stock through 'Homeseach' and they did not do so by choice, but because they would have received 'notices of possession', leading ultimately to eviction, if they did not (Heygate Action Plan June 2007). The rehousing of</p>	<p>The baseline information and list of issues has been reviewed and updated to reflect and clarify the amount of affordable housing delivered over the last few years, and the amount of homes that will be demolished from the Heygate Estate.</p>

Elephant and Castle Representations

Representation Ref	Representor Ref	Representor Type	Section	Details of Representation	Officer Response to Representation
				the Heygate residents has not been a success and it would be better for the SPD/OAF to acknowledge this and draw what lessons it can from the fact.	
31	46	Resident	General	SPD/OAF timetable The timetable for drafting and consulting on the SPD/OAF is concurrent with the Pre-Planning Application Consultation & Engagement of developers Lendlease for the regeneration area which covers much of core site 39P – both run from now and are due to conclude at the end of the year. There is evident potential here for the SPD/OAF to be shaped to the developer's will, rather than the objective needs of the borough. Can Southwark explain how this will be avoided and what influence the Regeneration Agreement already concluded with Lendlease will have on the SPD/OAF?	The SPD/OAF timetable for preparation has been set out in our updated Local Development Scheme. The SPD will be informed by an evidence base, prepared by Southwark, which will also be published at the time of consultation. The SPD has been timetabled for adoption prior to the submission of the planning applications and will be a material consideration which the applications are determined.
32	46	Resident	Q3	Issues around Sustainability I believe that Southwark Council could really lead the way on issues around Sustainability by considering commitments which are beyond legislation. For example, "Providing everyone with a decent and affordable home to live in" could be phrased as "Providing everyone with a decent, affordable, Zero Carbon home to live in", aiming to achieve one planet living in the borough and beyond.	We have set out the environmental targets to be met in Core Strategy DPD policy 13. The SPD/OAF will need to be in conformity with the Core Strategy, and provide supplementary guidance specific for the Elephant and Castle Opportunity Area. We have set a target of CfSH Level 4 for residential development.
33	46	Resident	Q2	Around energy I feel that Southwark could be looking at either a MUSCo, ESCo, biomass (local wood chip?) district heating system or another sustainable solution, which could not only support social and affordable housing but also support local	Core Strategy policy 13 sets out overarching policies on achieving high environmental standards. It includes the requirements for development to implement the energy hierarchy as set out in the

Elephant and Castle Representations

Representation Ref	Representer Ref	Representer Type	Section	Details of Representation	Officer Response to Representation
				business to achieve targets around sustainable energy. However, although I have seen mention of a community heating network, I am unable to find any information around the ownership of this network and would hope that this would stay with the local authority who would have a commitment to provide this energy at an affordable price	London Plan and requires Code for Sustainable Homes Level 4. The draft SPD provides more detailed guidance specific to Elephant and Castle, including where feasible and appropriate new CHP systems for new development and where possible adjacent sites.
34	46	Resident	Q2	Biodiversity and Green space have also been mentioned in the SPD where protection and improvement are mentioned on numerous pages. I hope this would include the invaluable protection of trees as the best time to plant a tree is 20 years ago, i.e. whenever a new tree is planted it's positive impact will only be felt in 20 years time.	The sustainability appraisal refers to the Council's Tree Management Strategy. The draft SPD provides guidance on protecting trees where possible, and the importance that they make to the environment and people's lives.
35	46	Resident	Q2	Cycle lanes - a real commitment to consider substantially sized cycle lanes (ideal width 2m), where the danger of cycling on main roads is sufficiently minimized. i.e. at least a commitment to consider a min width of 1.5m	The draft SPD/OAF includes design principles to guide new development, particularly for the main regeneration site of the Heygate Estate, and also sets out the objectives for improvements to cycle and pedestrian routes. The Council's Transport Plan provides further detail on cycle lanes.
36	46	Resident	Q2	Water: consider rainwater catching and efficient distribution?	We have an adopted Sustainable Design and Construction SPD which sets out our standards for conserving water in new developments, including the following requirements: Applications should demonstrate how the water demand of the development has been minimised through water

Elephant and Castle Representations

Representation Ref	Representor Ref	Representor Type	Section	Details of Representation	Officer Response to Representation
					<p>efficient design. Residential developments should achieve a potable water use target of 105L per person per day. • Non-residential development should achieve at least 1 BREEAM credit for water consumption. • Highly efficient water saving fixtures, fittings and appliances should be used. • Development should include a system to collect rainwater for use in external irrigation/watering, unless this is not feasible due to site constraints. • The development should connect to a local water supply or borehole where this is available. • There should be 100% metering of all newly built property</p>
37	46	Resident	Q2	Food Growing Space - every new development to have a designated food growing space?	The draft SPD looks at the requirements of new development to provide open spaces.
38	46	Resident	Q2	Role of educational institutions The report notes the significance of educational institutions in the area, as landowners, employers and providers of research. However, I am not aware that the London College of Communications or the South Bank University have played any visible or public part in the shaping of the regeneration plans to this date. The 'specific issues' for the Elephant & Castle (5.2) omits 'Education' as a category, and while it includes schools (under 'Social Infrastructure') it omits higher and further education. The new SPD should address this by outlining how the regeneration will help meet the tertiary	The baseline information and list of issues has been reviewed and updated to include information on higher and further education as well as schools. The importance of the local universities and colleges is reflected in the draft SPD/OAF.

Elephant and Castle Representations

Representation Ref	Representor Ref	Representor Type	Section	Details of Representation	Officer Response to Representation
				educational needs of the borough's young people through the educational institutions at the Elephant, as well as what wider educational role these institutions can play.	
39	46	Resident	Q2	Impact of student accommodation The report notes that Southwark has the second largest number of student homes of London boroughs and the high concentration of student residences at the Elephant. The SPD needs to address the consequences of this directly eg the impact it may have on affordable housing, how it benefits the area or otherwise and what part it will play in future development of the area. My impression is that the increase in student residences has been driven by developers meeting a market demand, rather than it being part of the conscious regeneration process	Noted. The draft SPD/OAF addresses the relationship between student housing and general housing and set out guidance to help manage the growth of student homes. The SPD/OAF identifies the areas which already have a significant quantum of student homes and set out guidance for new developments. The adopted Core Strategy DPD requires student developments to include 35% affordable housing provision.
40	46	Resident	Q2	The Latin American community There is a visible Latin American community at the Elephant. Latin American shops, cafes and businesses are a distinctive part of the shopping centre and railway arches. The SPD/OAF should show what practical benefits the regeneration will bring that could strengthen this strand of the community.	The draft SPD/OAF will be accompanied this sustainability appraisal which assesses the preferred options for growth in the area against a set of sustainability objectives, which include to promote social inclusion, equality, diversity and community cohesion and determine. The sustainability appraisal sets out the probable impacts which may arise, including the impacts on the local community. We have also carried out an equalities impact assessment as part of the preparation of the SPD/OAF which looks at the impact of the SPD/OAF

Elephant and Castle Representations

Representation Ref	Representor Ref	Representor Type	Section	Details of Representation	Officer Response to Representation
					on different groups of the community.
41	46	Resident	Q2	Early Housing Programme for the Heygate estate The report's account of the rehousing of Heygate residents is inaccurate and misleading. The 16 early housing sites have been reduced to 10 (June 2009) and only 3 have been completed (Wansey St, St Georges Rd, New Kent Rd). Four more sites will be finished this year, two more haven't yet begun construction and the last and biggest (Stead St) is still at planning stage. In short Southwark has built 45 affordable homes to rehouse 700 families – the balance have taken current council stock through 'Homesearch' and they did not do so by choice, but because they would have received 'notices of possession', leading ultimately to eviction, if they did not (Heygate Action Plan June 2007). The rehousing of the Heygate residents has not been a success and it would be better for the SPD/OAF to acknowledge this and draw what lessons it can from the fact	The baseline information and list of issues has been reviewed and updated to reflect and clarify the amount of affordable housing delivered over the last few years, and the amount of homes that will be demolished from the Heygate Estate.
42	46	Resident	Q2	Interim use of existing space I would like to see a commitment to consider all proposed interim uses of spaces that the council has deemed unworthy to live in, where any community member can initiate and be supported by the council to keep and maintain Southwark as a safe borough.	The draft SPD/OAF includes guidance on interim uses.
43	46	Resident	General	I also feel that a month is not enough time to respond to this kind of document and I am disappointed that the physical copy is only available in Newington Library. I would expect at least other	In accordance with the Environmental Assessment of Plans and Programmes Regulations 2004, which converted the SEA Directive into UK legislation, the

Elephant and Castle Representations

Representation Ref	Representor Ref	Representor Type	Section	Details of Representation	Officer Response to Representation
				surrounding libraries to also have a physical copy which can be consulted.	council consults with the statutory bodies of the Environment Agency, Natural England and English Heritage, allowing them 5 weeks to comment. All feedback received will be considered and the scope of the appraisal amended if needed. Government guidance also recommends that additional bodies and agencies can be consulted in order to gather further information on the social and economic aspects of sustainability and therefore in line with our Statement of Community Involvement (SCI) we consult everyone on our consultation database in addition to publishing it on our website and advertising the consultation in the Press. We will ensure the forthcoming consultation documents on the draft SPD/OAF are available at all libraries in the borough and the consultation will be longer than a month, with much more extensive consultation. This is set out in our consultation plan for the SPD/OAF.
44	14	Government agency(non-statutory consultee)	General	Thank you for consulting the Environment Agency on this Scoping Report. Please find our advice below. The main environmental issue relating to this SPD is flood risk. Flood Risk The area lies within Flood Zone 3a, defined by Planning Policy Statement 25 (PPS25) as being high risk. The site is protected by the Thames tidal defences but there remains the residual risk of flooding	Noted

Elephant and Castle Representations

Representation Ref	Representor Ref	Representor Type	Section	Details of Representation	Officer Response to Representation
				following a breach of the defences. Surface water run-off is an important source of flooding to be assessed when dealing with large sites. Please find our answers to the specific questions asked within the Appendix	
45	14	Government agency(non-statutory consultee)	Q1	<p>Question 1 – Other Plans The scoping report has correctly identified the relevant major environmental plans and guidance documents such as the Floods Directive, Water Framework Directive, Planning Policy Statement 25, Thames Catchment Flood Management Plan and Southwark’s Strategic Flood Risk Assessment. We advise that the following plans and guidance documents are also included.</p> <ul style="list-style-type: none"> • The European Groundwater Daughter Directive (related to Water Framework Directive) should be referenced. This has been transposed into UK legislation in the Environmental Permitting Regulations 2010, which should also be considered. • The Environment Agency’s Thames Estuary 2100 Plan document provides regional guidance on the predicted effects of climate change in relation to tidal flood risk. Please find further details at the following link; http://www.environment-agency.gov.uk/research/library/consultations/106100.aspx • The Environment Agency has produced guidance concerning green roofs. This guidance is called the Green Roof Toolkit. Please find further details of this web-based resource at the link below; http://www.environment-agency.gov.uk/business/sectors/91967.aspx <p>• We also</p>	We have included these suggestions into the list of relevant Policies, Plans and programmes and which inform the SPD/OAF

Elephant and Castle Representations

Representation Ref	Representor Ref	Representor Type	Section	Details of Representation	Officer Response to Representation
				recommend a guidance document from our DEFRA colleagues at the Forestry Commission concerning the value of including trees into the urban environment. This is called "The case for trees in development and the urban environment". Please find this document at the following link; http://www.forestry.gov.uk/pdf/eng-casefortrees.pdf/\$FILE/eng-casefortrees.pdf	
46	14	Government agency(non-statutory consultee)	Q2	Question 2 – Baseline Information We advise that the following documents provide environmental baseline information that should inform the Sustainability Appraisal; • The Environment Agency’s Environmental summary for Southwark is a factsheet, which provides baseline data. This was last updated in November 2010 and can be viewed at the following link; http://www.environment-agency.gov.uk/static/documents/Research/SOUTHWARK_factsheet.pdf Information on the sources of the data contained within the factsheet can be found at the following link; http://www.environment-agency.gov.uk/research/library/publications/103321.aspx	We have included these suggestions into the list of relevant Policies, Plans and programmes and which inform the SPD/OAF
48	14	Government agency(non-statutory consultee)	Q4	Question 4 – Objectives, Questions and Indicators We are pleased to see Sustainability Objectives concerning climate change (SDO6), waste (SDO9), water resources (SDO10), biodiversity (SDO14) and flooding (SDO15). In line with the sustainability issue "minimising flood risk and improve the quality of controlled waters within the borough", we recommend SDO15	The Sustainability Objectives and indicators have been reviewed and some updates made. We have kept the list of indicators to a manageable number.

Elephant and Castle Representations

Representation Ref	Representor Ref	Representor Type	Section	Details of Representation	Officer Response to Representation
				<p>is amended to include reference to the inclusion of Sustainable Drainage Systems (SUDS). For example, the SDO could read "To reduce vulnerability to flooding and maximise the incorporation of SUDS". An indicator could be the number of planning applications approved including SUDS. We advise that the protection and improvement of groundwater quality is included. SDO11 could be amended to include this issue. However, the environmental sensitivity of the Elephant & Castle area is low from the perspective of protection of controlled waters. The area is underlain by the Kempton Park Gravel Formation, which is classified as a secondary aquifer. The gravels are underlain by the London Clay Formation which is classified as an unproductive unit. There are no sensitive surface water features in the area. It is also envisaged that SOs10, 11 and 15 would provide some benefits to groundwater quality due to the cleaning up of contaminated soil, for example. We advise that the possibility of including green roofs to new developments is included in SDO6 as a way to mitigate and adapt to climate change. An indicator could be the square meterage of green roofs approved through the planning process.</p>	
49	14	Government agency(non-statutory consultee)	Q5	Question 5 – SA Report Structure We advise that the SA report structure is appropriate.	Support noted.

Elephant and Castle Representations

Representation Ref	Representer Ref	Representer Type	Section	Details of Representation	Officer Response to Representation
50	46	Resident	Q1	<p>ELEPHANT & CASTLE - SUSTAINABILITY APPRAISAL SCOPING REPORT I am writing in relating to the consultation upon the above report. I understand that the impact of further development at Elephant & Castle (including the 'proposed' regeneration of the core by Lend Lease) has recently been assessed by TfL and LB Southwark and will result in the need for several currently unfunded improvements, including an enhanced interchange between Thameslink and Underground services, incorporating a sub surface ticket hall and expanded concourse between the tube lines. Whilst I have not had sight of this report, I believe it may be supplementary to the Mayors Transport Strategy 2010 (certainly to the 2003 development framework document for E&C Public Transport Interchange 2003), either way I consider this document and it's implications upon sustainable development at E&C should form an integral part of your report. I look forward to hearing from you in this regard</p>	<p>The Mayor's Transport Strategy 2010 is referred to in the draft SA.</p>
51	45	Government agency(non-statutory consultee)	Q1	<p>1. Other plans and programmes/Appendix 2 A13 Government Strategies to add There is a new Dept of Health Public Health Strategy - Healthy lives, healthy people: our strategy for public health in England which is at White Paper stage and being consulted on. It will be very relevant to planning once it is finalised so you may want to add it as a provisional document whilst noting that the consultation is not complete and the Health and Social Care Bill needs to be passed to bring it into law. I think it's likely to</p>	<p>We have included these suggestions into the list of relevant Policies, Plans and programmes which inform the SPD/OAF.</p>

Elephant and Castle Representations

Representation Ref	Representor Ref	Representor Type	Section	Details of Representation	Officer Response to Representation
				<p>all be done and dusted by 2012 when this doc is complete. It will definitely need mentioning there. It is likely that local authorities will be given a statutory duty to improve the health of their populations – a new duty that will have implications for spatial planning.</p> <p>http://www.dh.gov.uk/en/Publichealth/Healthyliveshealthypeople/index.htm Add the Active Travel Strategy published in 2010 by Depts. of Health and Transport</p> <p>http://www.dh.gov.uk/en/Publicationsandstatistics/Publications/PublicationsPolicyAndGuidance/DH_113102 Remove Health Inequalities – Progress and Next Steps (2008) – now superseded.</p> <p>A17 There are some pieces of guidance from the National Institute of Clinical Excellence (NICE) offering best practice guidance to local authorities/town planners which need to be included. Guidance on the promotion and creation of physical environments that support increased levels of physical activity</p> <p>http://guidance.nice.org.uk/PH8 Promoting physical activity, active play and sport for pre-school and school-age children and young people in family, pre-school, school and community settings</p> <p>http://guidance.nice.org.uk/PH17 Alcohol-use disorders: preventing harmful drinking</p> <p>http://guidance.nice.org.uk/PH24 Prevention of cardiovascular disease at the population level</p> <p>http://guidance.nice.org.uk/PH25 Preventing unintentional injuries among children and young people aged under 15: road design</p>	

Elephant and Castle Representations

Representation Ref	Representor Ref	Representor Type	Section	Details of Representation	Officer Response to Representation
				<p>and modification http://guidance.nice.org.uk/PH31 A21 National and Regional health docs Please add: Strategic Review of Health Inequalities in England Post-2010 (The Marmot Review) The review proposes the most effective evidence-based strategies for reducing health inequalities in England from 2010. It includes strategy will include policies and interventions that address the social determinants of health inequalities. http://www.marmotreview.org/ There is a housing reference which needs to be moved into the correct section. http://www.dh.gov.uk/en/Publicationsandstatistics/Publications/PublicationsPolicyAndGuidance/DH_121941 A-30 and onwards - Local Health docs Please remove the 2007 Commissioning Strategy Plan as it has been superseded by the NHS Southwark Strategic Plann2010-2015 referenced further down the page. Also remove the 2006 Asset management Strategy as this has been superseded by CIAMS in the row above. Joint Strategic needs Assessments are also useful sources of local information. Please add: Children and Young People's Health Needs Assessment (2010) http://www.southwarkpct.nhs.uk/documents/5957.doc Annual Public Health Reports are also useful sources of information - one for 2010 is being drawn up now and we will send it to you once it is completed. Add: Annual Public Health Report for 2008-9 at http://www.southwarkpct.nhs.uk/a/4512 We are currently drawing up joint strategic needs assessments for older</p>	

Elephant and Castle Representations

Representation Ref	Representor Ref	Representor Type	Section	Details of Representation	Officer Response to Representation
				<p>people and alcohol which will be published late on in 2011. Alcohol is also relevant to health though you might want to put this under community safety and check with community safety s to other more up-to-date strategies than the one cited. SSP Alcohol Strategy 2010-2012 http://www.southwark.gov.uk/info/200030/community_safety_and_enforcement/405/drugs_and_alcohol There is also a new Violent Crime strategy adopted in December - have not been able to find it on line but think it should be cited as it is again very material to planning A32 Open Spaces and Biodiversity Add Southwark Tree Strategy http://www.southwark.gov.uk/downloads/download/2621/tree_strategy And presumably the Open Space Strategy currently being drawn up will need to be cited</p>	
52	45	Government agency(non-statutory consultee)	Q2	<p>2 Review of chapter 4/Appendices 3/4 P.15 Suggest extending the comment on older people to capture the fact that 56% of those claiming a state pension are in receipt of guarantee pension credit – an accepted indicator of pensioner poverty. Older people claiming guarantee pension credit (an index of pensioner poverty (May 2010 – NOMIS) Ward No of claimants Cathedrals 555 Chaucer 495 East Walworth 585 Newington 750 Column Total 2,385 Regeneration needs to take their needs into account as most older people live in the community and more are living to a greater age than before with many implications for housing and</p>	<p>We have included these suggestions where possible into the list of relevant Policies, Plans and programmes and baseline information which informs the SPD/OAF.</p>

Elephant and Castle Representations

Representation Ref	Representor Ref	Representor Type	Section	Details of Representation	Officer Response to Representation
				health and support in continuing to live independently.	
53	45	Government agency(non-statutory consultee)	Q2	P.17 Can you need more data on the make up of the White Other group? I believe there might be specific ones (Latin American?, Turkish?) Also it is important to note that there is quite a large Asian population – by my rough calculation, 25% of the Indian and 53% of the Bangladeshi total Southwark populations live in the 4 wards	We have included these suggestions where possible into the list of relevant Policies, Plans and programmes and baseline information which informs the SPD/OAF.
54	45	Government agency(non-statutory consultee)	Q2	P.19 4.2.2. Employment I note you are using NOMIS – it is possible to quarry more small area data out of it and to give more up-to-date data on a variety of benefits claims which in turn give a more detailed demographic picture. The employment rate shown was for 2001 and this is now ten years old so needs updating as it does not reflect current economic circumstances, economic downturn etc. Newington now has the highest number of people claiming out of work benefits. The number of people on ESA and Incapacity Benefit also indicates disadvantage and likely long term employment. Disability may be under represented as people do not always claim Disabled Living Allowance when they are entitled to because of the complexity of the benefits process. Benefit claimants - working age clients for small areas aged 16-64 at shown as a proportion of residents (May 2010 – NOMIS) The current evidence from the DWP suggests that Newington in the most deprived of the wards	We have included these suggestions where possible into the list of relevant Policies, Plans and programmes and baseline information which informs the SPD/OAF.
55	45	Government	Q2	P.25 Retail market Add the need for access to healthy fresh food	We have included these suggestions where possible

Elephant and Castle Representations

Representation Ref	Representer Ref	Representer Type	Section	Details of Representation	Officer Response to Representation
		agency(non-statutory consultee)		as part of the retail offer – needs to be easy to go shopping locally. Also the health advantages in limiting takeaways in the retail mix. NICE Guidance on Cardiovascular Disease recommends: • Use bye-laws to regulate the opening hours of take-aways and other food outlets, particularly those near schools that specialise in foods high in fat, salt or sugar. • Use existing powers to set limits for the number of take-aways and other food outlets in a given area. Directives should specify the distance from schools and the maximum number that can be located in certain areas. You note that East Street market is under-occupied – can this be expanded – is there an explanation for under-occupation in an area where more small businesses are needed, is there a plan to increase vitality and footfall? Presumably it needs to be treated as a useful asset?	into the list of relevant Policies, Plans and programmes and baseline information which informs the SPD/OAF.
56	45	Government agency(non-statutory consultee)	Q2	P.29 Medical, dental and nursing schools have been omitted. They account for quite large numbers of students in Southwark. This omission has been pointed out by us in other responses – it would be good if the process of factual correction and information could be fed into the iterative processes so that the same points don't need to be repeated. • Guy's, King's and St Thomas' School of Medicine - The GKT School of Medicine is the largest medical school in the UK and has an undergraduate medical student intake of 360 per annum. There is a postgraduate population of 319 FTE taught and 223 FTE research students. The School	The baseline information has been reviewed and the suggestions will be taken into account when preparing the draft SPD/OAF.

Elephant and Castle Representations

Representation Ref	Represor Ref	Represor Type	Section	Details of Representation	Officer Response to Representation
				<p>employs around 400 academic staff and has a budget of £80m, of which £36m is research grants and contracts. • Florence Nightingale School of Nursing and Midwifery - currently provides education for around 1,200 full-time nursing and midwifery students as well as a wide range of continuing professional development programmes for registered nurses and midwives. • King's College London Dental Institute, the largest dental academic centre in the UK. Although Kings College London has its main HQ in the Strand, it has a campus at the Institute of Psychiatry and also buildings at Waterloo, so probably needs mentioning</p>	
57	45	Government agency(non-statutory consultee)	Q2	<p>P33. 4.2.6 'Health and safety' It is confusing to see health and crime treated together. We suggest separating them as they are important topics in their own right. First section can be called Health, the second Community Safety. Health Suggested rewrite/update In Southwark overall, life expectancy for both men and women has continued to improve with women now living longer than the national average (82.4 years) and men have narrowed the gap with the national average (77.2 years). This is not evenly distributed across the borough and differs between wards with a gap of 7.9 years for men and a gap of 6.2 years for women between the worst and best performing deciles of the population. The main causes of premature mortality are cancers, cardiovascular disease and respiratory disorders, with major</p>	<p>The baseline information has been reviewed and the suggestions will be taken into account when preparing the draft SPD/OAF.</p>

Elephant and Castle Representations

Representation Ref	Representor Ref	Representor Type	Section	Details of Representation	Officer Response to Representation
				<p>contributions to long term morbidity from diabetes, hypertension, mental illness and TB and HIV, linked to the specific population demographic. While death rates directly caused by diabetes are relatively low there is a large amount of illness, mortality and hospital care services related to complications, renal disease, and circulatory diseases. Chronic Obstructive Pulmonary Disease (often linked to smoking) is also a significant cause of admission for long-term conditions. Mortality rates from COPD in men and women in Southwark are higher than national rates. Mortality in the under 75 population is often used as an indicator of premature mortality. Male mortality aged under 75 is particularly high in Cathedrals, East Walworth and Newington wards. Female mortality is particularly high in East Walworth and Newington. Mortality for males and females is lower than the England average in Chaucer ward. Premature cardiovascular disease mortality for all persons aged under 75 is high in Cathedrals, East Walworth and Faraday wards. Premature cancer mortality is high in Cathedrals and Newington wards. Much of the cancer mortality is caused by smoking. Southwark's children are healthy in the main. However there are some indicators that give a cause for concern. Southwark has an infant mortality rate that is higher than the national average and has recently increased to 7.3 per 1000 live births for 2006-08 , the corresponding figure for London overall is 4.6 deaths per 1000 live births. Recently released data (Marmot</p>	

Elephant and Castle Representations					
Representation Ref	Representor Ref	Representor Type	Section	Details of Representation	Officer Response to Representation
				<p>Indicators – LHO) suggests that many children and young people are still failing to reach their full potential. Only 56.6% children achieve a good level of development at age 5 at the start of formal education, the corresponding figure for London being 54.7%. 9.3% of school leavers do not enter employment, education or training (NEET), the corresponding figure for London being 5.8%. Despite improvements in recent years, teenage pregnancy remains high – with 73 per 1000 compared to 41 per 1000 nationally. Some life style choices and habits also have an adverse effect people’s health in Southwark. Although the number of smokers is decreasing, 27% of adults are estimated to be smokers. It is estimated that 45% of the Southwark population drink more than the recommended daily alcohol intake on one or more days of the week. 3262 hospital admissions in Southwark in 2008 were related to alcohol. Alcohol specific admission data from 2009/2010 suggests that rates of admission are particularly high amongst residents of Nunhead, Livesey, East Walworth and Cathedrals wards. Estimates suggest that the cost of alcohol related admissions to A&E alone is almost £5 million a year. It is hard to obtain exact information about problematic drug users, i.e. those using crack cocaine or opiates. Estimates in 2009 ranged from 3200 to 4810 the majority of whom use both crack cocaine and opiates although it is thought that more recently there has been a slight decline in the number of users. Levels of overweight</p>	

Elephant and Castle Representations					
Representation Ref	Representor Ref	Representor Type	Section	Details of Representation	Officer Response to Representation
				<p>and obesity are also significant factors affecting the health of both adults and children and for many people levels of physical activity are too low. In Southwark 21% of adults are obese and the proportion of children in reception year classified as obese (09/10) is among the highest in England, at 14.8 % compared to averages of 11.6% for London and 9.8% for England. Mental ill-health is a major cause of time lost to illness locally and forms a consistent theme of patient feedback as a key priority. Work undertaken in the PCT has shown that that spend is on mental ill-health is the second highest in London. There are also a large number of people claiming incapacity benefit with mental or behavioural problems, with a rate of 31 people per 1,000 working age population, compared to 27.6 per 1,000 nationally Insert new heading to separate health and community safety. Will read: - 4.2.7 Community Safety 'The level of crime and fear of crime..... Add Alcohol has a significant impact on a number of social factors in Southwark with 3101 crimes (including domestic violence) recorded between April 09 and Sept 10 and the involvement of alcohol in an estimated 30% of child care proceedings. (Many implications for planning around alcohol so need to ensure it is effectively represented in the evidence base) P.36 I would suggest that you put the section on health facilities immediately after the background on health so that it is followed by 4.2.7 on Community Safety. You need to mention the three Acute Trusts in</p>	

Elephant and Castle Representations

Representation Ref	Representor Ref	Representor Type	Section	Details of Representation	Officer Response to Representation
				<p>serving the area - Guys and St Thomas'; Kings College Hospital and South London and Maudsley; there is also the Institute of Optometry. P37. DELETE – no longer the case. As well as 2 podiatry chairs. The closure of the Aylesbury Health Centre has resulted in a severe shortage of PCT clinical and office accommodation in the locality with a number of teams serving the area having to be based elsewhere in the borough. I will try and organise maps for the borough that show opticians; pharmacies; GP surgeries and dentists. Can let you have them by mid March I hope. I think they need to be shown in all consultative documents but am aware we have had problems managing this- we now have a mapper back with us in Public Health</p>	
58	45	Government agency(non-statutory consultee)	Q2	<p>P.53/54 4. 2.3 Open Space and Biodiversity It would be helpful if an indicative map can be added to show the location and type of open spaces. Suggest deleting the sentence that says that Faraday, East Walworth and Chaucer Wards have surplus provision of open space – unsure by what criterion it is surplus and in addition the north west of the borough overall has very little open space – Cathedrals has almost none. Space that is identified as surplus may find itself being built over. There is an increasing body of evidence that indicates an association between distance to a green space and health and health-related quality of life. People who perceive easy access to safe green spaces report higher green space use, more regular physical activity and</p>	<p>The baseline information has been reviewed and the suggestions will be taken into account when preparing the draft SPD/OAF. We have reviewed the open spaces in the Opportunity Area as part of the preparation of the SPD/OAF and the Core Strategy. On-going qualitative and quantitative evidence collection is being undertaken to inform an Open Spaces Strategy for the entire borough.</p>

Elephant and Castle Representations

Representation Ref	Representor Ref	Representor Type	Section	Details of Representation	Officer Response to Representation
				lower risk of obesity. Therefore, access to safe and convenient green space is likely to be an important environmental factor in public health efforts aimed to promote physical activity and reduce obesity. Good evidence to for proximity to green space reducing stress	
59	45	Government agency(non-statutory consultee)	Q2	P57. 4.2.10 Housing. I am not really qualified to comment on the accuracy etc of the housing background. However I do think that the lack of mention of housing for older people is an omission. Ward level projections are available at: http://data.london.gov.uk/datastore/package/gla-ward-level-population-projections-2009-round-revised-shlaa and I have tabulated the projections for over 65s below. You may want to contact Rob Weallens who is drawing up the Older People's Housing Strategy. There is a need in particular for more extra care housing as there will increasingly be larger numbers of frail older people in the community. There is a major shift from the use of residential care to more community based solutions such as sheltered/extra care housing. The projections for increase in the relevant wards are shown here together with the total projected increase in older people for the whole of Southwark – 10,000 over 20 years! It is also important to note that proportionately there will be more 'older old' – over 75s because of increases in longevity but not that later years are often spent with quite a high level of disability, hence the interest in more supportive housing based	The baseline information has been reviewed and the suggestions will be taken into account when preparing the draft SPD/OAF.

Elephant and Castle Representations

Representation Ref	Representer Ref	Representer Type	Section	Details of Representation	Officer Response to Representation
				solutions.	
60	45	Government agency(non-statutory consultee)	Q3	<p>3. Chapter 5 P.64 Key sustainability issues It seems very odd bracketing health inequalities and noise nuisance. I would suggest either treating noise separately or it is more logically bracketed with Poor air quality. Noise can be broken into transport noise and noise in the home - different solutions are needed. Add the Marmot Indicator cited earlier for child development: Children achieving a good level of development at age 5 in Southwark (%) 56.6%</p> <p>http://www.lho.org.uk/LHO_Topics/national_lead_areas/marmot/marmotindicators.aspx Can you also mention supporting active forms of transport such as walking and cycling – you only mention reducing car use and increasing use of public transport. Part of the public health agenda is to see higher levels of day to day physical activity.</p>	We have considered the suggested references and included, where appropriate, will include additional information into the Draft Sustainability Appraisal. The list of baseline information has been reviewed and the suggestions will be taken into account when preparing the Draft SPD/OAF.
61	45	Government agency(non-statutory consultee)	Q4	<p>Chapter 6 Sustainability Appraisal Framework Objectives/Questions and Indicators P.68 Section 6.6 3.3 Suggest being a bit more specific – rate of obesity in Reception class children 3.4 Under 75 mortality from CVD, COPD and stroke 3.7 Emergency admissions to hospital per 1000 people Suggest deleting the proximity to GP – less relevant in urban areas. There is currently consultation going on around new outcome indicators for health and social care. Once this has been completed and there are new indicators in each are, it will make sense to revisit</p>	The Sustainability Objectives and indicators have been reviewed. We have kept the list of indicators to a manageable number.

Elephant and Castle Representations

Representation Ref	Representor Ref	Representor Type	Section	Details of Representation	Officer Response to Representation
				<p>the health indicators. http://www.dh.gov.uk/en/Consultations/Liveconsultations/DH_122962 http://www.dh.gov.uk/prod_consum_dh/groups/dh_digitalassets/@dh/@en/documents/digitalasset/dh_122037.pdf P.72 On the compatibility matrix, a tick needs to be placed at the intersection of health and education/skill – they are very strongly connected – better education/skills generally equates to better health.</p>	
62	45	Government agency(non-statutory consultee)	Appendix 3	Appendix 3 As discussed, let's tick with the existing indicators, amended slightly as I have suggested, but revisit once things settle down a bit more and we have the new outcome frameworks. I assume the profiles that you have sourced them from will continue, but who knows?	The Sustainability Objectives and indicators have been reviewed. We have kept the list of indicators to a manageable number. We continually review the indicators at every stage of preparation of our plans.
63	47	Government agency(non-statutory consultee)	General	1.2 "...SPD/OAF will expand upon the area vision for Elephant and Castle set out in the Core Strategy TfL response: given the E&C SPG 2004 included a detailed Section 8 Implementation and Delivery, TfL will be seeking a similar level of detail to this within the new SPD in particular the mechanism for capturing as well as phasing and funding options to guarantee the timely delivery of the major Northern Line ticket hall capacity upgrade.	The SPD/OAF will supplement the Core Strategy policies and provide additional guidance for development in the area, which will include detail on infrastructure provision. We have reviewed the existing infrastructure, increased capacity requirements and where possible identified costs, phasing and delivery.
64	47	Government agency(non-statutory consultee)	General	1.5 "...important to note that the SPD/OAF will provide guidance to supplement policies in a higher level development plan document (DPD), in this case Southwark's Core Strategy". TfL	The draft SPD/OAF provides further guidance and is in accordance with the adopted Core Strategy. It provides detailed guidance for the character areas in the opportunity area as well as detailed guidance on

Elephant and Castle Representations

Representation Ref	Representor Ref	Representor Type	Section	Details of Representation	Officer Response to Representation
				<p>response: The SPD needs to build on the agreed replacement wording in the Core Strategy: "The regeneration of the opportunity area will create a highly integrated and efficient public transport hub. This will comprise an improved northern line station with a new ticket hall and escalators under the shopping centre, enhanced conditions for bus and rail users and an improved interchange between the various modes. All development will be phased to ensure that the funding is available so that the necessary transport capacity and improvements can be delivered in time to accommodate the new residents, businesses and leisure activities in the opportunity area."</p>	<p>how to implement the vision as set out in the Core Strategy.</p>
65	47	Government agency(non-statutory consultee)	General	<p>1.5 'Core Strategy has undergone a comprehensive sustainability appraisal, which established the baseline against which the effects of the SPD/OAF can be compared. The Core Strategy SA is therefore to be used as the basis of this SA with a review and update of information where necessary." TfL response: The TfL feasibility study evidence will need to be considered as part of this update, in particular southern roundabout post implementation traffic monitoring surveys (from May onwards). Also, the effects of decanted Heygate Estate has changed the baseline travel conditions which will need to be accounted for in identifying the single preferred interchange and shopping centre design option that should form an input to the new E&C SPD/ OAF.</p>	<p>The baseline information has been reviewed and has been taken into account in preparing the draft SPD/OAF. We are continuing to liaise and involve TfL in the preparation of the draft SPD/OAF.</p>

Elephant and Castle Representations

Representation Ref	Representor Ref	Representor Type	Section	Details of Representation	Officer Response to Representation
66	47	Government agency(non-statutory consultee)	General	2.1.1 The proposed objectives of the SPD/OAF are to: • Help ensure that all new development is supported by the appropriate infrastructure it requires to meet the social, economic and environmental needs that it generates; • Provide detailed guidance on the key issues which affect the area, such as heights and locations for tall buildings, provision and support for small businesses and the scope of improvements needed for transport infrastructure. TfL response: this should also include the options for funding and delivery of the upgraded Northern Line ticket hall	We consider the objective to 'Help ensure that all new development is supported by the appropriate infrastructure it requires to meet the social, economic and environmental needs that it generates' addresses all of the infrastructure requirements of increased development in the area, including the Northern line ticket hall. The SPD/OAF will supplement the Core Strategy policies and provide additional guidance for development in the area, which will include detail on infrastructure provision. We have reviewed existing infrastructure, increased capacity requirements and where possible identified costs, phasing and delivery. This is part of the SPD/OAF.
67	47	Government agency(non-statutory consultee)	General	2.1.2 In achieving these objectives, the SPD/OAF will have a number of benefits. In particular it will: • Help demonstrate how the infrastructure identified in the Core Strategy will be delivered." TfL response: The funding and timing for the capacity upgrade at the Northern Line ticket hall is a critical component of the new document. TfL will assist Southwark in formulating this work in support of the SPD/ OAF.	We have reviewed existing infrastructure, increased capacity requirements and where possible identified costs, phasing and delivery. This is part of the SPD/OAF.
68	47	Government agency(non-	General	2.2.1 The need to prepare the SPD/OAF is driven by a number of factors: • Infrastructure needs, particularly around transport,	The SPD/OAF will supplement the Core Strategy policies and provide additional guidance for

Elephant and Castle Representations

Representation Ref	Representor Ref	Representor Type	Section	Details of Representation	Officer Response to Representation
		statutory consultee)		require a comprehensive review and the SPD/OAF will set out the delivery mechanisms and implementation of key infrastructure required. TfL response: TfL welcomes this and looks forward to supporting the council in formulating the funding, delivery and implementation options.	development in the area, which will include detail on infrastructure provision. We have reviewed existing infrastructure, increased capacity requirements and where possible identified costs, phasing and delivery. This is part of the SPD/OAF. We will continue to work closely with TfL in preparing this SPD/OAF.
69	47	Government agency(non- statutory consultee)	Q2	Page 35 „The promotion of the Elephant and Castle area to accommodate more businesses and retail development will increase the number of people working in and visiting the area. This will be positive for Southwark but also poses the risk of an increase in crime and disorder in the north of the borough.“ TfL response: More intensive use of the Northern Line ticket hall, which has one of the highest recorded incidences of verbal and physical assaults on the London Underground network, prior to the associated major capacity upgrade will likely serve to increase the hostility towards London Underground station staff with associated risk of increases incidence of assaults	Noted. We have taken this into account when preparing the draft SPD/OAF
70	47	Government agency(non- statutory consultee)	Q2	Page 44 „The SPD/OAF will need to set out guidance to help minimise the impact traffic congestion and resulting pollutants has on the public realm and living environments, through good urban design and building design. The SPD/OAF will need to set out guidance to help minimise and manage the environmental noise	Support noted. We are continuing to work closely with TfL and other partners. This is set out in the draft SPD/OAF.

Elephant and Castle Representations

Representation Ref	Representor Ref	Representor Type	Section	Details of Representation	Officer Response to Representation
				resulting from traffic congestion through addressing the issues surrounding the transport infrastructure and road layout in the area." TfL response: TfL will work with Southwark and development partners to attempt to address these issues, which should form a key component of the replacement E&C SPD/ OAF.	
71	47	Government agency(non-statutory consultee)	Q2	Page 59 Walking: „It is not possible to cross Elephant & Castle at street level, as barriers have been erected between the northbound and southbound carriageways. Access between the two roads is via a subway, which runs under the southern end of Elephant & Castle." TfL response: TfL has now agreed to remove the pedestrian guard railing along the central median strip linking the northern roundabout and southern junction, as part of the ongoing southern roundabout conversion scheme. The guard railing removal works should be completed by the end of April 2011	Noted. We have taken this into account when preparing the draft SPD/OAF. The draft SPD/OAF sets out the work already carried out by TfL and includes guidance and information on further transport work proposed.
72	47	Government agency(non-statutory consultee)	Q2	Page 59 Cycling: „Within Elephant & Castle, a new layout has been completed which includes a new entrance for cyclists coming from Content Street. The works included alterations to layout of the junction, carriageway resurfacing, streetscape enhancements, the introduction of trees, benches, new and improved lighting and additional signing." TfL response: Reference is made to the Content Street junction, perhaps detailed reference should be made about the southern	We have taken this into account when preparing the draft SPD/OAF. The draft SPD/OAF sets out the work already carried out by TfL and includes guidance and information on further transport work proposed.

Elephant and Castle Representations

Representation Ref	Representor Ref	Representor Type	Section	Details of Representation	Officer Response to Representation
				<p>roundabout conversion scheme as follows: The southern roundabout junction improvement scheme converts the existing roundabout to a traffic signal controlled arrangement at the junction of Walworth Road with Newington Butts, providing significant improvements and priority for pedestrians and cyclists. The scheme removes the existing pedestrian subways replacing them with surface pedestrian crossings on all arms of the junction incorporating new cycle lanes and advanced stop lines for cyclists, and significant new paved areas that provide shared space for pedestrians and cyclists. Two TfL Cycle Hire docking stations have also been incorporated on either side of Walworth Road. Legible London signage has also been incorporated as part of the scheme. More trees and street lighting have been incorporated to improve the local environment.</p>	
73	47	Government agency(non-statutory consultee)	Q2	<p>Page 60 „Elephant & Castle is a significant transport interchange, with 24 bus services travelling through the area, 8 of which terminate there. The Elephant and Castle has more bus routes passing through it than anywhere else in Southwark. The bus stops for these services are widely distributed around all of the approach roads to Elephant & Castle. However, the majority of bus services use either the 6 bus stops located between the shopping centre and the London College of Printing, or the 4 bus stops on the New Kent Road." TfL response: TfL: correction 9 terminating services, 20 travel through the area.</p>	<p>We have updated and corrected this information.</p>

Elephant and Castle Representations

Representation Ref	Represor Ref	Represor Type	Section	Details of Representation	Officer Response to Representation
74	47	Government agency(non-statutory consultee)	Q2	<p>Page 61 Underground Stations: „The underground stations at Elephant and Castle are currently deficient in terms of the standards to which modern underground stations are designed. In each ticket hall at Elephant & Castle, access from ground level to platform level is achieved by using a combination of lifts and short flights of steps, rather than escalators and lifts to platform level for mobility-impaired users. Three lifts are provided in the Bakerloo Line station and two in the Northern Line station. Staircases from the surface are also available in each station. TfL response to bold text above: It should be clarified in the draft SPD/ OAF that the primary means of access to platforms is via the lifts and that the stairwells serve primarily as a means of emergency evacuation escape. The Northern line is 19m below ground level, the Bakerloo 23m, which are significant depths which London Underground will not normally expect passengers to access without some form of motorised assistance (e.g. lifts or escalators). ‘Interchange between the two stations is via a passageway connecting the northbound Bakerloo Line platform to the southbound Northern Line platform. This puts additional pressure on these platforms, as they must accommodate not only passengers boarding/alighting at that platform, but also passengers transferring between the Northern and Bakerloo Lines.” TfL response to bold text above: the interchange passageway connects both the southbound and northbound</p>	<p>The draft SPD/OAF includes a section on public transport and provides guidance on the underground station. The infrastructure delivery section of the draft SPD/OAF also sets out detail</p>

Elephant and Castle Representations

Representation Ref	Representor Ref	Representor Type	Section	Details of Representation	Officer Response to Representation
				<p>Northern line platforms to the Bakerloo platforms albeit from different directions. The Northern line southbound platform is unique only in that the passengers coming from the Northern Line ticket hall lifts and going towards the Bakerloo line platforms are routed via this platform rather than the northbound platform. But both north and southbound Northern line platforms are connected to the Interchange passageway.,,TfL has been undertaking a modelling exercise to appraise the impacts of anticipated development within the Elephant & Castle Opportunity Area on both the Northern and Bakerloo Line Underground stations. The council is seeking to secure construction of a new underground station with escalators within the rebuilt shopping centre. Significant developer contributions will be needed for this project in partnership with London Underground, although savings can be made if the station is rebuilt at the same time as the shopping centre." TfL response: The funding and delivery section of the draft SPD/ OAF needs to be explicit in stating that TfL has no funding for the necessary London Underground station capacity upgrade, requiring full funding from third parties. It should also state that TfL will work in partnership with the Council and developers to identify a best value capacity upgrade design for the Northern Line ticket hall that is fully integrated with the shopping centre redevelopment.</p>	
75	47	Government	Q2	Page 61 'The mainline rail station at Elephant & Castle serves	We have taken this in account in preparing the draft

Elephant and Castle Representations

Representation Ref	Representor Ref	Representor Type	Section	Details of Representation	Officer Response to Representation
		agency(non-statutory consultee)		Thameslink and Southeastern Trains. Thameslink trains run from Brighton to Bedford, whilst Southeastern Trains operate throughout south east London and Kent. The station is managed by Thameslink and can be accessed from either the shopping centre or from Elephant Road. In each case it is necessary to climb stairs to access the platforms, as the station is on a viaduct. TfL suggest adding: the planned shopping centre redevelopment must consider a replacement independent access/ entrance scheme to be provided from the western elevation of the station as part of the newly redeveloped shopping centre.	SPD/OAF. The section on the town centre sets out the opportunities and strategy for the town centre, including the shopping centre.
76		Government agency(non-statutory consultee)	Q2	Page 62 'Interchange Services: There are high levels of interchange taking place at Elephant & Castle, particularly between bus services- it is the busiest bus to bus interchange location in London with the highest number of boarders and alighters. Some interchange occurs between Underground and mainline rail, but to a lesser extent than Underground/bus interchange. The existing road network provides a severe barrier to movement, and makes interchange between certain stops/services difficult. It is very difficult to cross at ground level, and so interchanging passengers are forced to travel through the subways running under the roundabout. These are neither direct nor pleasant to use." Given the volume of public transport services travelling through Elephant & Castle, combined with the fact that the distance between many of the different stations/stops	Noted. We have taken this into account in preparing the draft SPD/OAF and the document sets out guidance on public transport.

Elephant and Castle Representations

Representation Ref	Representor Ref	Representor Type	Section	Details of Representation	Officer Response to Representation
				<p>is relatively small, it is clear that the potential exists for Elephant and Castle to expand in its role as a major London interchange. However, there are clearly many obstacles to be overcome, such as:-Unpleasant, car-dominated environment;-Area is perceived as being unsafe;-Few direct routes between public transport nodes;-Inconvenient and incomprehensible layout." TfL response: There has been a significant growth in bus and LUL usage at this location in the last few years. There is a considerable volume of interchange between buses and underground services. In the three hour morning peak , circa 3,500 Underground users travelled by bus for the first leg of their journey. Additionally over 1,700 passengers arriving on the Underground continued their journey by bus in this period. In the evening peak, Underground-bus interchange is in the order of 1,400 passengers arriving by Underground transferring onto bus services, and 2,300 passengers using the Underground having previously travelled to Elephant & Castle by bus.</p>	
77	47	Government agency(non-statutory consultee)	Q2	<p>Page 63 Streets: „The conversion of the Elephant & Castle southern roundabout to a signalled junction has commenced as part of the programme of improvements to the area. The new road layout is expected to be finished early in 2011. As traffic lights are being installed, the subways around the southern roundabout will be filled in and replaced with surface crossings, providing easier crossing options for local residents. New trees will be planted, and</p>	<p>We refer to the TfL Cycle Hire Scheme and the roundabout improvements within the draft SPD/OAF.</p>

Elephant and Castle Representations

Representation Ref	Representer Ref	Representer Type	Section	Details of Representation	Officer Response to Representation
				railings and other unnecessary clutter related to the subways removed. Works include putting in new cycle lanes and advanced stop lines for cyclists at junctions. Paved areas next to the roads are also being widened to provide more space for pedestrians and cyclists to navigate the junction quickly and safely." TfL response: Suggest reference is made to the two TfL Cycle Hire docking stations being implemented on the north and south side of Walworth Road as part of the southern roundabout scheme, together with Legible London signage (and see earlier comments under page 59 response).	
78	47	Government agency(non-statutory consultee)	Q3	5.2 (page 66) Transport Public transport provision – buses/rail/underground/accessibility/capacity -Walking and cycling – routes/facilities -Roads – congestion/parking/pollution -Phasing of development TfL response: Suggest that explicit reference is made here to the significant capacity upgrade to the Northern Line ticket hall and need for the E&C SPD/ OAF to provide a funding and delivery strategy for this vital infrastructure.	We have taken this into account. We have reviewed existing infrastructure, increased capacity requirements and where possible identified costs, phasing and delivery. This is part of the SPD/OAF.
79	47	Government agency(non-statutory consultee)	Q3	Page 66 Sustainability Objectives SDO17 To promote sustainable transport and minimise the need to travel by car SDO18 To provide the necessary infrastructure to support existing and future development TfL response: Would urge that these objectives are expanded as more specific sub-objectives as part of the draft E&C SPD/ OAF, and that explicit reference is made to an upgraded	We have added in reference to Elephant and Castle being one of the Clinton Climate Initiative pilots in our baseline information paper. We have reviewed existing infrastructure, increased capacity requirements and where possible identified costs, phasing and delivery. This is part of the SPD/OAF.

Elephant and Castle Representations

Representation Ref	Representor Ref	Representor Type	Section	Details of Representation	Officer Response to Representation
				transport interchange being central to promoting a shift to more sustainable modes. There is no mention of Elephant & Castle being identified as one of the Clinton Climate Initiative - E&C announced as one of 16 CCI pilots.	
80	47	Government agency(non-statutory consultee)	Q3	Item 64 refers to London Travel Demand Survey 2009 which has now been superseded by most recent 2010 report which should be referred to in draft E&C SPD/ OAF document to be consulted on between July 2011 and September 2011.	Noted. We have taken this account in preparing the draft SPD/OAF and updated the baseline data.
81	14	Resident	General	1.0 Introduction + 2.0 The Plan A key question is how the baseline data, the sustainability appraisal and the emerging policies in the SPD/OAF will inform the master-plan discussions? It would not be deemed sound if the tail was wagging the dog. Please can we have clarity about this at the beginning of the process. Within these sections there should be reference to phasing, interim uses and interim policy for affordable housing.	The draft SA and scoping report have both informed the draft SPD/OAF. The draft SA has been prepared alongside the preparation of the draft SPD/OAF. The draft SPD/OAF sets out information on the masterplan currently being prepared by Lendlease for the area. Lendlease are looking to submit a planning application for the redevelopment in Spring 2012. The draft SPD/OAF also sets out guidance on interim uses. It also provides guidance on infrastructure delivery and when the likely timescales. The Elephant and Castle SPD/OAF cannot set policy, only provide guidance on existing policy. We already have adopted affordable housing policies in the Core Strategy and the saved Southwark Plan. We have also recently consulted on a new Affordable Housing SPD will provides further

Elephant and Castle Representations

Representation Ref	Representer Ref	Representer Type	Section	Details of Representation	Officer Response to Representation
					guidance on implementing these policies. We are currently looking at the representations we received on the draft Affordable Housing SPD. This is the appropriate document for guidance on affordable housing.
82	14	Resident	Q2	Baseline information There is a lot of inconsistency in the evidence base. Sometimes there is a reliance on borough wide statistics. In other sections, data is provided from one Community Council area, but not the others and usually there is no presentation of data for the entire OA. Significant work needs to be done on this before going to the next stage, and all consultees should be provided with the complete baseline data. A further area of improvement is to ensure up to date references to key policy development in the replacement London Plan. Consideration of new policy on green infrastructure and small shops would be particularly relevant An important omission is planning policy on interim uses. There is no reference to the Interim Uses Initiatives in other plans and other local authorities, which help the development build on what is already there and meet objectives for sustainability and social innovation and cohesion. I can provide you with a number of reports on the work of Meanwhile Space to include in the baseline data. Interim uses will impact on policy on allotments, land for food, biodiversity, play and recreation, retail and social enterprises and community	We continually update the baseline data to be as up-to-date as possible. Unfortunately different types of data is collected for different area boundaries. Where possible we have included data to cover the whole opportunity area, but in many cases data is only available at community council level or ward boundaries. We have updated the baseline to include both community council areas where possible. The draft SPD/OAF and the draft SA both refer to the (now adopted) London Plan 2011. The draft SPD/OAF includes a policy on open space to include green infrastructure. The draft SPD/OAF sets out policies on interim uses.

Elephant and Castle Representations

Representation Ref	Representor Ref	Representor Type	Section	Details of Representation	Officer Response to Representation
				premises	
83	14	Resident	Q2	Under energy and carbon, it should acknowledge that homes will need to meet CSH Level 6 in order to comply with regulations; the decentralised energy networks should meet the targets that the MUSCO had to (strangely, there is no reference to MUSCO!); it should look at the energy needs of existing buildings (including existing residential buildings) and ensure the energy networks connect to them	Cabinet resolved to cease work progressing the procurement of a Multi-Utility Services Company (MUSCo) solution. The draft SPD/OAF will include guidance that reflects adopted policy on energy and sustainability requirements.
84	14	Resident	Q2	Under Open space, there is a statement that there is a surplus provision of open space. This contradicts previous Council reports and scrutiny which show a deficiency of open space in the north of the borough. I would like to request a copy of the up to date Open Space Strategy and its technical reports so that I can understand the basis of this statement. The previous Scrutiny report should be included in the baseline data.	We have reviewed the open spaces in the Opportunity Area as part of the preparation of the SPD/OAF and the Core Strategy. On-going qualitative and quantitative evidence collection is being undertaken to inform an Open Spaces Strategy for the entire borough.
85	14	Resident	Q2	Under housing, there are a number of statements which can be misleading, such as • There is a need for intermediate housing • Nearly all of the Heygate tenants have been re-housed in new homes • Dismantling of the rest of the Heygate is expected to start in 2011 In the interests of accuracy and clarity, I would like you to issue a revised version of the housing section	We have updated the housing baseline data in the SA baseline information paper. The housing background papers for the overarching Core Strategy provides further detail on housing for need. We are also preparing a background paper for the SPD/OAF which will set out more detailed information on the Heygate where appropriate.
86	14	Resident	Q2	Under the character areas, there should be clarity on whether	We have prepared a characterisation study for the

Elephant and Castle Representations					
Representation Ref	Representor Ref	Representor Type	Section	Details of Representation	Officer Response to Representation
				characterisation studies have been produced for each area with the opportunity for local input. If not, these need to be developed and consulted upon	whole of the opportunity area. This looks at each of the character areas and have informed the preparation of the draft SPD/OAF. The study is part of the evidence base for the draft SPD/OAF and will be consulted on alongside the SPD/OAF.
87	14	Resident	Q2	The evidence base for community facilities (including Appendix 5) is weak, and would benefit from consideration of Colin Buchanan's Elephant and Castle Physical Capacity Needs Assessment of Community Facilities, the DTA's Elephant and Castle Community Asset Audit, the CAS study of Voluntary Sector Premises and the Council Audit of Tenant Halls.	We have added these documents into our baseline of data.
88	14	Resident	Q2	Housing data should include stock condition surveys of the social rented and private rented sectors, and the delivery programmes for Decent Homes Programme to show to what extent the stock will be improved and what additional investment is required. The data should be specific to the Elephant and Castle Opportunity Area.	The SPD/OAF provides guidance on the overarching Core Strategy policies. Within the housing background papers for the Core Strategy we set out information on decent homes and the condition of existing stock. The housing background paper for the SPD/OAF provides further detail where appropriate and where the data is available.
89	14	Resident	Q3	Sustainability issues The following issues should be included under 5.2 Offices and Employment • Micro-businesses Retail and Leisure • Street markets, outside markets and indoor markets • Local shops and shopping parades Social infrastructure • Voluntary and community sector premises • Community space to include meeting space and resource space Green infrastructure •	We have considered the suggested references and included, where appropriate, additional information into the Draft Sustainability Appraisal. The draft SPD/OAF also provides guidance on many of these issues, specifically markets, trees and interim uses.

Elephant and Castle Representations

Representation Ref	Representor Ref	Representor Type	Section	Details of Representation	Officer Response to Representation
				Allotments to include land for food and permaculture • Trees Housing Affordability • Energy efficiency • Space standards (internal and external) • Private rented sector, given the impact of housing benefit changes • Social rented housing as a distinct category Transport • Home Zones • Need to improve air quality Tall buildings/built environment • Need for characterisation studies • Heritage assets Phasing • Interim uses	
90	14	Resident	Q4	Sustainability Appraisal Framework The following questions should be added Economy, regeneration, Employment Opportunities Will it reduce overall unemployment, particularly long-term unemployment? Will it prevent the loss of local businesses? Social inclusion and community cohesion Will it reduce poverty and social exclusion in those areas and communities most affected? Will it promote a culture of equality and fairness? Will it benefit the equality target groups? [Delete will it support a diversity of lifestyles?] Air Quality Will it help to achieve legal standards for air quality? Open Space and biodiversity Will it improve the quantity of publicly accessible green space?	The sustainability appraisal framework is already very thorough and the existing questions already cover these issues.
91	46	Resident	General	I am a resident in the area since 11 years. I have one child and work full time. I do not own a car therefore I am very familiar with the experience of walking, cycling and using the public transport, with and without my family, throughout a large part of inner London. I/We have used public transport extensively throughout	The planning applications which will be submitted for the redevelopment of the Heygate estate will need to be accompanied by a comprehensive Tree Report. This will need to include a topographical survey; a tree survey by a qualified arboriculturalist; a tree

Elephant and Castle Representations

Representation Ref	Representor Ref	Representor Type	Section	Details of Representation	Officer Response to Representation
				<p>the UK. I/We would cycle as far reaching as to Peckham, Deptford, Dulwich, Greenwich, Canary Wharf, Hyde Park, Notting Hill, Battersea, Wandsworth, Kingsland Road, Hampstead Heath. I/We would have been on walking explorations in various directions which are equidistant to Elephant and Castle to Hyde Park. I/We have spent a lot of time playing with my child on the walkways away from traffic amongst the tree canopies within the Heygate site. I can see that there are some benefits to demolishing and renewing the housing stock on the Heygate and Rodney road site but I would like to point out that it is absolutely essential that the Mature Trees and natural environment within these sites are safeguarded as far as possible and that if trees has to be removed that there is a proper illustrative justification for this, which includes evidence that other options have been considered and the reason why these options (that might have retained more trees and natural green space) could not be pursued.</p>	<p>constraints plan and a tree protection plan; and an Arboricultural implications assessment (AIA) showing:</p> <ul style="list-style-type: none"> • Any TPOs or conservation area protection • The effect that the proposals may have on the amenity value of trees both on and near the site • The above and below ground constraints, the construction of the proposed development including the proximity of trees to structures • Whether the development can be modified to accommodate the retention of trees that would otherwise be at risk or lost • Tree surgery works • Infrastructure requirements such as lighting, access roads, etc • The proposed use of the space • Whether tree loss resulting from development can be adequately mitigated by new tree planting <p>Within the draft SPD/OAF we set out guidance on maintaining trees where possible.</p>
92	46	Resident	General	<p>The following are my comments on the Elephant and Castle SPD /OAF Sustainability Appraisal Scoping Report: 1. How will London Borough of Southwark deal with the fact that it might be acting in a situation of conflict of interest whilst refining Elephant and Castle Supplementary Planning Document / Opportunity Area Planning Framework? Before I address the specific questions listed in the Scoping document I would like to raise a grave</p>	<p>The SPD/OAF timetable for preparation has been set out in our updated Local Development Scheme. The SPD will be informed by an evidence base, prepared by Southwark, which will also be published at the time of consultation. The SPD has been timetabled for adoption prior to the submission of the planning applications and will be a material consideration</p>

Elephant and Castle Representations

Representation Ref	Representor Ref	Representor Type	Section	Details of Representation	Officer Response to Representation
				<p>concerns I have for a situation where there is a very real risk that London Borough of Southwark will be acting in conflict of interest whilst refining the Elephant and Castle Supplementary Planning Document / Opportunity Area Planning Framework as E&C SPD/OAF. Given that LBS has signed a development agreement with Lendlease to deliver the new Masterplan encompassed in the Elephant and Castle Regeneration Agreement Appendix 6. This masterplan is currently being 'consulted upon by LL and LBS' as well as being developed for the purpose of submitting a Planning Application by the end of 2011. How can LBS ensure that the various stages through which the 'Elephant and Castle Supplementary Planning Document / Opportunity Area Planning Framework - Sustainability Appraisal Scoping Report' evolves to the final 'Elephant and Castle Supplementary Planning Document / Opportunity Area Planning Framework - Sustainability Statement and Equalities Impact Assessment' is not forced to adopt whatever the LL masterplan requires rather than the other way around? The whole purpose for Planning Policy Documents is to safeguard against negative impact on the sustainability of the built and natural environment in the broadest possible sense, that new construction proposals might have without the Policies being in place as a check and control. There is very little evidence in the public domain that the current E&C masterplan will honour the key aspects to a sustainable design which is to begin with establishing</p>	<p>which the applications are determined.</p>

Elephant and Castle Representations					
Representation Ref	Representer Ref	Representer Type	Section	Details of Representation	Officer Response to Representation
				<p>what positive sustainable assets (e.g. trees, green space, social meeting / sports places that has evolved over time, traffic free paths) there are on the site at the moment and how these assets can be retained and enhanced which is key to not just in terms of preserving the natural habitat and environment but also to create a bridge for social inclusion and diversity between existing communities and future communities. It can be acknowledged that there is an ongoing consultation process that hopefully will result in a masterplan that manages to retain more of the positive natural environment that exist on the Heygate and Rodney Road sites but until such time that there is concrete (not just verbal promises) evidence to this effect in the public domain it will stand that ALL aspirations set out in the 'Elephant and Castle Supplementary Planning Document / Opportunity Area Planning Framework - Sustainability Appraisal Scoping Report' will be failed on the Heygate and Rodney Road site by the sheer fact that ALL trees (many as old as 40 years old if not more) apart from say 5 max 10 will be removed.</p>	
93	46	Resident	General	<p>Even though the new development suggest green spaces on podium roofs and the possibility of trees along new residential streets and a square this will not compensate for the loss of an area that has almost a complete tree canopy coverage as well as an abundance of traffic free spaces the encouraged social inclusion in the best possible sense before the Heygate and</p>	<p>Within the draft SPD/OAF we recognise the importance of the natural environment and the important contribution trees make including softening the landscape, providing habitats for biodiversity, providing shading and helping people to find their way. The guidance in the SPD seeks to maintain</p>

Elephant and Castle Representations

Representation Ref	Representor Ref	Representor Type	Section	Details of Representation	Officer Response to Representation
				<p>Rodney road buildings were decanted. The new trees will not be planted in the same sized area of earth hence it will take them longer to grow as large as the existing trees (if they ever grow as large) and at least half of the current community will have died before they can enjoy the same quality experience that the existing trees and green spaces amongst the Heygate and Rodney Road buildings offer. More importantly it is unlikely that most of those who benefit the most from the existing mature trees and natural habitat, in terms of social inclusion, will not be able to enjoy the new kind of 'hard surfaced plaza and streets with trees in little planting holes. It should be added that recently there has been some signs that the Unique Value Adding Asset that the natural environment on the Heygate and Rodney Road site offers is being taken into consideration as to how it can be saved to a greater extent in the evolving Masterplan. However, it cannot be stress enough how imperative and urgent it is that some form of publication/plans/data is presented to the general public, which show a much improved masterplan in terms of all sustainable aspects (ranging from environmental issues to social inclusion and encouragement of ethnic diversity).</p>	<p>trees wherever possible across the whole area. The overarching Core Strategy policy 11 also recognises the importance of trees and through policy 13, it requires: "Protecting woodland and trees and improving the overall greenness of places,...." The draft SPD/OAF also provides guidance on all aspects of sustainability, in conjunction with existing Southwark policies and guidance within the Core Strategy, Southwark Plan and the sustainable design and construction SPD.</p>
94	46	Resident	General	<p>The miss-representation of green spaces on map related to item 2.2.3, in particular the Heygate and Rodney Road sites needs to be corrected. If a green space as small as Sutherland Square is highlighted green then all other green spaces larger than that</p>	<p>We have corrected this.</p>

Elephant and Castle Representations

Representation Ref	Representor Ref	Representor Type	Section	Details of Representation	Officer Response to Representation
				ought to be marked green. This is particularly important for the Heygate and Rodney Road sites site as these are the sites that most imminently are being targeted for drastic 're-development changes' and large planning application documentation.	
95	46	Resident	Q1	Question 1 The Appendix 2 cause some confusion as item 1.2 notes that the E&C SPD/OAF will replace the Elephant and Castle Development Framework SPG(2004) however this document is listed in the Appendix 2 as a reference document. I think there is a fair amount of information in the E&C DF SPG(2004)+related appendages and sub documents that can still be informative for the new masterplan so it would be worth retaining is as a reference document. Not to mention the amount of money that would be wasted in terms of professional fees and officers administrative salaried hours if the best use is made of some of the general site related information. Perhaps a re-wording of how the E&C DF SPG(2004) can inform / complement the new E&C DF SPG(2004) is appropriate? It is essential that you include LBS Tree Strategy, an evaluation (e.g. CAVAT) of all the existing trees in the area and a specific identification of large mature trees rooted in good solid that have allowed the trees to flourish. It would also be good to list Studies, environmental, social, economical and so on that would help endorse why these policies are important and would help those who wants to alter / improve the environment to know how and what interventions actually	The draft SPD/OAF sets out how the document was prepared, including reviewing the 2004 SPG and the 2008 SPDs. Within the draft SPD/OAF we recognise the importance of the natural environment and the important contribution trees make including softening the landscape, providing habitats for biodiversity, providing shading and helping people to find their way. The guidance in the SPD seeks to maintain trees wherever possible across the whole area. The baseline sets out the many studies and evidence that have informed the preparation of the draft SPD/OAF. The "we are doing this because" sections of the SPD/OAF also highlight the key studies for each policy to help explain the approach being taken forward through the document.

Elephant and Castle Representations

Representation Ref	Representor Ref	Representor Type	Section	Details of Representation	Officer Response to Representation
				satisfy the policy requirements.	
96	46	Resident	Q2	Question 2 There is a lot of data in this Baseline Section to digest. Because of this I think it is important that each subheading is treated with a similar pattern. E.g. first set out the relevant figures and/ or facts for the whole of the borough. Then describe how these figures affects the degree of sustainable environment in the area concerned in the E&C SPD/OAF. Then describe the comparative figures and facts in the E&C SPD/OAF area and finally how the E&C SPD/OAF will stipulate/demand/enforce that the sustainability of the environment can be preserved and enhanced. It is also not clear how the E&C SPD/OAF will ensure that an increase in building and population density will be counterbalanced with good quality public spaces that are shared with existing communities and arriving communities e.g. good quality public realm that is not just a side product of the fact that new shopping plazas are created, but public realm that increase good quality green open spaces to match the increase in population, increase in shared play areas, etc.	We have updated the baseline to ensure consistency where possible. The draft SPD/OAF sets out guidance on open spaces and public realm.
97	46	Resident	Q3	Question 3 These Sustainability issues and objectives are all great aspirations but there is no indication if: · one aspiration takes priority over another in a case where the delivery of one aspirations means that one or more of the listed aspiration are not fulfilled. E.g. new homes and consequently increased population density versus good quality public realm and open green spaces. ·	The Core Strategy requires a sustainability assessment to be submitted as part of a planning application. This looks at the environmental, economic and social impacts of a new development. For planning policy documents, we prepare the sustainability appraisal which looks at the impact of

Elephant and Castle Representations					
Representation Ref	Representor Ref	Representor Type	Section	Details of Representation	Officer Response to Representation
				These aspirations only apply to a new development that are submitted for planning approval. · these aspirations are also instituted to safeguard the sustainability of the living environment for those who already live in the area, whether immediately adjacent to a development sites or nearby.(e.g. to achieve Code for sustainable homes and comply with the new 'protected view' network it may be possible to create buildings and a building mass arrangement that comply, BUT only at the expense of the environment that the existing community enjoys).	the documents against a range of environmental, economic and social indicators to ensure that the approach being taken is the most sustainable. The draft SA includes a table to show the compatibility of the indicators.
98	46	Resident	Q4	Question 4 How and when these objectives and questions will be used. Either way there seem to be an objective missing which is to establish a strategy how to create greater transparency whilst avoiding/overcome the fear that 'bad press/reaction that might topple the project' can be established during the early design development stages when it would be most time efficient and effective to involve/consult the community rather than presenting the final 'design product' when there is no time and possibility in the community having an input that actually alters plans for the better for both developers and communities. It is a very unsustainable environment to live, for let's say 5 years plus in my case and in other people in my neighbourhood and on the Heygate, in a near to 'relevant-information' - black out. The amount of stress and worry that many people have felt for a long time in the area concerned in the E&C SPD/OAF do not come	We have prepared a consultation plan for the draft SPD/OAF which sets out how and when we will be consulting on the SPD/OAF. This, alongside consultation we have already carried out will ensure that the local community are fully consulted on the planning policies for the area. Our adopted Statement of Community Involvement (SCI) also sets out how the Council consult on both planning policy documents and planning applications. The consultation on the draft SPD/OAF and the future consultation on planning applications will be in accordance with the SCI.

Elephant and Castle Representations

Representation Ref	Representor Ref	Representor Type	Section	Details of Representation	Officer Response to Representation
				with good health implications. It is not clear how these objectives and questions will be used to test a new development proposal and who will be in a position of interpreting and endorsing the way the proposals show that they meet these objectives.	
99	46	Resident	General	Item 2.1.1 In the following bullet points needs clarification as to the impact on the existing community and environment (suggested notion added in blue italic) · Help ensure that all new development is supported by the appropriate infrastructure it requires to meet the social, economic and environmental needs that it generates for both new users and existing communities affected by the new development. The following bullet point should really be three separate bullet points. So instead of : · Provide detailed guidance on the key issues which affect the area, such as heights and locations for tall buildings, provision and support for small businesses and the scope of improvements needed for transport infrastructure. It would be better if it is divided into three bullet points: · Provide detailed guidance on the key issues which affect the area, such as heights and locations for tall buildings · Provide detailed guidance on the key issues which affect the area, such as provision and support for small businesses · Provide detailed guidance on the key issues which affect the area, such as the scope of improvements needed for transport infrastructure. More clarification is needed with regards to who will be the judge of what is an acceptable development	The SPD/OAF clearly sets out its objectives. The guidance within the SPD/OAF sets out detail on item 2.1.1 of the scoping report.

Elephant and Castle Representations

Representation Ref	Representor Ref	Representor Type	Section	Details of Representation	Officer Response to Representation
				and what criteria's ultimately defines it as such: · Provide clarity to developers, development management officers, stakeholders and local residents on acceptable development at the Elephant and Castle	
10	46	Resident	General	I have struggled with this attempt to respond to the Scoping Report. Although it is an initial stage I find it too loosely written and sketchy in its descriptions of the area. One of the problems is that the content rarely refers directly to the OA. Borough wide and regional statistics and data are mixed apparently randomly with occasional relevant detail. Par 1.5 of the Introduction makes claims for the scope of the aims that are not borne out in the material included. Far more baseline data should have been collected before this document was released. In my view there is little relevant OA information here to direct the respondent's thinking. However I hope the following comments will be of some help	We have updated the SA where possible to provide a database specific to the opportunity area. However, much of the data available is not available at the opportunity area level, as it is either borough wide, or based on community council areas. Within the draft SPD/OAF we have included a detailed section summarising the history of Elephant and Castle, the area today, and opportunities and challenges for the area.
10	46	Resident	Q1	p 13 Context and Baseline Information Qu 1 The following plans and strategies may be of assistance given the attributes of the OA Natural England: A Natural Development CABE: Sustainable Cities CABE: From Grey to Green Mayor of London: A Tree and Woodland framework for London	We have included these suggestions into the list of relevant Policies, Plans and programmes within the draft SA.
10	46	Resident	Q2	p13 \$.2 Qu 2 Appendix 3 should contain far more detailed and contextualised information on all aspects of the OA if it is to inform the various policies and strategies. I will comment only on a few	We have updated the contextual information where possible and also included a section within the draft SPD/OAF on the existing characteristics of the area.

Elephant and Castle Representations

Representation Ref	Representor Ref	Representor Type	Section	Details of Representation	Officer Response to Representation
				areas. Population. Give more detailed and accurate data for the OA and comparators for Southwark as a whole and also London. Give population density for the OA before the Heygate decant, now and projections after development. (When will the 2011 census data be available and will it be able to inform later stages of this plan)? This is obviously essential for considering all infrastructure, including green infrastructure issues. 4.25 This and all preceding sections should be localized and contextualized and linked to demographic projections after development.	The Census 2011 data will not be available until 2012, so we are working with the data that is available now.
10	46	Resident	Q2	4.26 Is it really logical to combine these areas? I find the health section very incomplete. I believe there is much more relevant information available on health statistics. Comparisons should again be made to Southwark and London averages.	We have revised this section to provide more detail.
10	46	Resident	Q2	4.27 Mention must be made of the effects of the failure of the MUSCo proposals on the OA and the strategy for achieving or exceeding the energy efficiency gains that would have been made	Cabinet resolved to cease work progressing the procurement of a Multi-Utility Services Company (MUSCo) solution. The draft SPD/OAF includes guidance that reflects adopted Core Strategy and London Plan policy on energy and sustainability requirements.
10	46	Resident	Q2	The section following the above on flood risk and surface water localized flooding should contain information on current knowledge of mitigating effects of the mature trees in the OA and the consequent need to prioritize their conservation.	Within the draft SPD/OAF we recognise the importance of the natural environment and the important contribution trees make including softening the landscape, providing habitats for biodiversity, providing shading and helping people to find their

Elephant and Castle Representations

Representation Ref	Representor Ref	Representor Type	Section	Details of Representation	Officer Response to Representation
					way. The guidance in the SPD seeks to maintain trees wherever possible across the whole area, including the Heygate. The overarching Core Strategy policy 11 also recognises the importance of trees and through policy 13, it requires: "Protecting woodland and trees and improving the overall greenness of places,...."
10	46	Resident	Q2	Pollution Again far more information should be available for the OA as it is recognized as having particularly high pollution levels at the moment. To inform policy for the projected development I suggest that more monitoring stations are set up as a matter of urgency on e.g.; New Kent Road near the railway bridge and on Walworth Rd near the Strata building. We are told the only monitoring stations in the area are at St Mary's Churchyard where pollutants could dissipate in the greenspace and near the Lewisham border on Old Kent Road. We are also told that assumptions are made about levels of pollution based on vehicle numbers. It is extraordinary given the importance of transport policy in the OA that more relevant data has not been commissioned.. Transport policy for the OA and the option of requiring car free developments can only be based on hard data. Also relevant is the discussion as part of Southwark's current Transport consultation. The policies featured on p116 of App A of that document- Policy 11 promote and enable carbon free modes	Air quality is covered through existing policies. Core Strategy policy 13 states that we will set high standards for reducing air, land, noise and light pollution and avoiding amenity and environmental problems that affect how we enjoy the environment in which we live and work. Policy 3.6 in the Southwark Plan states that development should not reduce air quality. Through an air quality impact assessment, we would expect development to mitigate impacts, including impacts caused by traffic, construction, and heating systems. Our Sustainable Design and Construction SPD provides additional guidance on air quality. It sets out the following requirements: - Development in the Air Quality Management Area will need to provide a formal air quality impact assessment (as set out in appendix 6). - Applications for district CHP and CCHP schemes

Elephant and Castle Representations

Representation Ref	Representor Ref	Representor Type	Section	Details of Representation	Officer Response to Representation
				<p>of transport and Policy 12 plan developments to minimize car use should be seen as strategic to the OA As with the previous section on flood risk, there are current scientific procedures available for calculating the mitigating effects of mature trees on vehicle pollutants. Such studies should be commissioned as a matter of urgency and used to inform mature tree retention policy for the OA. (I will continue this response in a second email)</p>	<p>will need to be accompanied by a formal air quality impact assessment (refer to appendix 6). This includes explaining the type of fuels to be used and how these have been sourced as close to the site as possible. Where biomass boilers are proposed, further information will be required to be submitted (refer to appendix 6). - Where the use of zero emission fuels are demonstrated to not be feasible, systems should be designed to allow easy conversion to these fuels in the future. - All new gas boilers should produce low levels of NOx.</p>
10	46	Resident	Q2	<p>The Council continues to build high-density housing in densely populated areas, which has implications on the quality of life for existing residents. Southwark has double the Greater London average of persons per hectare. Small businesses contribute heavily to employment in the borough and are an important part of the local economy. The Council through the SPD needs to support and protect these businesses from ongoing housing –led developments. Large numbers of business sites have been developed for housing provision. The ongoing housing –led developments on former business sites that provide desperately needed jobs are clearly not an option in tackling the high deprivation, unemployment and poverty levels in Southwark, which are higher than in other boroughs. The Castle Industrial</p>	<p>The draft SPD/OAF provides guidance on the matters raised in this representation including: housing density, employment, entertainment and cultural uses, markets, shopping and trees. The overarching Core Strategy and saved Southwark Plan policies also set out the Council's approach to these topics. The character area sections of the draft SPD/OAF provides detailed guidance on these issues for area where they are particularly important such seeking to protect trees on the Heygate.</p>

Elephant and Castle Representations

Representation Ref	Representor Ref	Representor Type	Section	Details of Representation	Officer Response to Representation
				<p>Estate, London Park Hotel, T. Clarke building and many other business and office sites in Newington Causeway, New Kent Road, and Walworth Road have been developed or are proposed to be developed for housing-led developments. Industrial and warehousing property has been declining rapidly and lost to housing developments. Pubs, clubs, petrol stations, children's play areas, local shops and even green areas have been targeted and developed for housing - led conversions. They need to be protected through the SPD. The Council's priority seems to be housing to be built everywhere regardless, with no prospect of finding local employment and denying the local population their basic needs. The SPD particularly needs to address the loss of Employment land. Walworth Road is becoming a cloned high street, as multinational chain stores are moving in and pushing the well established traditional independent retailers out of business. There is also a high proportion of gambling establishments. There are just two remaining petrol stations serving the Elephant and Castle area, on New Kent Road and Walworth Road, and again they are under threat of housing-led development. They need to be protected. The number of pitches and trade has been declining at East Street market, not helped by severe parking restrictions, high rents and disinvestments. The proposed housing developments in Stead Street's well used car parks will have an adverse impact for East Street market and the</p>	

Elephant and Castle Representations

Representation Ref	Representer Ref	Representer Type	Section	Details of Representation	Officer Response to Representation
				<p>surrounding traders and businesses. The SPD needs to address and promote the large entertainment venues like The Coronet, Ministry of Sound and The Palace Super bowl; they are all under the threat of housing –led regeneration. As a direct result of the Council’s planning policies, the Elephant and Castle has lost two cinemas, the London Park hotel and a swimming pool/Leisure Centre. The future of the shopping centre is also threatened. The Elephant and Castle should be an area for businesses, shopping, housing, hotels, leisure, community, arts/ culture and entertainment facilities, these are all vital components of a mixed use approach to the proposed regeneration. Sixteen early housing sites were identified by the Government appointed Planning Inspector to re-house the tenants decanting from the Heygate Estate. The inspector stated “the urgent need for early housing as a vital part of the Elephant and Castle regeneration scheme justifies the use of land for residential developments”. However, all tenants have now been relocated to the Council’s other housing stock due to the delay in building on these early housing sites. Those tenants who wish to return must be given a priority to move back to the redeveloped Heygate Estate. The SPD should address this issue. The SE 1 office market area is also under threat to housing conversions. Many developers want to develop these office spaces for housing. Large numbers of trees are felled year after year due to housing-led developments. In the</p>	

Elephant and Castle Representations

Representation Ref	Representor Ref	Representor Type	Section	Details of Representation	Officer Response to Representation
				Rotherhithe area alone some 500 trees were destroyed to make way for housing, more than 450 trees will be lost in the Burgees Park's proposed developments, more trees are proposed to be lost to the proposed redevelopment of the Heygate and Aylesbury estates as the developers are keen to maximise the floor space. An action plan is urgently needed to conserve the remaining stock of trees and the SPD should address this issue.	
10	21	Resident	Q2	'localises' trees area by area, it's handy to know what tree stock we have in any area relating to development areas, howsoever they're zoned for development activity'. Also, that the tree stock is accounted for at each stage of any proposed development and included in the plans and not omitted as has been the case for many years. All trees have a prominent place and evaluation in all cases in future.	We do not have the level of detail referred to in the representation regarding the number of existing trees in the area. However, the draft SPD/OAF acknowledges the importance of trees both as an overall policy and in specific character area policies. The characterisations study also provides more detail and evidence on existing trees. The Council's Tree Strategy is one of the evidence documents that has been used as part of the preparation of the SPD/OAF. We do not have the detailed level of data regarding trees at present.
10	21	Resident	Q2	The fact that Biodiversity is No. 97 on the National Indicator list and the Council clearly states that 'Habitat Loss is a major concern in the Borough, as with the constant demand for new homes and other buildings resulting in sites being lost to development. You cannot mitigate for loss of Habitats, and it is clearly stated that Damage and Destruction of Habitats is illegal:	The characterisation study provides more detail on the Heygate character area. Within the draft SPD/OAF we recognise the importance of the natural environment and the important contribution trees make including softening the landscape, providing habitats for biodiversity, providing shading

Elephant and Castle Representations					
Representation Ref	Representer Ref	Representer Type	Section	Details of Representation	Officer Response to Representation
				<p>Wildlife and Countryside Act 1981. None of this is taken into account when developers choose their sites, draw up plans and submit their applications to the Council, and the Council appears to do nothing to address or negotiate the issue with the developers, before drawing up their reports. For instance: on the application form it has been found that they deny the presence of 'adjacent overhanging vegetation' and put a cross, when it is well known that there is 'adjacent overhanging vegetation, this must be addressed, recent example: application for The Crown ph, 115 Brandon Street, SE17. The omission of Heygate as being designated as Open Space on the list given in the above document. We know the Council is aware of large tree cover on the Heygate. The headline aims and objectives of the Biodiversity Action Plan as stated in the document are good, but they are not given sufficient protection from wrong, unsuitable or unsustainable development when proposed and approved by the Council. The Council must pay attention to the fact that over 400 trees were lost at Downtown Road in 2009 and this must not be allowed to happen again. Trees must always be accounted for in the drawing up of all plans for all types of development. If you can design a development without trees, you can just as easily design for their inclusion, they're not mere commodities to be removed at a whim. Trees are absolutely vital for filtration for poor air quality caused by excess CO2 and we should be doing all we can to reduce our</p>	<p>and helping people to find their way. The guidance in the SPD seeks to maintain trees wherever possible across the whole area, including the Heygate. The overarching Core Strategy policy 11 also recognises the importance of trees and through policy 13, it requires: "Protecting woodland and trees and improving the overall greenness of places,...."</p> <p>We have reviewed the open spaces in the Opportunity Area as part of the preparation of the SPD/OAF and the Core Strategy. On-going qualitative and quantitative evidence collection is being undertaken to inform an Open Spaces Strategy for the entire borough.</p>

Elephant and Castle Representations

Representation Ref	Representor Ref	Representor Type	Section	Details of Representation	Officer Response to Representation
				<p>carbon emissions. Trees are also vital for temperature and pollution control and water drainage issues. They are also noise barriers in areas of high noise pollution, habitats for most species, producing fragrance, visual, tactile and pollination, spiritual and wellbeing to us all, but they're also vital for shade from the power of the sun and soil stabilisers for embankments. It appears that the Inspector's Report was unfortunately compromised and there was enough evidence for Nursery Row Park to be designated Borough Open Land according to their Ecological Consultancy Report. So to action this in the SPD would address this discrepancy. Our attention has also been drawn to the Other Open Space designations on Brandon Street either side of the proposed site of The Crown ph this must also be addressed and incorporated into Nursery Row Park</p>	

Appendix G: Draft SPD consultation notification letter

Planning Policy

Direct Line: 020 7525 5471

Facsimile: 020 7525 5561

Dear resident,

CONSULTATION ON THE DRAFT ELEPHANT AND CASTLE SUPPLEMENTARY PLANNING DOCUMENT (SPD) / OPPORTUNITY AREA PLANNING FRAMEWORK (OAPF)

I am writing to notify you that we are currently consulting on the draft Elephant and Castle SPD/OAPF.

What is the Elephant and Castle SPD/OAPF

Over the next 15 years a range of developments are expected to take place in Elephant and Castle, including new housing, retail, leisure and business. To set out the overall plan for how development in the area should happen, we are preparing a SPD for the Elephant and Castle opportunity area. The purpose of this SPD is to provide a planning framework to coordinate growth, directing development to those areas in which it is appropriate and desirable, protecting areas which are sensitive and ensuring that growth is supported by appropriate physical as well as social and community infrastructure.

The area has been designated an Opportunity Area in the London Plan (2011). This means that the area has been identified as having the potential to accommodate a significant level of growth, contributing to London's need for housing, commercial and other development. The SPD will also be an OAPF which will be used by the Mayor of London to guide his decisions on planning matters in the area.

Where can I view the SPD/OAPF?

The draft SPD/OAPF is available to view on the council's website at:

www.southwark.gov.uk/elephantandcastlespd

There are a number of documents which support the draft SPD/OAPF. These include a Sustainability Appraisal Report, an Equalities Impact Assessment, a Consultation Plan, an Appropriate Assessment and several background papers which explain our evidence and strategies in more detail. You can also see these on our website.

How do I comment on the draft SPD/OAPF?

To comment on the draft SPD/OAPF, please use the online questionnaire on the SPD's website.

Alternatively, you can email planningpolicy@southwark.gov.uk.

Or you can mail your response to:

Planning policy
Regeneration and neighbourhoods
FREEPOST SE1919/14
London SE17 2ES

The draft SPD/OAPF was made available on 15 November 2011 for a period of 12 weeks. Formal consultation on the document will begin on Tuesday 27 December 2011. All comments must be received by 5pm Tuesday 7 February 2012.

Where can I see hard copies of the SPD/OAPF and its supporting documents?

You can see hard copies of the SPD/OAPF and its supporting documents at the locations on the back of this letter. Hard copies of the background papers and evidence base will also be available at the Walworth Road one stop shop, East Street library, John Harvard Library, Brandon Street library and Newington Library.

What happens next?

If you have any queries about the SPD/OAPF or its supporting documents, please contact the Planning Policy team on 020 7525 5471 or by email at planningpolicy@southwark.gov.uk

Following the consultation period, we will consider all of the responses received. When we receive your comments we will:

- Acknowledge your response by email (or letter if an email address is not provided) within 10 days.
- Publish your comments and our officer responses when we take the final version of the SPD/OAPF to Council Cabinet for formal adoption in March 2012.

Yours faithfully



Tim Cutts
Acting Planning Policy Manager

LOCATIONS

Libraries (Opening times listed individually below)

- Blue Anchor Library – Market Place, Southwark Park Road, SE16 3UQ
(Monday; Tuesday & Thursday 09:00 – 19:00, Friday 10:00 – 18:00, Saturday 09:00 – 17:00)
- Brandon Library – Maddock Way, Cooks Road, SE17 3NH
(Monday 10:00 – 18:00, Tuesday & Thursday 10:00 - 19:00, Saturday 10:00 – 17:00)
- Camberwell Library – 17-21 Camberwell Church Street, SE5 8TR
(Monday, Tuesday & Thursday 9:00 – 20:00, Friday 10:00 – 18:00, Saturday 09:00 – 17:00)
- Dulwich Library – 368 Lordship Lane, SE22 8NB
(Monday, Wednesday, Thursday & Friday 09:00 – 20:00, Tuesday 10:00 – 20:00, Saturday 09:00 – 17:00, Sunday 12:00 – 16:00)
- East Street Library – 168-170 Old Kent Road, SE1 5TY
(Monday & Thursday 10:00 – 19:00, Tuesday 10:00 – 18:00, Saturday 10:00 – 17:00)
- Grove Vale Library – 25-27 Grove Vale, SE22 8EQ
(Monday & Thursday 10:00 -19:00, Tuesday 10:00 – 18:00, Saturday 10:00 – 17:00)
- John Harvard Library – 211 Borough High Street, SE1 1JA
(Monday – Friday 09:00 – 19:00, Saturday 09:00 – 17:00)
- Kingswood Library – Seeley Drive, SE21 8QR
(Monday & Thursday 10:00 – 14:00, Tuesday & Friday 14:00 – 18:00, Saturday 13:00 17:00)
- Newington Library – 155-157 Walworth Road SE17 1RS
(Monday, Tuesday & Friday 09:00 – 20:00, Wednesday & Thursday 10:00 – 20:00, Saturday 09:00 – 17:00, Sunday 12:00 – 14:00)
- Nunhead Library - Gordon Road, SE15 3RW
Monday, Tuesday & Thursday 10:00 – 19:00, Friday 10:00 – 18:00, Saturday 10:00 – 17:00)
- Peckham Library – 122 Peckham Hill Street, SE15 5JR
(Monday, Tuesday, Thursday & Friday 09:00 – 20:00, Wednesday 10:00 – 20:00, Saturday 10:00 – 17:00, Sunday 12:00 – 16:00)
- Canada Water Library – 21 Surrey Quays Road, SE16 7AR
(Monday – Friday 09:00 – 20:00, Saturday 09:00 - 17:00, Sunday 12:00- 16:00)

Area Housing Offices (Open Monday – Friday, 09:00 – 17:00)

- Nunhead & Peckham rye – 27 Bournemouth Road, SE15 5TY
- Camberwell – Harris Street, SE5 7RX
- Rotherhithe – 153-159 Abbeyfield Road, SE16 2LS

One Stop Shops (Open Monday – Friday 09:00 – 17:00)

- Peckham one stop shop – 122 Peckham Hill Street, SE15 5JR
- Walworth one stop shop – 151 Walworth Road, SE17 1RY
- Bermondsey one stop shop – 17 Spa Road, SE16

Appendix H: Draft SPD consultation statutory press notice

NOTICE OF FORMAL CONSULTATION

PLANNING AND COMPULSORY PURCHASE ACT 2004

THE TOWN AND COUNTRY PLANNING (LOCAL DEVELOPMENT) (ENGLAND) (AMENDED) REGULATIONS 2008

1. ELEPHANT AND CASTLE SUPPLEMENTARY PLANNING DOCUMENT (SPD) AND OPPORTUNITY AREA PLANNING FRAMEWORK (OAPF)

What is the Elephant and Castle SPD/OAPF

Over the next 15 years a range of developments are expected to take place in Elephant and Castle, including new housing, retail, leisure and business. To set out the overall plan for how development in the area should happen, we are preparing a supplementary planning document (SPD) for the Elephant and Castle opportunity area. The SPD will also be an opportunity area planning framework (OAPF) which will be used by the Mayor of London to guide his decisions on planning matters in the area.

Documents which accompany the draft SPD/OAPF

The draft SPD/OAPF is accompanied by a Sustainability Appraisal Report, an Equalities Impact Assessment, an Appropriate Assessment, a Consultation Plan, and background papers which set out the evidence base and describe the council's proposed strategy in more detail.

Where can I view the documents?

All the main supporting documents are available to view on the council's website and at the locations listed below.

www.southwark.gov.uk/elephantandcastlespd

How do I comment on the draft SPD/OAPF?

To comment on the draft SPD/OAPF, please use the online questionnaire on the SPD's website.

Alternatively, you can email planningpolicy@southwark.gov.uk.

Or you can mail your response to:
Planning policy
Regeneration and neighbourhoods
FREEPOST SE1919/14
London SE17 2ES

Formal consultation will begin on Tuesday 27 December 2011. All comments must be received by 5pm Tuesday 7 February 2012.

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One Stop Shops (Open Monday – Friday 09:00 – 17:00)

- Peckham one stop shop – 122 Peckham Hill Street, SE15 5JR
- Walworth one stop shop – 151 Walworth Road, SE17 1RY
- Bermondsey one stop shop – 17 Spa Road, SE16

Appendix I: Methods of Consultation on the Draft SPD

	Type of consultation	Further information	Date
Statutory consultation	Mail-out to statutory consultees	Mail out to planning policy mail list which includes all the statutory consultees. This included a summary of the SPD and details of where to view documents in accordance with the Regulations. The letter is set out in Appendix G of this document.	21 December 2011
	Displaying documents at council offices	The SPD and supporting documents were displayed in all our libraries, area housing offices and one stop shops listed in Appendix C of this document.	December 2011
	Local press advertisement	We put a press notice in the Southwark News. A copy of this is provided in Appendix E	December 2011
	Publish the document on our website	The consultation document was made available on the planning policy web page www.southwark.gov.uk/elephantandcastle The draft SPD and its supporting documents were available to view and download. A consultation questionnaire was also available to complete on-line.	15 November 2011
Additional consultation			
Publicity	Mail out to all consultees	Everyone on the planning policy mailing list. This includes over 2,500 local residents, businesses and groups as well as statutory consultees. The notification letter is attached in Appendix G of this document	21 December 2011
	A3 sized poster	Posters were put up on notice boards in the area as well as within the shopping centre. The poster provided information on the draft SPD and how to get involved.	December 2011- January 2012

		A copy of the poster is provided in Appendix J of this document	
	Newsletter summarising the SPD for distribution at events and public locations.	This provided information on the SPD main objectives and we distributed this at the events and meetings we attended. The newsletter is included in Appendix J of this document	December 2011 – February 2012
	Elephant and Castle Heygate News Bulletin	The newsletter included information on the draft SPD consultation and links to the website. See Appendix J of this document.	December 2011
	Facebook and Twitter	Facebook and twitter messages were posted on the Council's Facebook and twitter accounts to provide information on upcoming consultation events and to publicise the consultation of the draft SPD. The messages can be viewed in Appendix J.	January – February 2012
	Southwark Life	An article on the draft SPD was published in the winter edition of Southwark Life, which is a quarterly magazine of news and events sent to residents in the borough. A copy of the article is included in Appendix J.	December 2011
	Southwark e-news	The monthly e-newsletter is a highlight of upcoming events and current issues delivered to people on the e-communications mailing list. The consultation dates for the SPD were publicised in this email bulletin.	December 2011
	Cascade Magazine Autumn Issue 2011	Community Action Southwark (www.casouthwark.org.uk) is an organisation that helps equip Southwark's voluntary organisations and community groups with the tools and information they need to help them make a difference in the communities they serve. The Autumn Issue of their Cascade Magazine included information on the consultation on the draft SPD (Appendix J). The publication is sent to the CAS	November 2011

		membership database which includes Charities, Voluntary and Community Organisations; Individuals and Active Residents and Corporate Sponsors and Partners.	
Community Councils	Community councils are part of the council's decision making process and are a focal point for discussion on local matters. They provide a forum for consultation with local people and provide an opportunity for residents to influence how council services are delivered.		
	Bermondsey Community Council	A planning officer introduced the draft SPD, explained the purpose of the document and invited comments	18 January 2012
	Bankside and Borough Community Council	A 15 minute power point presentation and a Q & A session was provided	11 January 2012
	Camberwell Community Council	A 15 minute power point presentation and a Q & A session was provided	10 January 2012
	Walworth Community Council	The second half of the meeting was dedicated to consultation on the SPD. Attendees were split into 8 groups and each group completed two fifteen minute workshops to discuss particular topics. Further detail is set out in Appendix K of this document.	21 January 2012
	Walworth Youth Community Council (WYCC)	The WYCC role is to represent young people in their area by collecting and feeding back information to and from the Youth Council and young people in their area. A power point presentation was provided to the group and a workshop discussion on the 6 themes in the draft SPD.	5 January 2012

Neighbourhood, tenants and residents groups	These groups meet, many of them very regularly, to discuss matters affecting the local area including estate improvements		
	Walworth East Area Housing Forum	A short presentation was provided with information on the consultation programme for the SPD.	24 November 2011
	Walworth West Area Housing Forum	A short presentation was provided with information on the consultation programme for the SPD.	24 November 2011
	Bankside & Borough Area Housing Forum	A short presentation was provided with information on the consultation programme for the SPD.	6 December 2011
	Rockingham Estate Residents and Tenants Association	A short presentation was provided with information on the consultation programme for the SPD.	6 February 2012
	Elephant and Castle Community Regeneration Forum	A powerpoint presentation was provided to the group and a Q & A session followed. Officers attended the February 2012 meeting to report back on the consultation which was undertaken on the SPD and provide a summary of the key issues which had arisen	8 December 2011 9 February 2012
	Liaison Groups have been assembled by the Council's Development Partner (Lend Lease) comprising of local residents and businesses	We presented the draft SPD themes and guidance to the Liaison Groups and facilitated discussion.	
	Employment, Business and Retail Liaison Group	This group focuses on maximising economic benefits	17 January 2012
	Community Liaison Group	This group considers the wider interests of the community including health issues, amenities, heritage, safety and matters of faith	19 January 2012
	Residents Liaison Group	This group looks at the needs of existing and new residents	24 January 2012
	Business	Local Economy Group (LEG) – Local	We provided a power point presentation to the LEG

	Thematic Partnership	group. This group comprises of representatives from Jobcentre Plus, Seetec, Black Business Initiative, Greater London Enterprise, Southwark Adult Learning, Community Action Southwark, Southwark College, Skills Funding Agency, Better Bankside BID, Team London Bridge BID, Southwark Works, Southwark Chamber of Commerce	2011
Environmental/Amenity and Transport groups	Living Streets	We presented the draft SPD to the Southwark branch of the national charity Living Streets which campaigns to create better streets and public spaces for people on foot.	17 November 2011
	Southwark Cyclists	A presentation and discussion was facilitated with Southwark Cyclists which is an organisation that promotes and supports cycling and cyclists in Southwark.	11 January 2012
	Waterloo Community Development Group	A discussion was facilitated with this group whose aim is to work with and for the local residents to maintain and develop a healthy and sustainable community, for more land for homes and essential amenities such as shops and open space. The group was interested in the social infrastructure planning for the area.	25 January 2012
	Southwark Space	Community Action Southwark (CAS) facilitated a presentation and discussion with members of CAS.	25 January 2012
	Walworth Society	A presentation and discussion was facilitated with the Walworth Society whose aims are to preserve and protect Walworth's rich architectural heritage and protect and help improve its green and open spaces. The Society was formed in December 2011 and meet on a monthly basis.	30 January 2012
	Elephant Amenity Network	A discussion was facilitated by EAN on the draft SPD at their monthly meeting	8 December 2012

	Elephant Amenity Network	The EAN organised a day workshop meeting at Cross Ways Church to discuss the draft SPD. A member of the planning policy team attended the meeting to contribute to the discussions.	28 January 2012
Education and Young People	Schools in the Walworth area were contacted and informed about the draft SPD consultation.	We attended classes to carry out a presentation and discussion about what planning is and what issues it deals with. We explained the purpose of the SPD and how it would guide development in the area in the future. A discussion was then held about some key points raised, especially with regards to Elephant and Castle and the different topic areas of the SPD i.e. shops, open spaces, play facilities, transport, community facilities.	
	Walworth Academy	Years 8 and 9	10 February 2012
	Victory Primary School	Year 5	7 February 2012
	Keyworth Primary School	Year 5 and 6	1 February 2012
OUTREACH: Black and minority ethnic groups & Faith Groups	Elephant and Castle is a very ethnically diverse area. The Council's community engagement team helped to contact and facilitate meetings with these local community groups.		
	Rockingham Estate Residents	A walkabout to Brick Lane/Spitalfields market and a discussion workshop was held at the Rockingham Community Centre with eight residents from the Rockingham Estate, along with two council officers from the Community Engagement team, who provided support, guidance and translation. A report is provided in Appendix L of this document.	24 January 2012
	Latin American meeting	A meeting was held with members of Latin American	13 January


		Associations in the area and also the Council's Community Engagement officers to discuss the effective methods of engaging with local traders, businesses and residents in the area	2012
		A group of Latin American businesses met at the Council offices to discuss the SPD and ways of increasing engagement with the Council in the regeneration of the area. Officers were not invited to this meeting.	9 February 2012
	Latin American Businesses and Traders: Elephant and Castle Shopping Centre	The consultation exhibition 'pop-up' banners were displayed adjacent to La Bodeguita restaurant in the shopping centre, and officers canvassed the businesses in the shopping centre, in the railway arches and also across the road in Draper House to hand out a Spanish translated questionnaire. A Spanish translator accompanied the officers around the area to provide an explanation of the draft SPD consultation.	21 January 2012
	Faith Groups	A Powerpoint presentation on the draft SPD was provided to members of faith groups, at the InSpire at the Crypt community centre. A report is provided in Appendix M of this document.	28 January 2012
Exhibitions	Elephant and Castle Shopping Centre	Two exhibitions were held in the shopping centre. Consultation exhibition 'pop-up' banners were displayed to provide a summary of the themes and objectives in the draft SPD accompanied by photos and maps (see Appendix J).	15 December 2011-2 January 2012
	London South Bank University	The exhibition pop-up banners were displayed in the foyer of the Keyworth Centre to engage with university students.	19-20 January 2012

	The Hub: 182-184 Walworth Road	An exhibition at The Hub provided the opportunity for people passing along Walworth Road to stop in and review the SPD themes and objectives and ask questions.	12-14 January 2012
Walkabout	Character Areas – Walkabout	A walkabout and workshop discussion was organised to discuss the Character Areas within the Opportunity Area. Walkabouts provide an opportunity to walk particular routes, observing the design characteristics of the area, the quality of the landscape and public realm, and identifying those areas, buildings and spaces which are liked, which are disliked, where opportunities for change lie and the form which future development might take. Comments made during the walkabouts have been collated in a report in Appendix N of this document.	3 December 2011

Appendix J: Draft SPD Publicity material and articles

Exhibition Banners

REVITALISE



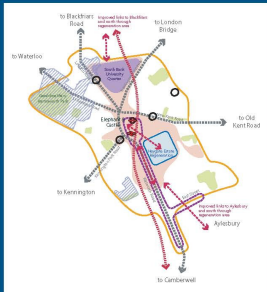
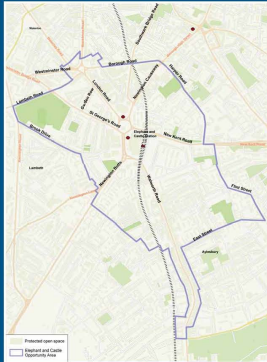
Elephant and Castle opportunity area Draft Supplementary Planning Document (SPD)

The SPD will set out our vision to manage changes in the area over the next 15 years and will provide a framework to guide future development in Elephant and Castle.

This SPD will also be called an opportunity area planning framework which will be used by the Mayor of London to guide his decisions on planning matters in the area.

Our vision is for the area to be able to fulfill its potential as an attractive central London destination and a great place to live, visit, shop and do business.

- > We are promoting provision of up to 45,000 square metres of new shopping and leisure floor space, including affordable space
- > The area will provide at least 4000 new homes (including 1,400 affordable homes)
- > We plan to generate around 5,000 new jobs in a range of sectors including retail, offices, hotels, and leisure
- > There will be tall buildings on some sites where this helps stimulate regeneration and creates a distinctive place
- > We will plan for a highly efficient public transport hub, including an improved Northern Line station and better access to platforms.
- > Existing subways will be removed and replaced by surface pedestrian crossings creating a more attractive and safe environment with priority for public transport users, cyclists and walkers over the car.
- > Elephant and Castle will meet the highest possible environmental standards through using low and zero carbon technologies, including renewable energy sources, heat network and combined heat and power
- > We want to work with the local community and our partners to make the Elephant and Castle a successful place.



Elephant and Castle vision

We are consulting on the draft SPD until 7 February 2012

- > Fill in a questionnaire to have your say
- > Read the report and supporting documents on our website
- > Contact planningpolicy@southwark.gov.uk or call 020 7525 5471
- > Get involved in the discussion about the future of Elephant and Castle on our facebook page

www.southwark.gov.uk/elephantandcastlespd

Shopping, leisure and business

Our approach to shopping, leisure and business includes:

- > Strengthening the Elephant and Castle and Walworth Road as a major shopping destination by promoting up to 45,000sqm of new retail and leisure space. The shopping centre will be remodelled and a new retail quarter developed on the Heygate site. It is important we retain local businesses and new shopping floorspace should include affordable retail space.
- > Providing a vibrant mix of activities in the town centre, ensuring it is busy throughout the day and evening.
- > Reinforcing retail activities on the main roads leading into the town centre.
- > Improve the variety of arts, cultural and entertainment offer by providing more cafes and restaurants as well as new leisure and cultural facilities.
- > Supporting business space to be renewed in the area and encouraging the development of an enterprise culture by providing more opportunities for local people and small and medium sized businesses (SMEs).
- > Supporting the regeneration of the railway arches, enabling their use for a mix of uses including business, retail and community uses.



We will support improvements to East Street market

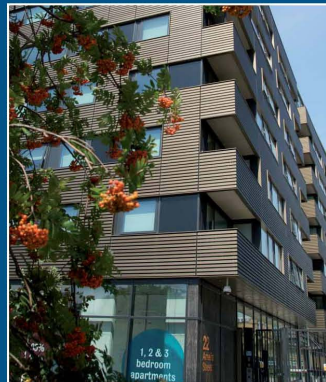


New homes, shops, leisure space and a market square on Elephant Road

Homes

Our approach to new homes includes:

- > Building a minimum of 4,000 homes.
- > Providing at least 1,400 affordable homes, including social rented and shared ownership homes.
- > Ensuring that at least 10% of new homes have three or more bedrooms and that all new homes provide good quality accommodation and have generous room sizes.
- > Helping address needs for student housing, whilst ensuring that a mix and choice of housing types is available in all character areas.



New homes in a mixed use development on Amelia Street



New homes in Strata and Crampton Street

Social and community infrastructure

Our approach to social and community infrastructure includes:

- > Ensuring that new development promotes healthy and active lifestyles.
- > Helping to transform leisure opportunities by building a new leisure centre, including a new swimming pool.
- > Providing more and improved educational, health and community facilities which meet the needs of existing and future residents.
- > Promoting new arts, cultural, leisure and entertainment space on the Heygate site, 50 New Kent Road and the shopping centre to support a lively and vibrant town centre.
- > Supporting the growth of London South Bank University and London College of Communication (University of the Arts).
- > Supporting student housing as part of a mix of housing types.



New developments will provide children's play facilities

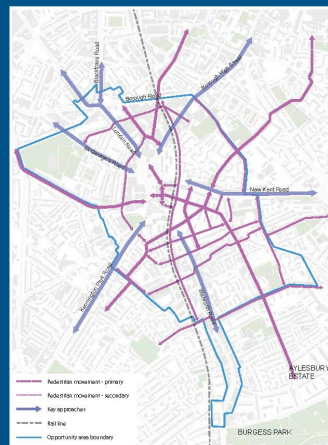
Transport and movement

Our approach to transport and movement in the area includes:

- > Improving bus, tube and rail facilities and the pedestrian and cycle connections between them.
- > Improving the Northern Line station by providing an improved ticket hall and additional lifts or escalator access to the platforms.
- > Replacing the subways under the northern roundabout with surface level crossings.
- > Converting London Road into a public transport only corridor and introducing two-way traffic movement on St George's Road.
- > Minimising the amount of car parking provided.
- > Using development opportunities to provide a high quality network of pedestrian and cycle links which are attractive, safe and easy to use.



We want to improve and upgrade the network of pedestrian and cycle links in the area



Urban design

Our approach to urban design in the area includes:

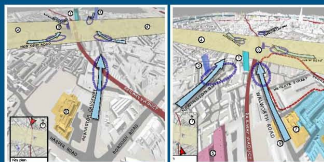
- > Putting in place strong design measure to help reinforce the best elements of the area's character and create a positive identity for areas in need of regeneration.
- > Conserving the area's heritage. We are proposing new conservation areas at Larcom Street and Elliott's Row and are extending protection of buildings to include "locally listed" buildings.
- > Using tall buildings to help signal the regeneration of the area, strengthen gateways into the area and enhance the skyline. Tall buildings must be designed sensitively to avoid micro-climate effects such as wind and overshadowing.
- > Working with TfL, developers and the community to transform the quality of the public realm in the opportunity area.



The area has a rich and diverse heritage



New development should conserve and enhance the area's heritage



Tall buildings strategy: view from the north and south

Natural environment

Our approach to the natural environment in the area includes:

- > Promoting a network of high quality open spaces which have a range of functions including recreation, children's play, sports and food growing.
- > Using sustainable urban drainage systems to reduce the risk of flooding.
- > Expecting development to retain and enhance trees and canopy cover wherever possible as part of the urban forest.
- > Maximising and extending ecological diversity through promoting nature conservation in new and existing spaces, high quality landscaping, tree planting and a network of green routes.
- > Requiring developers to meet the highest possible environmental standards including Code of Sustainable Homes Level 4 and BREEAM excellent.



We want to maintain and improve a network of open spaces

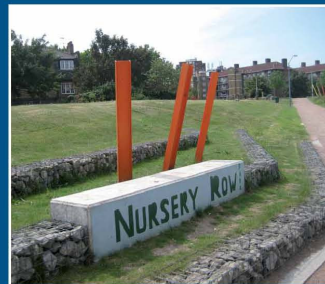


St Mary's churchyard

Delivery and implementation

Our approach to delivery and implementation in the area includes:

- > Continuing to work with key stakeholders including the local community, landowners, developers, businesses, NHS Southwark, English Heritage, the GLA and Transport for London to deliver the vision and objectives of the SPD.
- > Ensuring that physical and social infrastructure needed to support the expanded residential and worker population at the Elephant and Castle is delivered in a timely manner.
- > Requiring a section 106 tariff to help fund needed improvements.
- > Ensuring that comprehensive redevelopment maximises opportunities to make use of vacant sites on an interim basis.



We want to improve the nature conservation value of open spaces

Elephant and Castle character areas

The SPD sets out guidance for nine character areas which have been identified in the opportunity area. Our strategy for each area is to:

Central Area:

- > Promote the redevelopment or remodelling of the shopping centre.
- > Promote a range of retail unit sizes and appropriately located affordable retail units.
- > Provide a range of new arts, cultural, leisure and entertainment uses.
- > Strengthen pedestrian and cycle links in the area.
- > Improve the northern line station by providing an improved ticket hall and additional lifts or escalator access to the platforms.
- > Replace the subways under the northern roundabout with surface level crossings.
- > Promote London Road as a public transport only corridor and introduce two-way traffic movement on St George's Road.
- > Build a new leisure centre.
- > Consider the development of taller buildings on key sites.

Enterprise Quarter:

- > Continue to support the educational, economic and business function of the area.
- > Promote active uses at ground floor.
- > Consider the development of taller buildings on key sites.
- > Pedestrianise Keyworth Street and improve the gateways into the university.
- > Protect the character of the St. George's Circus Conservation Area and improve public realm around the obelisk.

West Square:

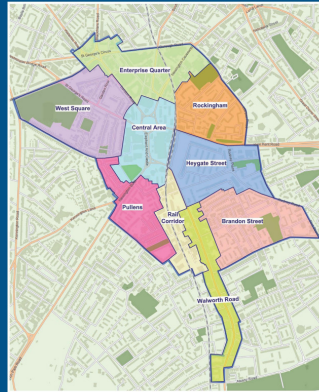
- > Reinforce tree-planting and improve pedestrian and cycle routes to the surrounding area.
- > Protect the character of the West Square Conservation Area.
- > Designate a new conservation area around Elliott's Row.

Rockingham:

- > Improve the public realm around the shops on Harper Road.
- > Improve green links and make better use of green spaces.
- > Look for opportunities to make improvements to the Rockingham Community Centre.

Rail Corridor:

- > Encourage a range of town centre uses in the railway arches.
- > Introduce additional east-west routes through the arches.
- > Create a new neighbourhood on Manor Place depot with a sympathetic conversion of the former baths.



Heygate Street:

- > Create a vibrant new quarter on the Heygate site.
- > Provide a mix of retail types and sizes.
- > Promote a new market square and public park on the Heygate site and link new and existing spaces into the network of green routes.
- > Provide around 3,000 new homes including 2,500 on the Heygate site.
- > Introduce north-south routes through the Heygate site and east-west movement through the railway viaduct.
- > Promote a taller building at the northern end of Walworth Road to define a gateway into the central area.
- > Maximise the retention of trees on the Heygate site.

Pullens:

- > Improve pedestrian and cycle routes through the railway viaduct.
- > Green streets and improve green links.
- > Protect the character of the Pullens Conservation Area.

Brandon Street:

- > Explore opportunities to improve East Street market.
- > Improve green links and pedestrian and cycle routes into the surrounding area.
- > Improve nature conservation in Nursery Row Park.
- > Designate a new conservation area around Larcom Street.

Walworth Road:

- > Ensure new development provides a mix of uses, including active ground floor frontages.
- > Look for opportunities to improve shop fronts.
- > Restrict growth of hot-food takeaways.
- > Reinforce the character of the street.

Planning policy

Cascade takes a look at local planning and how you can change how they effect you

Over the past few years, the London Borough of Southwark has undergone significant development from the Strata tower in Elephant and Castle to the Shard near London Bridge. These developments, along with changes to existing buildings or local environment, need consent of the local authority. This is known as planning permission.

Planning permission is only given once a development meets local planning policy requirements. These policies ensure that a development is fit for purpose and provides real benefit to local communities.

This could be through:

- Tackling poverty and encouraging wealth creation
- Life chances
- Clean and green
- Creating choice, quality housing
- Sustainable transport

Southwark is set to undergo a number of significant developments over the next 15 years. These developments will impact upon local residents who are the service users of charities in the borough. It is important that planning policies meet the needs of local communities and enhance their lives. Therefore, capturing the views of everyone in the borough is essential.

Southwark Council will be holding a number of consultations on planning documents that are up for review. This is an excellent opportunity to directly shape the future of the borough to ensure any development has a positive impact on local residents, communities and service users.

UPDATE ON PLANNING POLICY CONSULTATIONS

Elephant and Castle SPD/OAF

A range of developments are expected to take place in Elephant and Castle, including new housing, retail, business and open spaces. To set out the plan for how development in the area should occur, we are preparing a supplementary planning document (SPD)/opportunity area framework (OAF) for the Elephant and Castle opportunity area. The SPD/OAF will cover a range of important topics such as what uses are appropriate, building heights, street improvements and public spaces.

The planning policy team will be consulting in a draft SPD/OAF for Elephant and Castle later this year.

Peckham and Nunhead AAP

The Peckham and Nunhead area action plan (PNAAP) will provide a planning framework that will help bring long lasting improvements to Peckham and Nunhead. It will change the planning policies to make sure that the right development is delivered to support a healthy, safe and prosperous community.

Consultation on the Towards a Preferred Option report finished on 30 September 2011. The council is currently preparing the next stage of consultation and this is due to be consulted on in early 2012.

Dulwich SPD

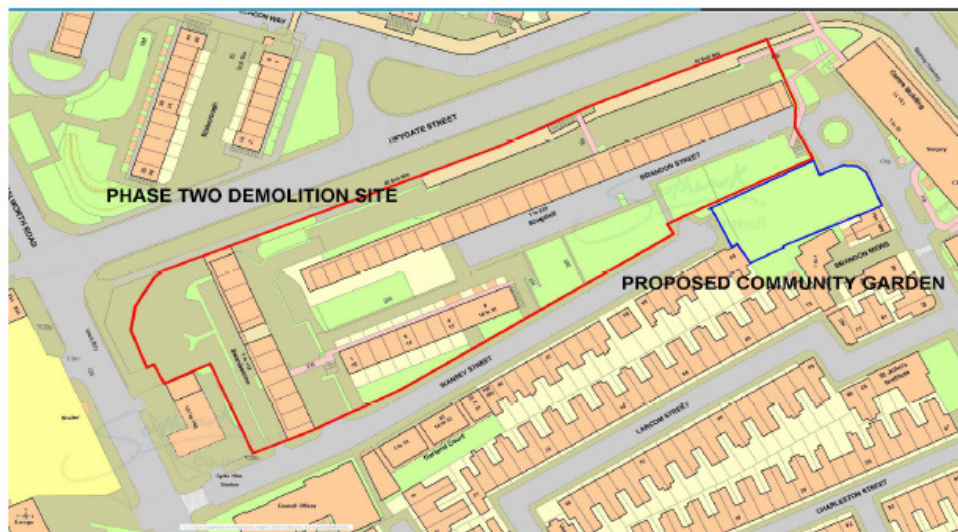
The planning policy team is currently preparing a Supplementary Planning Document (SPD). The SPD will cover the entire Dulwich Community Council area including East Dulwich, Herne Hill,

Heygate demolition bulletin

November 2011

www.southwark.gov.uk

Demolition of the Heygate Estate is moving forward, with the demolition of the former Wingrave and Rodney Road blocks carried out ahead of schedule this summer. The second phase will see the demolition of the vacant Kingshill, Swanbourne and Wansey St blocks. Our contractors will start the pre-demolition surveys required in early 2012 ahead of the removal of those buildings, later in the year. The site boundary is shown on the map below.



What we've been up to

Security fences - Planning consent has been granted for the erection of a 2.4m high security fence around the Rodney Road site. These new fences will support a greater sense of security as they will allow you to see what's happening on the site and will replace the existing wooden hoardings.

A further planning application has also been submitted for a 3m high security fence to be erected around the Wansey Street and Brandon Street site. The fence works are due to start in December 2011, subject to planning consent being achieved.

New Heygate Street footpath - The erection of the security fence will mean that the raised walkway on Heygate Street will no longer be accessible. A new street level footpath connecting Walworth Road and Rodney Road will be built along Heygate Street so that pedestrians can walk safely. Works are due to start in January 2012.

Access to Heygate Estate - Following Police's advice on security, last summer we closed the pedestrian entrance into the Heygate Estate from New Kent Road, which was used by residents as a route to the Walworth Road. Since the closure of the route the Police have advised that incidents of recorded crime have significantly reduced. As a result of the closure Elephant Road has become an even more important link for pedestrians moving between New Kent Road and Walworth Road. The redevelopment of the 50 New Kent Road site, now underway, has required part of the footway on the eastern side of the road to be closed to allow the works to be undertaken safely. The council is working with the developer to improve the environment for pedestrians while this scheme is completed.

Supporting local businesses - As part of the Improving Local Retail Environments (ILRE) programme, we have provided support to local retailers in New Kent Road. New signage, shutters and shop fronts were installed to attract and keep business in the area. Visit www.southwark.gov.uk/ILRE to find out more about the scheme.

Have your say on the future of Elephant and Castle



E&C SPD - We are preparing a supplementary planning document (SPD) to set out guidance for how development in the Elephant and Castle area should take place. We will be consulting on this planning document from 27 December. Visit www.southwark.gov.uk/elephantandcastlespd to find out more and see how you can have your say.

Consultation on the masterplan - Lend Lease, our development partners for the regeneration of the Heygate Estate, have started public consultation for the overall masterplan proposals and detailed proposals for the phase one site. Find out more about the plans and get involved by visiting www.elephantandcastle.org.uk

Temporary community garden - As part of the interim uses proposed for the site, there is a proposal to create a temporary community garden as a meanwhile use on the empty Heygate Estate. The location of this garden is shown on the plan and would be accessed via gates on both Wansey St and Brandon St. We are working with

Lend Lease and local gardeners to see how best this space can be used. If you have any ideas, feel free to email us.

How we will keep you informed

- Visit our website www.southwark.gov.uk/elephant
- Email elephantinfo@southwark.gov.uk or call 020 7525 5000
- To find out more about the consultation on the masterplan visit www.elephantandcastle.org.uk

Elephant and Castle Poster

REVITALISE



What sort of Elephant and Castle would you like to see in 2026?

Have your say on the draft Elephant and Castle Opportunity Area Supplementary Planning Document (SPD). This document will help guide the development of the area.

Your feedback will help us make sure that the document meet the needs of local people and businesses.

Visit www.southwark.gov.uk/elephantandcastlespd to view the document, find out more about upcoming events and to have a say.

Consultation events

If you are interested in attending one of our events, would like more information or would like us to attend one of your own events or meetings, please contact us at planningpolicy@southwark.gov.uk or on 020 7525 5471.

You can also attend community council meetings in January to find out more or ask us any questions you might have. Visit www.southwark.gov.uk/communitycouncils for future dates and venues.

8 December 2011

Presentation – Elephant and Castle Community Regeneration Forum meeting, Avonmouth House, Avonmouth Street, SE1 6NX

15, 16 and 17 December 2011

Exhibition – Elephant and Castle Shopping Centre

January 2012 (dates to be confirmed)

Exhibition – London South Bank University, Keyworth Centre, Keyworth Street

5 January 2012

Presentation – Walworth and Bankside/Borough Youth Community Council, InSpire, the Crypt at St Peter's, Liverpool Grove, SE17 2HH

12, 13 and 14 January 2012

Exhibition – 182 Walworth Road

25, 26, 27 and 28 January 2012

Exhibition – Elephant and Castle Shopping Centre



GREATER LONDON AUTHORITY

www.southwark.gov.uk/elephantandcastlespd

REVITALISE



have your say

Elephant and Castle Supplementary Planning Document (SPD)

December 2011



We are seeking your views on the Elephant and Castle Supplementary Planning Document (SPD). The SPD sets out the vision and policy that will guide the development of the area. It covers:

- The look and function of the area, including the amount of new shopping, business and leisure space
- The size and design of new buildings
- The amount and type of new homes built and where they will go
- Heritage protection including new conservation areas

- Infrastructure, including public transport improvements, open spaces and green links and community facilities.

We want to build on the area's vibrant identity and unique character to help make Elephant and Castle a place where everyone achieves their potential. Your ideas will help us to shape the future of your area.

GREATERLONDONAUTHORITY

www.southwark.gov.uk/elephantandcastlespd

What we are consulting on

Shopping, culture and leisure We are promoting up to 45,000sqm of new retail and leisure space. The shopping centre will be remodeled and a new retail quarter developed on the Heygate site. It is important we retain local businesses and new shopping floorspace should include affordable retail space.

Housing At least 4000 new homes will be built in the area. 35% of homes will be affordable including social rented homes and shared ownership homes.

Social and community facilities We want to promote more and improved educational, health and community facilities for the benefit of our residents. We will build a new leisure centre to replace the existing one and promote new arts, cultural, leisure and entertainment space.

Infrastructure We will ensure that the physical and social infrastructure needed to support the expanded residential and worker population at the Elephant and Castle is delivered in a timely manner. Section 106 tariffs will help fund improvements needed.

Business We will support renewal of business space in the area and encourage the development of an enterprise culture and inward investment by helping to provide more opportunities for local people and small and medium sized businesses (SMEs).

Urban design There is huge diversity in the opportunity area as a whole. Alongside 60s and 70s buildings such as the shopping centre and the Heygate Estate, there are also over 150 listed buildings and three conservation areas. Strong design measures will help reinforce the best elements of the area's character and create a positive identity for the regeneration areas. We are proposing new conservation areas at Larcom Street and Elliott's Row and are extending protection of buildings to include "locally listed" buildings.

Transport Key improvements to transport infrastructure will be: additional lifts or escalator access to platforms in the Northern Line station, removal of subways at the northern roundabout and their replacement with surface crossings, conversion of London Road into a public transport only corridor and introduction of two-way traffic movement on St George's Road. The network of cycle and key pedestrian links will also be reinforced.

Open spaces and green links We will maintain and improve a network of open spaces including a new park on the Heygate site and green routes linking key spaces. Development will be also expected to provide new opportunities for food growing.

How to get involved

To give you the chance to find out more, have your say or just to ask questions, we will be holding a range of consultation events.

The Elephant and Castle SPD will be also discussed in community council meetings in January. Visit www.southwark.gov.uk/communitycouncils for future dates and venues.

8 December 2011

Presentation – Elephant and Castle Community Regeneration Forum meeting, Avonmouth House, Avonmouth Street, SE1 6NX

15, 16 and 17 December 2011

Exhibition – Elephant and Castle Shopping Centre

January 2012 (dates to be confirmed)

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5 January 2012

Presentation – Walworth and Bankside/Borough Youth Community Council, InSpire, the Crypt at St Peter's, Liverpool Grove, SE17 2HH

12, 13 and 14 January 2012

Exhibition – 182 Walworth Road

25, 26, 27 and 28 January 2012

Exhibition – Elephant and Castle Shopping Centre



www.southwark.gov.uk/elephantandcastlespd

Vision

Your feedback is really important and will help us make sure that the Elephant and Castle Opportunity Area SPD meets your needs and aspirations. We will be consulting on this document until 7 February 2012.

There are many ways you can get involved and tell us what you think of our ideas so far.

Visit www.southwark.gov.uk/elephantandcastlespd to have your say or view the draft SPD or find out more about upcoming events.

Contact us at planningpolicy@southwark.gov.uk or 020 7525 5471

Get involved in the discussion about the future of Elephant and Castle on the council's facebook page at www.facebook.com/southwarkcouncil



If you require information in your language, or in other formats such as audio or large print, please call 020 7525 5000.

Arabic

يحتوي هذا المنشور على معلومات عن الخدمات التي تقدمها بلدية سوثرك (Southwark). إذا كنت ترغب في الحصول على معلومات بلغتك الأصلية الرجاء الاتصال بالرقم المبين هنا: 020 7525 5000

Bengali

এই বিজ্ঞপ্তিতে সম্ভাব্য কাঠামোর পরিবেশবাস্তুদের তথ্য দেওয়া আছে। আপনার যদি নিজের ভাষায় তথ্যের প্রয়োজন হয়, তাহলে যে টেলিফোন নম্বর দেওয়া আছে তাতে টেলিফোন করুন। টেলিফোন নম্বর: 020 7525 5000

French

Ce dépliant contient des renseignements sur les services de Southwark Council (municipalité de Southwark). Si vous avez besoin d'obtenir ces renseignements dans votre langue, veuillez appeler le : 020 7525 5000

Somali

Warqaddaan yar waxaa ku qoran macluumaad ku saabsan adeegyada Guddiga Dowladda Hoose ee Southwark. Haddii aad u baahan tahay macluumaad ku qoran luqaddaada, fadlan wac lambarka 020 7525 5000

Spanish

Este folleto contiene información sobre los servicios prestados por el ayuntamiento de Southwark. Si necesitara alguna información en su propio idioma, por favor llame al 020 7525 5000

Turkish

Bu broşür Southwark Belediyesi'nin servisleri ile ilgili bilgi içerir. Eğer kendi dilinizde bilgi edinmek isterseniz, lütfen 020 7525 5000 numaralı telefonu arayınız

Vietnamese

Tờ rơi này cung cấp thông tin về các dịch vụ của hội đồng quận Southwark. Nếu quý vị muốn có bản dịch sang ngôn ngữ mình nói, xin vui lòng gọi số: 020 7525 5000

Southwark Life Article

Help set the vision for future development at Elephant and Castle

We are consulting on a supplementary planning document which will set out guidance for how developments in the Elephant and Castle area, such as transport improvements, tall buildings, open space and public realm should take place. To have your say and view the document visit www.southwark.gov.uk/planningpolicy, email planningpolicy@southwark.gov.uk or call 020 7525 5471.



Facebook updates

Date	Facebook and twitter posts
5 January	The draft Elephant and Castle SPD will be discussed at this month's community council meetings on 10, 11, 18 and 21 January 2012. Visit www.southwark.gov.uk/communitycouncils for details and venues. Come along and here about the draft planning policy guidance for the area
9 January	We are hosting an exhibition to consult on the Elephant and Castle supplementary planning document which will set out guidance for how developments in the Elephant and Castle area should take place. We will be at number 182 Walworth Road on Thursday 12, Friday 13 and Saturday 14 January 2012. Come along and review the draft planning and design guidance for the area! http://maps.google.co.uk/maps?hl=en&q=182%20Walworth%20Road%200post%20code&qbv=2&gs_sm=e&gs_upl=137513986101408011111101810101187143711.21310&safe=active&um=1&ie=UTF-8&sa=N&tab=w1
16 January	Send us your comments on the draft Elephant and Castle SPD today. Did you know you can do it online? https://forms.southwark.gov.uk/DeptForms.asp?dept=25&section=Planning
17 January	Come along to the next Walworth Community Council meeting at the Walworth Academy on Saturday 21 January 2012 to get involved in the discussion on the draft Elephant and Castle SPD. Further details about the meeting can be found at www.southwark.gov.uk/communitycouncils
18 January	We want to promote high quality open spaces in Elephant and Castle for recreation, children's play, sports and food growing. Would you use them? Tell us what you think about our draft Elephant and Castle SPD which is out for consultation now! https://forms.southwark.gov.uk/DeptForms.asp?dept=25&section=Planning
20 January	We think that some tall buildings in Elephant and Castle would add interest and help signal the regeneration of the area. Do you agree? Let us know by completing our questionnaire https://forms.southwark.gov.uk/DeptForms.asp?dept=25&section=Planning

23 January	We are hosting an exhibition to consult on the Elephant and Castle supplementary planning document which will set out guidance for how developments in the Elephant and Castle area should take place. We will be in the Elephant and Castle shopping centre on the first floor on Wednesday 25, Thursday 26, Friday 27 and Saturday 28 January 2012. Come along and review the draft planning and design guidance for the area!
28 January	Our draft planning document aims to create a positive identity for the Elephant and Castle town centre. Why don't you help us and have your say? https://forms.southwark.gov.uk/DeptForms.asp?dept=25&section=Planning
30 January	We think it's important to retain local businesses in E&C. Do you agree with us? Have your say on the Elephant and Castle SPD https://forms.southwark.gov.uk/DeptForms.asp?dept=25&section=Planning
1 February	Last chance to tell us your ideas on the future development of Elephant and Castle. You can comment on the Elephant and Castle SPD until 7 February 2012! https://forms.southwark.gov.uk/DeptForms.asp?dept=25&section=Planning

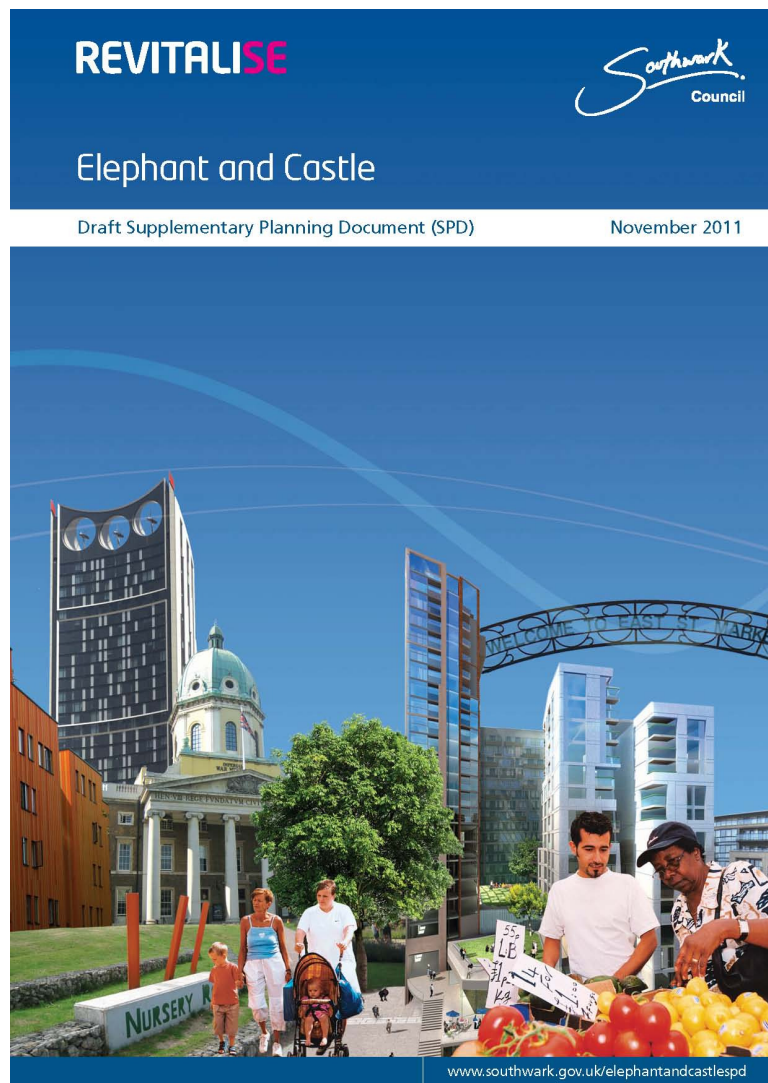
Appendix K: Walworth Community Council – report of workshop consultation



WALWORTH COMMUNITY COUNCIL (21 JANUARY 2012)

CONSULTATION ON THE DRAFT ELEPHANT & CASTLE
SUPPLEMENTARY PLANNING DOCUMENT (SPD)

REPORT ON THE DRAFT SPD CONSULTATION WORKSHOP



Introduction

1. This report sets out a record of the feedback which was obtained at the Walworth Community Council meeting which included the Elephant & Castle SPD workshop.
2. Attendance at the meeting comprised of:
 - Ward Councillors:
 - Councillor Martin Seaton (Chair)
 - Councillor Darren Merrill (Vice-Chair)
 - Councillor Catherine Bowman
 - Councillor Neil Coyle
 - Councillor Patrick Diamond
 - Councillor Dan Garfield
 - Councillor Lorraine Lauder MBE
 - Councillor Abdul Mohamed
 - Councillor Helen Morrissey
 - Southwark Council officers
 - Planning Policy team – 7 officers
 - Transport Group Manager – Strategic Projects
 - Design and Conservation Manager
 - Elephant and Castle Project Director
 - Local residents and interested members of the public

Background

3. The Walworth Community Council meeting was held at the Walworth Academy, Shorncliffe Road, London SE1 5UJ on Saturday, 21 January 2012. The meeting was the first community council meeting in 2012.
4. Community councils are part of the council's decision making process and are a focal point for discussion on local matters. Local councillors elected to represent the area sit on the community councils and take decisions relating to key areas such as
 - Traffic management
 - Community safety
 - Planning applications
 - Environmental improvements
 - Appointment of primary school governors.
5. Community council meetings are also a forum for consultation with local people and provide an opportunity for residents to influence how council services are delivered.

6. The Planning Policy team requested to attend the meeting in order to consult with residents on the draft SPD proposals, in accordance with our Statement of Community Involvement. The consultation period for the SPD ran from 15 November 2011 until 7 February 2012.

Publicity

7. The meeting was advertised on the council's SPD webpage www.southwark.gov.uk/elephantandcastlespd; at SPD consultation meetings with local business representatives and residents and also via the channels available to the constitutional team i.e. through the website, through a mail-out, and publicity through councillor surgeries.
8. The publicity for the Community Council meeting was called "Have your say: A vision for the Elephant & Castle".

Meeting format

9. The first half of the meeting was dedicated to various community announcements and a presentation on the council's Budget 2012/13 by Councillor Richard Livingstone, Cabinet member for finance, resources.
10. The second half of the meeting was dedicated to consultation on the SPD, comprising of two fifteen minute workshops. Further detail is set out below.
11. The Planning Policy manager provided a power point presentation to introduce the SPD consultation workshop sessions. A brief overview of the SPD was provided, which included the purpose of the SPD, and its vision and the objectives for new development.
12. Consultation exhibition 'pop-up' banners were displayed in the hall to provide a summary of the themes and objectives in the draft SPD accompanied by photos and maps (Appendix 1).

The workshops

13. The workshops comprised of two 15 minute sessions. This provided the opportunity for people to discuss two different 'Themes' from the SPD.
14. Nine tables were organised around the hall with a designated 'Theme', so that the participants could choose what they wanted to discuss. These themes were: Transport; Social and Community Infrastructure; Built Environment; Natural Environment; Town Centre; Housing
15. Each table was facilitated by a council officer and a councillor.
16. A questionnaire was provided for participants, to guide discussion and also to provide written comments (Appendix 2). We have summarised the main points made during each workshop below. The views expressed are of the workshop participants and do not necessarily reflect those of Southwark Council.

Summary of discussion in workshops

17. **Town Centre: Shops and Business**

- There were mixed views expressed about the centre. Some people would prefer to cross the river than shop at Elephant and Castle. It is seen as a functional shopping area where people go to a specific shop and then leave. This issue was mentioned for the shopping centre, but particularly for the Walworth Road area.
- There was a feeling that people are always leaving Elephant and Castle to go elsewhere to shop and rarely coming into the area (transport connections considered a strength and weakness in this regard).
- Some residents felt like there was a good sense of local community and enjoyed going to the town centre because it was busy and vibrant. Some people remarked that they thought that Elephant and Castle is getting to be a better place to live
- Support provided for promoting more linkages between all of the shopping parades and linking the shopping centre with Walworth Road. This should also incorporate Harper Road and New Kent Road. The SPD should also look at shopping parades just outside of the area
- Promote more of a balance between independent/specialist shops and the multiple/large retail shops. It will be important to attract a broad range of retailers and services (i.e. banks) and ensure there is variety.
- There also needs to be a focus on other uses to support shops in the town centre. More restaurants and cafes will be important – particularly the smaller, local, independent styles.
- East Street market needs further support. There is too much of the same type of stall traders. It is currently not well used and the public realm needs improvements. There was discussion on other good examples of markets in the borough e.g. East Dulwich, Borough, Bermondsey. It will be important that East Street market retains its own style and doesn't copy others, but it could try to borrow some ideas from these markets. The range of products and use of space was considered better at these markets. Suggestion of introducing more specialist, temporary markets in Elephant – although also mentioned that this might harm existing local traders who are already finding things difficult.
- The Latin American community is very prevalent and needs to be integral to the redevelopment of the centre. Support was provided for the affordable retail policy, but concern for the proposed minimum 10% requirement for large retail developments.
- The SPD should promote the use of vacant shops.
- The safety and security in the area needs improving to attract larger retailers to the area. Some people felt that the shopping centre was

not a safe space and felt uncomfortable shopping there (this feeling extended to the pedestrian subways).

- It will be important to ensure training and jobs are provided for local people, particularly younger people. A key issue is the loss of big employers (i.e. council offices). Need to be clear what the economic assumptions are that underpin our job growth figures. More offices, more shops, more construction work all mentioned as possible areas for new jobs.
- More car parking should be introduced to improve the shopping experience. Surrey Quays cited as a good example. Suggestion of short stay parking system that benefits local residents who already have parking permits.
- Public transport is good, but buses are too crowded, especially if you have shopping bags.

18. Housing

- There was an overwhelming desire for more affordable homes to be provided in the area.
- There is an issue of buy-to-let properties in the area and the council should out more restrictions in place to prevent this trend.
- There were concerns that the council has not sufficiently linked the Elephant and Castle SPD properly with the Affordable Housing SPD.
- The SPD needs to define locally what we mean by affordable housing.
- There should be a cap on private housing.
- Mixed views on whether shared ownership works.

19. Natural Environment

- Open spaces are needed and much loved in the area.
- Open spaces should have defined areas for dogs where their owners can take them – dog fouling is an issue in our open spaces.
- We should think more about green spaces and even living walls and living roofs. Living roofs need a sufficient depth of soil to grow.
- Open spaces should be promoted for their educational roles and schools should be encouraged to carry out activities in the open spaces. The value of open spaces for biodiversity and heritage should be advertised on education boards around the area.
- A good example of open space is the recently landscaped area opposite the Old Vic. It looks nice, is green and open and is not filled with equipment.

- Another space that works well is the space the park on Harper Road. This is an example of open space that needs minimal lighting – Lighting is important for open space and getting the right light level is important.
- Open space needs to be safe and well lit if they are to be well used.
- It is important that the Elephant & Castle have an identifiable town centre – a town square – this should be an important open space at the heart of the Elephant & Castle.
- There is a proposal for a new public square at Wansey St as part of the Heygate redevelopment. This should be worked on in conjunction with the local community.
- Paisley Park needs improvements.
- The Heygate Park should open onto Walworth Road or at least have clear links between the park and Walworth Road.
- The approach should be to provide more intermittent green space through the area as part of new development. Public realm should include play space for children
- The names of parks and more street names should be included on the maps.
- Open space is best when it is in multiple use. In some areas people have used the courts around blocks to create allotments. Developments should be encouraged to provide allotment space – informal areas for people to grow their own crops. It would be nice if some of our open spaces could be left to grow wild.
- Open space helps with pollution and creates safe environments away from the roads.
- Traffic is dangerous in this area and open space helps to make the area safer for children getting to and from school. This is very important on our busy roads like the New Kent Road because it is a fast-moving road and it is not easy to cross it particularly for children and elderly people. Trees create nice pathways but must be well defined and properly separated from traffic, the pavement and new development.

20. [Built Environment](#)

- The top of Walworth Road needs greater improvement as it is currently dark and unsafe with a lack of activity and surveillance especially at night.
- The public realm should include signage to key destinations and point out the heritage value of local buildings and significance of the area.
- On Falmouth Road the public realm is good but pavements are not wide enough for the trees.
- Elephant and Castle is not a traditional town centre. The arterial road running through the centre makes it difficult for a central area of public

realm – where would the heart of the town centre/high street be located?

- Public realm in this area should take on different forms, i.e. a network of local spaces of different sizes linked together with different functions. We quite like public realm to be informal.
- Routes through developments are good. Very important to create good links for pedestrians and cyclists across these public spaces.
- The shopping centre has a strong Latin-American Community. We think that every community should have an opportunity to express their cultural presence in the town centre.
- Keep 'things of value' e.g. trees on Heygate Estate. Consultation should be a 'bottom-up' approach i.e. talk to local people for their knowledge and insight
- Roofs should be well designed and lift overruns are badly designed. The roof of a building is very important and could be an open space in itself.
- It is not nice when front gardens are fenced off with high fences. Front doors and main entrances should be celebrated. The forecourts of buildings are a part of the street experience. It is nice when you can see through the building to the courtyards from the street.
- Developments that rise straight from the edge of the road are not nice and are not well designed. The height of the building should have a good proportion relative to the street. Tall buildings should have wide spaces around them; like Strata but preferably with less paving.

21. Social and Community Infrastructure

- New community facilities are needed for in the area. Support for facilities to be made available for different groups.
- A large community space is needed, in order to be able to accommodate large events and groups.
- Schools should provide access to their meeting rooms and halls after-hours for use by community groups.
- There should be more protection of existing creative industries and new space is needed to accommodate more small businesses.
- The use of vacant space should be prioritised. These spaces could be converted to community facilities.
- The Fusion leisure centre is used by a Latin American church group on Sundays. The redevelopment of the site will displace this church group.
- More communal space is needed outside of the central area, in the residential areas of the opportunity area.

22. Transport

- Mixed views were expressed on car-free development.
- No car parking provision on the Heygate site would be inappropriate as it would not encourage a stable community (in respect of attracting families and catering for life choices)
- Separation of cycle routes from traffic is important in the area
- Concern was raised that there should be increased provision of public toilets, especially (but not exclusively) in areas near night clubs.

NEXT STEPS

23. This report will be included in the meeting minutes to be reported at the next Walworth Community Council meeting. It will also be part of the Elephant and Castle SPD Consultation Report.
24. All the comments made in this report, and those which were provided on the questionnaires, have been considered by the council and have informed the final version of the Elephant and Castle SPD.
25. The SPD will be put forward for adoption to the council's Cabinet in March 2012 and once adopted will be used to inform decisions on planning applications and guide development in the area over the 15 year lifetime of the plan.

Thank you to all who participated at the workshop event.

Walworth Community Council
21 January 2012

Draft Elephant and Castle Opportunity Area Supplementary Planning Document (SPD)

Workshop 1
Town Centre (Shopping and jobs)
(SPD1, SPD2, SPD3, SPD4)

Homes
(SPD5)

1. Town Centre (Shopping and jobs)

How often do you visit the Elephant and Castle shopping centre and/or the Walworth Road for shopping?

What kind of shopping do you do (food, clothes, appliances)? Are there other things you do on Walworth Road and in the shopping centre e.g. visit banks, restaurants, pubs, leisure facilities (bingo, bowling)?

What improvements could be made to the range and type of shops in the area?

Do you visit the markets (East Street or the shopping centre market)? What sort of improvements would you like to see to markets?

What sort of measures are needed to stimulate growth in the local economy and help support the growth of small and medium sized businesses?

4. Homes

In which character areas in the opportunity area do you want to see more housing built?

When designing homes, what things is it important to think about? (e.g. provision of balconies or gardens, children’s play equipment, good sized room etc)

Should all new family housing have private amenity space? (gardens, balconies or roof terraces?)

How do students add to the character of the area and do they contribute to the local economy? Should we encourage more student housing?

Please return your completed questionnaire to:

**FREEPOST RSCE-TGHU-CUZB
Southwark Council
Planning Policy
160 Tooley Street
Fifth Floor
London
SE1 2TZ**

If you wish to be contacted about our future planning policy consultation documents please provide us with your contact details and we will add you to our mailing list

Name:

Organisation:

Address:

Email:

Walworth Community Council
21 January 2012

Draft Elephant and Castle Opportunity Area Supplementary Planning Document (SPD)

Workshop 2

Social and Community Infrastructure (health facilities, schools, leisure centre, faith groups)
(SPD6, SPD7, SPD8, SPD9)

Transport and Movement (public transport, cycling, walking and vehicles)
(SPD10, SPD11, SPD12, SPD13, SPD14)

1. Social and Community Infrastructure (health facilities, schools, leisure centre, arts and cultural facilities)

What social and community facilities do you or your family use in the area at the moment? (eg schools, health facilities, libraries, faith groups etc)

What are the needs that we should be thinking about in preparing the planning framework?

Our guidance states that new community facilities (such as Walworth academy) should be made available outside hours for other members of the community to use? Do you agree with this? Are there other measures we can take to accommodate the needs for people to meet, hold parties, practice faiths etc?

The area has two universities: London Southwark Bank University and the London College of Communication. What are the advantages of having these universities locally?

What should our planning guidance say about the need for student housing?

2. Transport and Movement (public transport, cycling, walking and vehicles)

What is your experience of travelling in the area by the following modes of transport? What problems should we be trying to address for each of these?

- Walking - what makes a good route for walking?
- Cycling - how can we encourage people to cycle more?
- Bus, underground and rail - what improvements are needed over the next 15 years?
- Car - should we be trying to keep parking levels very low in new developments? What else can we do about congestion and about existing parking problems?
- How often do you use public transport (bus, rail, tube) in the area?

Please return your completed questionnaire to;

FREEPOST RSCE-TGHU-CUZB
Southwark Council
Planning Policy
160 Tooley Street
Fifth Floor
London
SE1 2TZ

If you wish to be contacted about our future LDF consultations we will add you to our mailing list

Name:

Organisation:

Address:

.....

Email:

Walworth Community Council
21 January 2012

Draft Elephant and Castle Opportunity Area Supplementary Planning Document (SPD)

Workshop 3

Built Environment (Design, tall buildings, public realm, conservation areas)

(SPD15, SPD16, SPD17)

Open Spaces (Open spaces, trees, green links, sustainability)

(SPD18, SPD19)

1. Built environment (Design, tall buildings, public realm, conservation areas)

What examples are there in the area where the quality of the public realm is good? Where do buildings work particularly well with public realm?

What are the key features that make public realm feel comfortable and attractive?

In which areas should the public realm be improved? What kind of improvements should be made?

What areas in the opportunity have a really good character (buildings, open spaces, activities, people etc) and why?

What are some of the benefits and disadvantages of tall buildings?

What are the principles we should put in the planning framework to make sure that tall buildings are in the right place, have high quality design and avoid the disadvantages?

2. Open Spaces, Green routes and trees

How often do you visit open spaces, and what kind of activity do you visit open spaces for?

Where are there examples of good quality open spaces in the area? What makes them good?

Are there any open spaces in Walworth you think could be improved and how?

How can we link spaces more effectively using green links? Where should these links be and what should their function be? (e.g. biodiversity, recreation, transport, creating an attractive landscape). Can you think of examples of good green links locally or elsewhere?

Please return your completed questionnaire to;

FREEPOST RSCE-TGHU-CUZB
Southwark Council
Planning Policy
160 Tooley Street
Fifth Floor
London
SE1 2TZ

If you wish to be contacted about our future planning policy consultations we will add you to our mailing list

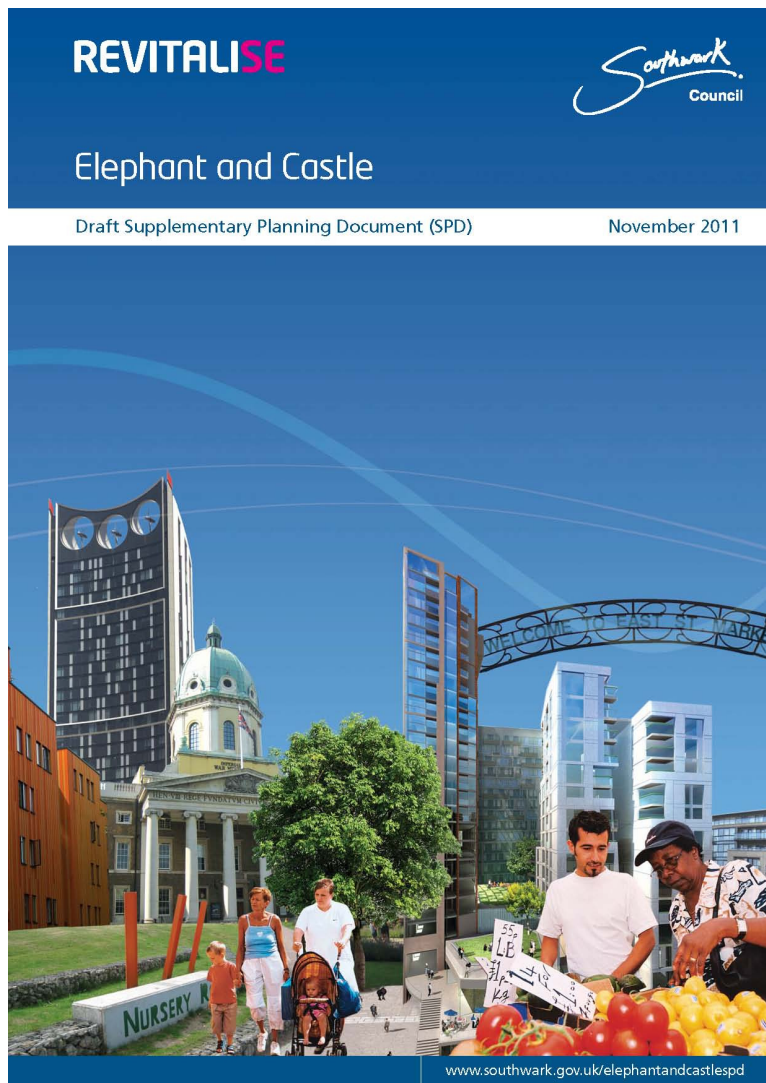
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Organisation:
Address:
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Email:

Appendix L: Rockingham Estate: Consultation report of workshop with Bangladeshi residents



CONSULTATION ON THE DRAFT ELEPHANT & CASTLE SUPPLEMENTARY PLANNING DOCUMENT (SPD)

REPORT ON THE DRAFT SPD CONSULTATION WORKSHOP: ROCKINGHAM RESIDENTS 24 JANUARY 2012



1. Introduction

- 1.1 The council is preparing planning and design guidance for the Elephant and Castle Opportunity Area. Called a Supplementary Planning Document (SPD), the guidance will cover matters relating to retail and town centre uses; new homes; social and community infrastructure; design and built form, including the height, bulk and massing of new buildings; heritage conservation; public realm, landscaping and open spaces; and public transport, pedestrian and cycle movement.
- 1.2 The SPD will supplement the vision for Elephant and Castle and borough-wide policies which are set out in the adopted Core Strategy. Once adopted, together with the Core Strategy, it will help inform the assessment of planning applications in the area.
- 1.3 A trip to Spitalfields Market and Brick Lane, located in the London borough of Tower Hamlets, was held on 24 January 2011. A discussion workshop was held after the trip at the Rockingham Community Centre, Rockingham Estate.
- 1.4 Comments made during the walkabout and the workshop have been collated in this report. It should be noted that the comments made in this report were made by the participants and are not necessarily those of Southwark Council.

2. Purpose

- 2.1 The walkabout and the discussion workshop involved 8 local residents from the Rockingham Estate, along with council officers from Planning Policy (1) and Community Engagement (2) to provide support, guidance and translation.
- 2.2 The purpose of the trip was to enable local residents to view an area of London (Bishopsgate and Spitalfields located in Tower Hamlets), which has been seen growth and redevelopment to provide new office/retail/food floorspace, co-existing successfully with an established shopping and residential community (Brick Lane).

3. Agenda

- 3.1 Participants met at the Rockingham Community Centre where officers introduced the purpose of the day and explained what would be involved.
- 3.2 Participants were transported to Brick Lane and Spitalfields market. The group walked around the area observing what they liked about the area, what they disliked and were asked to think about what the opportunities for change could be in the Elephant and Castle area in comparison with Brick Lane and Spitalfields.
- 3.3 The participants returned to the Rockingham Community Centre where the group discussed ideas, asked questions and reviewed the annotated maps in the SPD.

4. Workshop

- 4.1 A presentation on the draft SPD was provided, highlighting the draft objectives and policies. Maps were displayed on the table to provide context to the discussion.

5. Main Issues

Community facilities:

- The existing facilities in the area require upgrading.
- A large venue/hall which can be hired out for community events/groups is needed in the area. There was support for co-location of facilities, provided that the space provided is large enough to hold large events.

Housing:

- Support care housing schemes for the elderly should also be considered

Shopping:

- Support was provided for more retail floorspace in the town centre and also more active retail uses along the roads leading into the centre. The shops along Newington Causeway are run-down.
- Support was provided for a mix of shops, such as department stores like Marks and Spencer and also more Asian food stores.
- Markets were supported.

Transport/Movement:

- Concern was raised for the safety for pedestrians along the main roads. More safety precautions are needed.
- The subways under the northern roundabout were disliked, however it was suggested that the subways could be improved with the installation of new lighting to make them more inviting.
- Support was provided for car-free development and improvements to public transport

Open Space/Public Realm:

- The Newington Gardens facilities are not adequate.
- Support more civic spaces where the community can sit out and enjoy the space i.e. Provision of a pergola similar to the Spitalfields Market public space

Rockingham Estate

- The estate needs areas where the community can grow food.
- Improvements on the Heygate site need to also help improve the community at the Rockingham. The area should not become isolated as a result of regeneration.
- The shops located along Harper Road need upgrading and the public realm needs to be improved in order for the shops to survive. A new cafe would be a good addition.
- The Rockingham Community Centre is not large enough for the local area and needs to be upgraded and improved.

5. Next Steps

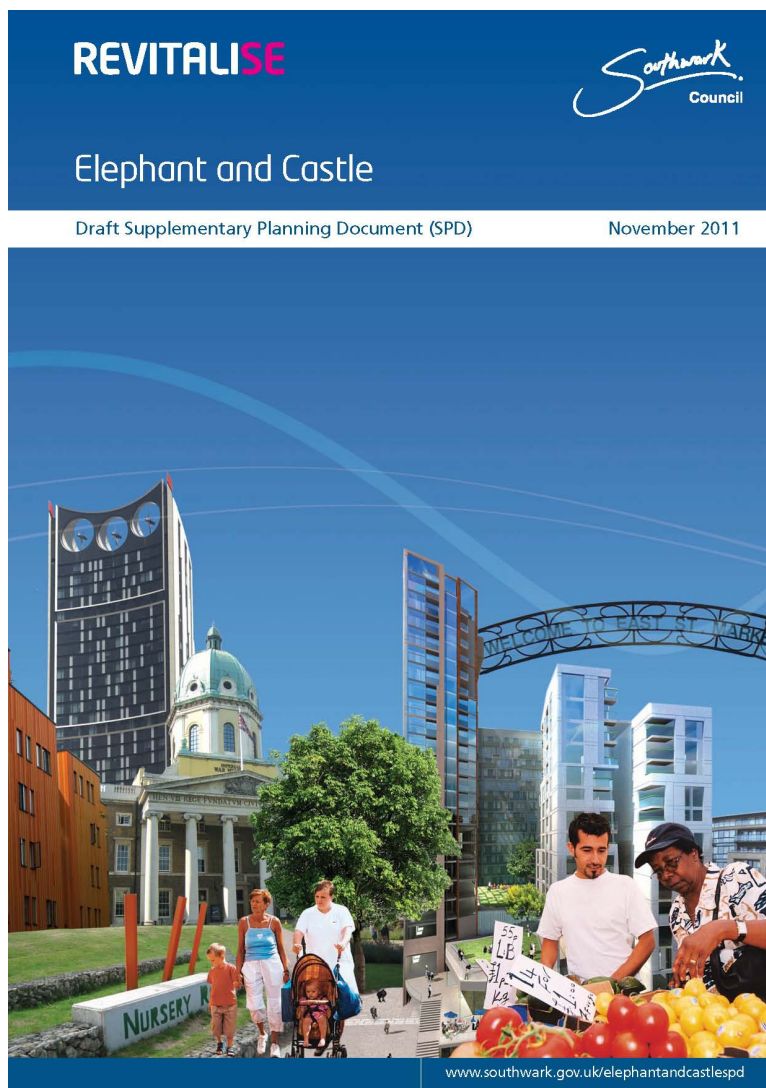
- 5.1 This report will be circulated to all those who attended the walkabout and the workshop.
- 5.2 All the comments made in this report will be considered by the council and will inform the final version of the Elephant and Castle supplementary planning document. The SPD is due to be adopted by Southwark in March 2012 and will be used to help make decisions on planning applications and guide development in the area over the 15 year lifetime of the plan.

Appendix M: Faith Groups – consultation report of workshop



CONSULTATION ON THE DRAFT ELEPHANT & CASTLE SUPPLEMENTARY PLANNING DOCUMENT (SPD)

REPORT ON THE DRAFT SPD CONSULTATION WORKSHOP: FAITH GROUPS 28 JANUARY 2012



1. Introduction

1.1 This report sets out a record of the feedback which was obtained at the workshop with faith group members on the draft SPD.

1.2 Attendance at the meeting comprised of:

➤ Cabinet Member for

➤ Councillor Right Revd Emmanuel Oyewole

➤ Southwark Council officers

- Barbara-Ann Overwater – Senior Planner, Planning Policy
- Ambrose Omoma –Community Involvement Project Worker
- Neil Loubser – Planning Officer

➤ Faith Group members

- Bishop Emmanuel Ansah
- Larry Gbadamosi
- Gary A Williams
- Rev Anthony Osbi-Dankwa
- Pastor Abbeam Danso
- Osi Ibrahim
- Sarah Maloney

2. Purpose

2.1 The workshop was held at the community centre InSpire at The Crypt, St. Peter's, Liverpool Grove, London, SE17 on Saturday, 28 January 2012.

2.2 The Planning Policy team organised the workshop in order to consult with faith groups on the draft SPD proposals, in accordance with our Statement of Community Involvement. The consultation period for the SPD ran from 15 November 2011 until 7 February 2012.

3. Publicity

3.1 The Council contacted faith groups via email to invite members to a discussion workshop. A letter (Appendix 1) was sent to Faith Groups listed on the Council's email database.

4. Workshop

4.1 A Powerpoint presentation was given to the participants. The presentation highlighted the purpose of the SPD. The boundary of the Opportunity Area was described and maps of the draft SPD proposals were provided to the group. The SPD spatial vision for the area was described. A summary of the themes and objectives in the SPD was provided and discussion was invited on the objectives and themes.

4.2 It was explained that the draft SPD also sets out a number of policies which support the vision and objectives and seek to balance housing growth, with growth in other areas such as retail, business, leisure provision, arts and culture and social infrastructure.

5. Main Issues

5.1 The points raised during the workshop have been collated below with the planning officer's response, recorded on the day by the Council's Community Engagement officer.

Comment	Response
The 35% target for affordable housing maybe too small an allocation given local population need?	The 35% affordable housing requirement has been adopted in the Core Strategy. The SPD needs to be consistent with the Core Strategy policies.
Is there still a live/work development policy which is applicable for the area?	The saved Southwark Plan which is used alongside the adopted Core Strategy contains Policy 1.6 which recognises Live/Work units as an important source of employment floorspace.
<p>How can the SPD guidance benefit faith and other groups? Will there be any community space provision for faith groups?</p> <p>There is a lack of available space for new churches, many of whom look for vacant floorspace within industrial areas. What can be done about this?</p>	<p>We have designated Preferred Industrial Locations (PIL) are located at Old Kent Road and South Bermondsey where the Council will only permit business uses. No PIL designations exist in Elephant and Castle.</p> <p>We promote through Saved Southwark Plan Policy 1.5 the uses of the railway arches for either A, B and D uses. These spaces might suit faith group's needs.</p> <p>Through the SPD we set out our strategy of promoting the co-location of community facilities, so that space is provided in a way in which different uses can complement and support each other. The SPD encourages the provision of flexible new community space which can be shared by different users for a variety of purposes.</p> <p>The Council has a Faith Premises Guide which sets out the planning requirements that need to be considered when looking for new premises.</p>
Any plans for allotment space?	The council will expect major developments to provide opportunities for food growing for new residents. Also, we are preparing an Open Spaces Strategy which promotes community food-growing project initiatives within open spaces.
Tube lifts are heavily congested, so can anything be done to improve the situation?	The SPD identifies that it will be necessary to increase capacity in the Northern line station and provide improved access to the platforms. S106 funding and the forthcoming Community Infrastructure Levy (CIL) will help to secure this infrastructure improvement.
Does the SPD protect the market at the shopping centre, which still has lots to	The market is privately operated and not managed by the Council. The SPD

offer in terms of community and business?	identifies that markets and street trading can help enliven town centres, reinforce the identity of an area and help provide a more varied shopping experience. They can also have other economic and social benefits, such as giving more people access to fresh fruit and vegetables, supporting local producers, reducing air-freighting and creating a route into setting up small businesses.
Can measures be put in place to address social needs?	The SPD promotes the provision of new and improved social and community infrastructure to cope with the additional population that will work and live in the area.
Sound-proofing allows for shared community space to be used by faith groups at Balma, Amsterdam. Can something like this be done, locally?	The SPD sets out a list of uses covering community space, which faith groups might be able to use by sharing use of such spaces with other community and voluntary groups. We will look into Balma, Amsterdam, and see if it can be used as a case study example.

NEXT STEPS

This report will be circulated to all those who attended the workshop.

All the comments made in this report will be considered by the council and will inform the final version of the Elephant and Castle supplementary planning document. The SPD is due to be adopted by Southwark in March 2012 and will be used to help make decisions on planning applications and guide development in the area over the 15 year lifetime of the plan.

Appendix N: Character Areas Walkabout Consultation Report

Elephant and Castle walkabout and workshop:

Report of Findings



Contents

1. Introduction	2
2. Methodology	2
Walkabout notes: Route 1	3
Walkabout notes: Route 2	13
Walkabout notes: Route 3	20
3. Next steps	39
Appendix 1	40

1. INTRODUCTION

- 1.1 The council is preparing planning and design guidance for the Elephant and Castle Opportunity Area. Called a Supplementary Planning Document (SPD), the guidance will cover matters relating to retail and town centre uses; new homes; social and community infrastructure; design and built form, including the height, bulk and massing of new buildings; heritage conservation; public realm, landscaping and open spaces; and public transport, pedestrian and cycle movement.
- 1.2 The SPD will supplement the vision for Elephant and Castle and borough-wide policies which are set out in the adopted Core Strategy. Once adopted, together with the Core Strategy, it will help inform the assessment of planning applications in the area.
- 1.3 The Elephant and Castle walkabout and workshop event was one of several consultation events organised by the council to help prepare the SPD. Walkabouts provide an opportunity for local residents, community groups and businesses, ward councillors and council officers to meet and walk particular routes, observing the design characteristics of the area, the quality of the landscape and public realm, and identifying those areas, buildings and spaces which are liked, which are disliked, where opportunities for change lie and the form which future development might take.
- 1.4 A walkabout event for local residents and interest groups was held on 3 December 2011. Comments made during the walkabouts have been collated in this report. It should be noted that the comments made in this report were made by the participants and are not necessarily those of Southwark Council.

2. METHODOLOGY

- 2.1 The walkabouts were undertaken on Saturday December 3 2011. Representatives from a variety of local resident and interest groups attended, along with council officers.
- 2.2 Three walks were undertaken:
 1. St George's Circus to Elliott's Row
 2. Falmouth Road to Browning Street
 3. Wansey Street to Liverpool Grove

Appendix 1 shows each route.
- 2.3 The attendees were divided into three groups and each groups discussed the character of the area, elements that they liked and where improvements could be made, taking notes and photographs along the way.
- 2.4 A workshop followed where the groups discussed their findings and visually represented these on large maps of the area. Each group's findings and notes have been collated in this report.

Figure 1. Workshop discussion



WALKABOUT NOTES ROUTE 1:

ST GEORGE'S CIRCUS TO ELLIOT'S ROW

Participants:

Ben Sztainbok – Southwark Council

Katherine Mc Neill – Walworth Society / EAN

Steve Barbe – Local resident

Robert Loader – Local resident

1. St. George's Circus (at New Kent Road)

- There is a sense of arrival at St. George's Circus which is the intersection of 5 connecting roads: Westminster Bridge Road, Waterloo Road, Blackfriars Road, Borough Road and London Road.
- St. George's obelisk is a focus when seen from connecting roads. As a pedestrian however, the experience of the obelisk being a focus is lost to the heavy traffic use around the roundabout. Traffic is a barrier to movement through the Circus. Is there a way to bring the obelisk back as the focus at this intersection as it currently gets lost to other prominent factors such as the traffic?
- The hard landscaping around the obelisk is inaccessible by pedestrians and is visually unattractive. Would this area benefit by allowing pedestrian access to the space or by landscaping?
- There are a mix of uses of buildings fronting the circus, some are residential and some educational / commercial.
- There is a lack of active frontages of the buildings surrounding the circus. The entrances of residential buildings fronting the circus lack feeling of "front door on the street".
- There are opportunities to have new active frontages along the row of disused shop fronts along London Road (SE corner of the circus).
- A coherent roofline is established by the buildings that front the circus.
- There are blind spots for cyclists at the corner London Road and Borough Road.
- Lambeth Road, which is currently only accessed by buses, which diverts traffic to other peripheral roads. The area would benefit by the reinstatement of domestic vehicle access to Lambeth Road.
- The H10 hotel is a good example of new development around the Circus.
- It was suggested that Erlang House be identified as a possible locally listed building due to its prominence in the location, architectural significance and example of the history of the educational uses of the area.
- There are opportunities to improve the frontage along railyard (Lambeth Road)
- The existing heritage assets fronting the circus offer opportunities for retention and refurbishment such as shop fronts on corner of London Road and Borough Road, and Depot House at 1 London Road.

Figure 1. St Georges Circus (from Blackfriars Road)



Figure 2. H10 Hotel



2. St. George's Circus to London Road (corner Garden Row)

- The character of London Road is that it acts as a main route for traffic. As a pedestrian the intensity of traffic on the street detracts from the quality of the environment.
- There are some active uses at ground level along the north of London Road though this character changes from north end of London Road to the London Southbank University (LSBU) buildings, which provide minimal or no active frontages. There is a change from finer grain of the shop fronts towards St. George's Circus to large blocks which do not provide active uses or entrances along London Road.
- The LSBU buildings are generally inward looking with frontages away from London Road.
- There have been issues of accidents around the pedestrian crossing at London Road and Garden Row. Is the intersection poorly defined or is this due to drivers or pedestrians?

- As Lambeth Road is restricted to vehicular access, more traffic is accessing Garden Row.
- The heights within the Enterprise Quarter area rise up on buildings which are located off of London Road.
- The large blank frontage of the LSBU building and minimal landscaping along LSBU side of road also detracts from the quality of the environment.
- Should the Cross River Tram route come forward this would help alleviate some of the issues raised by traffic along London Road. This may assist by redistributing some of the traffic from London Road into adjacent streets. Are there measures that could be incorporated in the short term?
- The landscaping and character of the street could benefit from improvement. Consider reading Jan Gehl (Danish architect) “Life Between Buildings” for his approach on urban design and landscaping.

Figure 3. Large LSBU blocks on London Road



Figure 4. Taller LSBU blocks further into Enterprise Quarter area.



3. Garden Row

- There is a distinct change in character from mixed use development of London Road to the residential frontages along Garden Row
- Within Garden Row, there is also a distinct change in character from 1970's estate on south side of the road, the 1950/60s housing on north and the well maintained listed buildings in the adjacent Gladstone Row.
- Due to the restricted traffic along Lambeth Road, there is an increase in traffic using Garden Row. Should Garden Row be taken out of Transport for London network and become a Home Zone to reduce impacts of traffic?
- There is a poor quality of public realm and amenity spaces around the Gaywood Estate buildings, with service areas, rubbish bins, car parking and garages visible from Garden Row and fronting public space. There is a general lack of identity to public communal spaces and individual residences. There is some green space located in between the buildings, but this is poorly used space which is hard to see from the street. There are no prominent entrances to residences as the design of the estate maximises security by restricting access, over aesthetics or access.
- Strata Tower is visible on the skyline in the background, over the roofline of buildings on the estate

Figure 5. Poorly fronted amenity space on Gaywood Estate



Figure 6. Different character of residences on Garden Row



4. Gladstone Row and Colnbrook Street to St. George's Road

- There is a consistency of character across the listed buildings, which creates a unified street front. The street and buildings are clearly well maintained and very different character to that of adjacent Garden Row. Traffic is restricted from accessing Gladstone Row off Garden Row, and therefore the street acts as a home zone.
- The poor quality of street surfacing does not match the quality of the well maintained building.
- The character of the streets is enhanced by a small amount of street planting. Additional tree planting could help reinforce the home zone character.
- The school buildings at end of Colnbrook Street also provide a different character in the streetscape as you move towards St George's Road

Figure 7. Home zone of Gladstone Row and Colnbrook Street



5. St. George's Road

- St. George's Road also has a similar function to London Road in that it provides a main route for traffic, however there is a different character from London Road, with a more pleasant residential feel. Landscaping, the setback of buildings and the provision of other non-residential uses along the street, such as schools and public houses, has enhanced that character and ensured that it is still active. There is a "life between buildings" along the street.
- Strata Tower is clearly visible in the background above the roofline of buildings. The group felt that tall building applications need to be clearly considered and ensure that proposals clearly set out how the ground floor relationship will work. Applications should justify how they will mitigate any potential impacts on local amenity by providing information such as wind tunnel and light studies.
- The blank wall along Geraldine Mary Harmsworth Park, while restricting access was seen to not be a negative aspect on the street. There are opportunities for new access points into the park which could enhance the character of this location or visible connections through to the park.

Figure 8. View along St. George's Road towards the Elephant and Castle central area.



6. Geraldine Street to West Square

- The access along Geraldine Street to West Square allows pedestrians and cyclists a good link through the area.
- The historic character of the West Square Conservation Area should be preserved. When standing inside the landscaped square, which is contained within the surrounding buildings, it feels like you are far away from the traffic and people of the surrounding busy roads and central area.
- How will tall buildings in the central area impact on the character of the conservation area?

Figure 9. West square



7. Austral Street, Brook Drive, Hayles Street, Lamlash Street and Elliot's Row

- The area has been proposed as a new conservation area
- The character of the area is that of high density housing with fine grain of terraced housing and large apartment buildings.
- The allotments in Hayles Street are a positive aspect for the local community.
- Strata Tower is clearly visible in the background as a focal point both along Brook Drive as well as above roofline of buildings in Elliot's Row when approaching from Lamlash Street.
- New development in this location should reinforce the use of consistent materials and features

Figure 10. Brook Drive looking towards Central area



Figure 11. Allotments on Hayles and Lamlash Street



Figure 12. Consistent streetscape, features and materials of buildings in Elliotts Row



WALKABOUT NOTES ROUTE 2:

FALMOUTH ROAD TO BROWNING STREET

Participants:

Amanda Sewell – Salisbury Estate TRA
Vally Wilson – Rodney Road Traders Association
Guy Mannes-Abbott – Urban Forest
Sanna Wennbery – Urban Forest
Elba Mannes-Abbott
Steve Lancashire – EAN
Clare Armstrong – Southwark Living Streets
Councillor Darren Merrill – Southwark Council
Councillor Clare Hickson - Southwark Council
Michael Tsoukaris – Southwark Council

1. Harper Road

- Public spaces are important – the wider footway on Harper Road is important for this road
- The area has a nice parade of shops – these are important
- Separation of cyclists from traffic is necessary on such a busy road
- The open space at Newington Butts works well and the subdued lighting is successful
- The trees soften the edges and improve the quality of the public realm
- The green space between the pavement and the buildings is used in different ways by residents and children
- Dickens Square is not so successful – it appears to be used as a car park
- This is a cycle route and could benefit from a Boris Bike station

2. Falmouth Road

- This is a nice tree-lined street but some trees are too big for the pavement
- The spaces between the buildings are generous and well proportioned
- In some cases the spaces between the blocks have been used for allotments
- The listed church on Falmouth Road is a prominent feature
- The new block across the way from the listed church is rather abrupt onto the street
- The Tree on the axis of Falmouth Road is an important feature – it is important that this is not lost

Figure 14. Falmouth Road



Figure 15. Falmouth Road, view of Rockingham estate amenity space



Figure 16. Falmouth Road; view of Crossways Church and across to Heygate estate



Figure 17. Falmouth Road



3. New Kent Road

- This is a busy road which needs safe crossing points – especially when the pedestrian bridge is removed
- The Heygate Estate creates a solid wall and towers over the south side of the street
- Traffic moves very quickly and the road is very wide – the existing crossing points are too quick to allow people to cross in safety
- The recently completed park on the New Kent Road is appreciated and enjoyed

- The design of the forecourts is very important for the quality of the public realm on this busy streets – they should be generous and well landscaped – not walled off and dominated by parking
- The parade of shops just outside the opportunity area is important and should be retained
- Crossways Church is a very important local landmark and resource for local groups seven days a week
- The pub (The Crown) on the corner with Rodney Place is important – currently has a for sale sign – It should be on a local list

Figure 18. New Kent Road, view to west



Figure 19. New Kent Road, view to east



4. Rodney Place

- The Heygate Estate creates a solid wall and towers over the west side of the street
- This area has suffered from a number of poor new developments – typically rising from the back edge of pavement with poor materials and no landscaping – Modern design is welcomed but it is more than just about unusually-shaped buildings, it has to be about detailing workmanship and
- This area has a number of community parks that the local community had to fight to keep
- These open spaces are well used and cherished – they form part a number of 'green links' across the area that lead from the New Kent Road and the Heygate through to the Old Kent Road
- Rodney Place is important for the local connections especially for cycle routes
- It is important to encourage more uses in the area to retain its vitality – this area is known for its mix of uses with shops and small businesses as well as residential buildings
- Boundary treatments could be improved
- The mature trees on this side of the Heygate should be retained

Figure 20. Rodney Place



5. Rodney Road leading to Victory Place

- Victory Place is an important green link – a tree-lined street that connects the Heygate to the area and beyond to the old Kent Road
- The trees should be retained and buildings set back behind them
- The short stretch of Rodney Road is very unsafe – cars and busses speed round the corner
- Victory Place should be pedestrianised

6. Balfour Street

- This is a nice tree lined street that should be preserved
- The buildings on the east side are traditional – they are at the back edge of the pavement because they used to be shops – some have been turned into flats
- Henshaw Street should be considered for a conservation area – it has a historic character and retains many of its original features
- The Vicarage tot he listed church is an interesting building and should be considered for the local list
- The open space at the junction of Rodney Road and Balfour street is important
- This street is defined by its trees – any new development should be set back to allow for a generous pavement and a line of trees

Figure 21. Balfour Street



Figure 22. Henshaw Street (from corner Balfour Street)



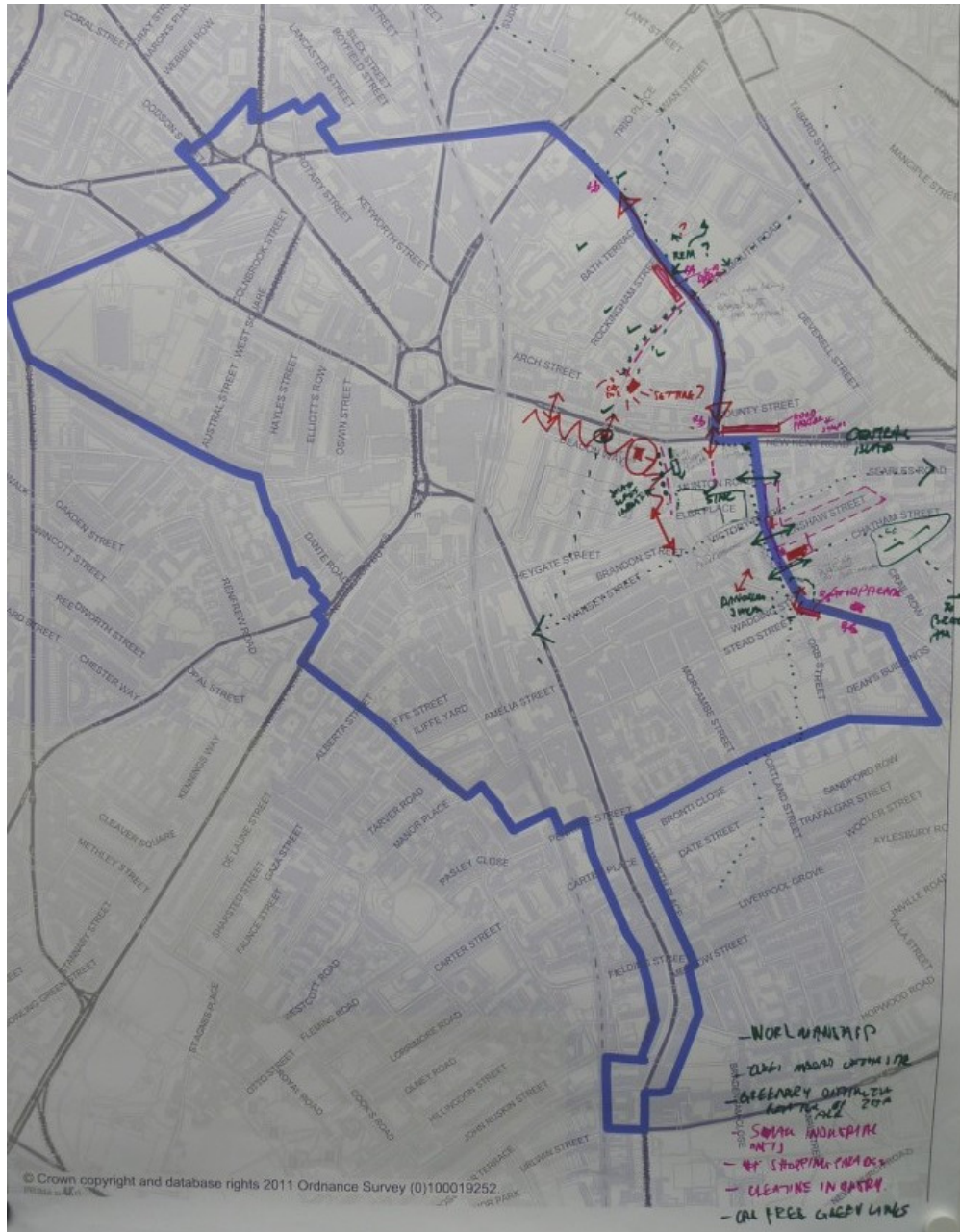
7. Rodney Road and Stead Street to Nursery Row Park

- The shops are import for the local area and local residents
- The Boris Bikes are useful – more should be done to separate cyclists from the traffic
- Parking for visitor and servicing the shops is important
- The Stead Street car park is necessary for the East Street traders and local businesses
- This route leads into the park which is very important

Figure 23. Rodney Road



Figure 24. Map prepared by group 2



WALKABOUT NOTES ROUTE 3:

WANSEY STREET TO LIVERPOOL GROVE

Participants:

Takero Shimazaki - Pullens
Geoff Morrow - Pullens
Mick Larkin – Pullens TRA
Norma Laurence – Wansey Street
Jeremy Leach – Southwark Living Streets
Tim Cutts – Southwark Council

1. Northern end of Walworth Road

- There is an opportunity to provide retail and active frontages between the Old Town Hall and the viaduct by Elephant Road to encourage more footfall along Walworth Road and generate more activity.
- There is an opportunity to narrow the northern end of Walworth Road to two carriageways continuing the Walworth Road project northwards from the Old Town Hall to the Elephant and Castle southern junction.
- Narrowing Walworth Road at this point is key to improving the retail and shopping environment and enhancing the pedestrian and cycle experience.
- There is a concentration of student housing at the northern end of Walworth Road. Generally areas should have a greater mix of housing types.
- Generally more family housing is needed e.g. 3/4 bedroom homes.
- What is the impact of housing growth on schools? Has this been considered by the council?
- What is happening to pubs in the area? The Temple Bar has recently been converted into a Poundland.
- New development on the Kwik Fit site, the Heygate Estate and the police forensics laboratory will need to respect the setting of the Old Town Hall and John Smith House which are listed buildings.
- There needs to be a careful and well considered transition in building heights from taller development at the northern end of Walworth Road down to the lower scale existing development to the south of the Old Town Hall.
- The Old Town Hall comprises an important hub of community facilities.
- The southern junction of Elephant and Castle is much improved since the subways were removed. However, the landscaping is rather bleak.
- Buildings along Walworth Road south of the Old Town Hall and John Smith House have a consistent height of 3-4 storeys. The set back at upper floor levels is also a characteristic of the street. Materials comprise mainly London stock brick.
- There are too many betting shops and hotfood takeaways. Shops fronts are often in a poor state.

Figure 25. The northern end of Walworth Road: There scope to narrow the carriageway to two lanes



Figure 26. The Old Town Hall.



Figure 27. The police forensics laboratory



2. Amelia Street

- There is an opportunity for further tree planting in the street.
- If Chatelaine House is to be redeveloped, it should have active frontages at ground floor. The existing frontage on Chatelaine House detracts from the streetscape and the quality of the public realm.
- Are business units of the type provided at the base of Printworks viable? What kinds of business space are viable? How do we retain local businesses? Should there be a requirement for affordable business space?
- The railway viaduct is a really distinctive feature of the area and has advantages and disadvantages. One disadvantage is that it comprises a barrier to movement. However, it could also help wayfinding, if for example, there were public access on either side. Regenerating the arches can also help provide more activity and business opportunities. There are good examples elsewhere in London where arches have been regenerated. However there is a question over what would happen to existing businesses operating in the arches.
- There is potential to provide for public access along the western side of the viaduct. This can potentially connect though all sites from Strata through to Manor Place depot.
- There is scope for improved lighting under the railway arches. The improvements carried out in Bankside provide examples of opportunities.
- The Printworks is gated. Future development should allow for public access.
- Need to consider traffic movements in planning for the regeneration of the area. Have traffic levels on Amelia Street increased since the Elephant and Castle southern junction works were completed?

Figure 28. Amelia Street: Active frontages on the Chatelaine House would improve the public realm. Is there scope for additional tree planting?



Figure 29. Printworks on Amelia Street: No public access



Figure 30. The railway viaduct



3. Crampton Street

- There is scope to improve Pullens Gardens.
- As noted in the previous section, public access adjacent to the viaduct should be incorporated into development proposals on the eastern side of the street.
- The boundary treatment (galvanized fencing) on the eastern side of the street is visually intrusive and detracts from the quality of the public realm.
- There is little on-street car parking in the area. Parking levels are affected by Westminster's parking policies. Residents of new developments should be restricted from having on-street permits.

Figure 31. Crampton Street: Public access along the western side of the viaduct



Figure 32. Crampton Street and Amelia Street: Obtrusive galvanised fencing



4. Manor Place

- The former baths should be retained.
- Public access should be provided through the depot site as part of the redevelopment of the site. There is an arch to the east of the baths (between the baths and the viaduct) which would make a great feature as part of extended accessible route alongside the arches.
- The junction of Manor Place and Penton Place will soon be reduced in size and public realm extended. Is there scope to reduce the width of the carriageway on Manor Place as well?
- There is scope for improved lighting under the railway arches.

Figure 33. Manor Place baths



Figure 34. Manor Place: Scope to improve lighting



5. Penrose Street

- The draft SPD identifies Penrose Street as a potential green link. What scope is there to give it more of the character of a green link? Can the width of the carriageway be reduced? Can housing amenity space be put to better use e.g. for food growing?

Figure 35. Penrose Street



6. Carter Place

- The boundary treatment (galvanized fencing) on the northern side of the street is visually intrusive and detracts from the quality of the public realm.
- The open space in front of the Old Police Station is a missed opportunity. How can we ensure that other spaces are given some protection?
- The shop front of the former Kennedy's shop is very special and one of the few surviving original shop fronts on Walworth Road.

Figure 36. Map prepared by group 3



NEXT STEPS

This report will be circulated to all those who attended the walkabouts.

All the comments made in this report will be considered by the council and will inform the final version of the Elephant and Castle supplementary planning document. The SPD is due to be adopted by Southwark in March 2012 and will be used to help make decisions on planning applications and guide development in the area over the 15 year lifetime of the plan.

For further information about the walkabout and workshop please contact Tim Cutts.

Tim Cutts
Acting Head of Planning Policy

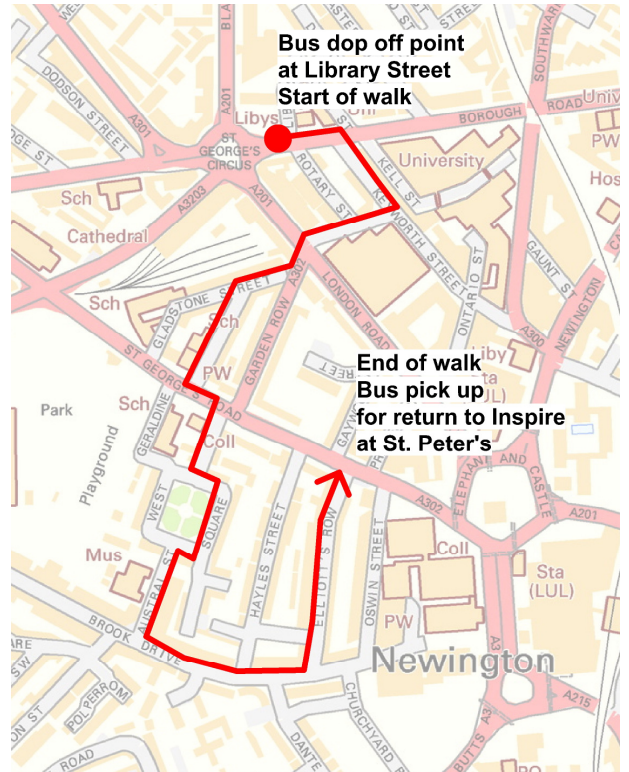
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APPENDIX 1: THREE ROUTES

Route 1: St George's Circus to Elliott's Row



Route 2: Falmouth Road to Browning Street



Route 3: Wansey Street to Liverpool Grove



Appendix O: Responses and officer comments on the draft SPD

Appendix O appears as a separate document