

Elephant and Castle Supplementary Planning Document / Opportunity Area Planning Framework – Appendix A: Replacement page 63

opportunity to improve the retail offer in the area. Any redevelopment or remodelling of the shopping centre will be expected to demonstrate that it is increasing the appeal of the centre for Southwark's residents and will reduce the amount of expenditure generated in Southwark which currently leaks to centres outside the borough. It can also provide an opportunity to introduce residential use to bring more activity to the site at different times of day and help make development viable.

- 5.1.9 A range of town centre uses will be appropriate at Elephant and Castle. These include hotels as well as arts, cultural and entertainment facilities. Existing arts, cultural and entertainment facilities include the bingo hall and bowling alley in the shopping centre, as well as the Coronet theatre. Arts, cultural and entertainment facilities help boost the evening economy and provide a valuable resource for Southwark's residents.
- 5.1.10 However, the town centre is not well used in the evenings and night-time. Enhancing the evening and night-time economy can be a tool for positive regeneration. Proposals should improve the evening economy and we will assess this using the criteria in SPD 7.

SPD 22: Transport and movement

- Development should help facilitate the following improvements:
- Provision of strong east-west routes for pedestrians and cyclists through the shopping centre and railway viaduct.
 - A north-south route to the shopping centre which provides a strong link to the northern end of Walworth Road.
 - Removal of subways and creation of new pedestrian/cyclist crossings on key desire lines.
 - Improvements to the Northern Line ticket hall and capacity between there and platforms.
 - Addressing bus-on-bus congestion at stops, and providing sufficient footway space for waiting bus passengers.
 - Explore the opportunity to Createing a bus-only street in London Road and reverting St George's Road to two-way operation.

We are doing this because

- 5.1.11 The current environment is hostile to pedestrians and the shopping centre and railway create a barrier which makes east-west movement difficult. Our objective is to reduce this barrier and to make the central area more accessible from the Heygate development site and 50 New Kent Road site to the east. This area will provide a new market square as well as shops, office and leisure space, cafes and restaurants. Providing strong links through the railway viaduct and shopping centre is critical to drawing pedestrian movement east of the viaduct and enabling commercial development on the Heygate and 50 New Kent Road development sites to flourish.
- 5.1.12 The central character area provides the hub for transport serving the whole opportunity area, and so improvements here are important to support development throughout the opportunity area. Some of these improvements rely on changes that can only be delivered through changes to existing buildings, for example the proposed pedestrian route through the shopping