

## APPENDIX C

### ELEPHANT AND CASTLE SHOPPING CENTRE – PROGRESS REPORT

#### PUBLIC BENEFITS THAT WILL ARISE FROM THE CONSENTED SHOPPING CENTRE PLANNING APPLICATION

##### A. *Transport*

1. The proposed development includes the construction of a station box which will become a new ticket hall for the Northern Line underground station. The Scheme provides a prominent new entrance to the new facility directly fronting on to the peninsula in Block E1 (“the UAL Building”). From here, the new ‘Station Route’ will extend into the centre of the site providing a direct surface pedestrian connection to the overground station. From the new entrance to the underground station, escalators will descend to a new ticket hall level where further escalators will link to platform level, allowing for the removal of the existing lifts and closure of the current ticket hall, which will in turn allow for redevelopment of that site, once acquired from London Underground.
2. The works proposed will increase the operational capacity, *efficiency and accessibility* of the station and greatly improve the transition from street to platform level. This represents a significant improvement in strategic transport infrastructure at Elephant and Castle and is a key part of unlocking the growth set out in the Elephant and Castle SPD.
3. The layout of the East Site has been planned to improve the transition between the national rail station, the tube station and the wider town centre, improving the efficiency of this location as a major transport interchange.
4. The removal of the existing basement ramp from Elephant Road allows for a new ground level access to be created between the shopping centre and the existing overground rail ticket hall (from which stairs go to the platforms above). The diagonal ‘Station Route’ forms an axis running from the peninsula to the heart of the site, providing a very direct link between the rail station and the Bakerloo/Northern line ticket halls and the wider town centre.
5. The proposal includes a substantial investment in cycling infrastructure within the buildings and the public realm amounting to 1,988 long-stay and 285 short-stay cycle parking spaces.
6. Cycle hire - The scheme will deliver an additional 60 cycle hire docking points, split between 2x new locations: one primarily serving the East Site and one the West.
7. Bus stop upgrades and real-time public transport information.
8. Car free development.

##### B. *Public Realm*

9. The scheme delivers significant public realm benefits in the form of a network of new routes through the site and completes the network of routes reknitting the centre to the surrounding neighbourhoods as required by the SPD.

10. On the east site railway arches 6/7 which front onto Elephant Road are to be knocked through to provide a pedestrian route which will directly connect the Shopping centre site to Elephant Park.
11. Within the east site itself two new routes (known as the station route and the park route) are to be formed. These will meet at a new space outside the overground station referred to in the application as “the Court”. This space is intended to be the main public / flexible event space for this part of the development.
12. A third route is also planned which would connect Walworth Road to the court along the western side of the rail viaduct.
13. On the west site the existing Pastor Street would be extended northwards to meet St George’s Road, effectively creating a new central street through the site, offering a through-route for pedestrians
14. In combination these connections – particularly the Park Route – greatly improve the permeability of the site and by improving connections with the wider town centre, fulfil a key ambition of the Elephant and Castle SPD.
15. Surveys undertaken as the proposals emerged identified that pedestrian flows reach around 3,000 pedestrians an hour on Elephant and Castle and just in excess of 2,000 pedestrians an hour on New Kent Road during the peaks and given the quantum of development proposed within this scheme and within the wider Opportunity Area, this is expected to increase.
16. The analysis has been used to inform the design of individual routes and pavement widths around both sites. Footways widths have generally increased throughout – with minimums of 5m on the East Site where activity is likely to be greatest and both the Station and Park Routes designed with a 9m width. The information presented demonstrates a significant improvement and that excellent pedestrian comfort levels will be achieved.

### C *Town Centre Uses*

17. The scheme will provide 68,188m<sup>2</sup> of new town centre uses comprising retail (A1-A4) and D class floorspace. The resulting uplift in town centre uses will be 15,760m<sup>2</sup>.

#### Retail

18. The proposed development will provide 18,234m<sup>2</sup> of retail floorspace across both sites. This will result in between 3,102 m<sup>2</sup> and 5,908m<sup>2</sup> of additional retail floorspace within use classes A1-A4, depending on whether the flexible space is fully occupied by retail uses.
19. The scheme complies with the Council’s Supplementary Planning Guidance by providing 10% affordable retail space on the site (1,823.4m<sup>2</sup>). There will also be 2,806m<sup>2</sup> of flexible floorspace which can be used for retail and office purposes. If this were all used for retail this will add a further 281m<sup>2</sup> to the affordable retail requirement, taking the total to 2,104.4m<sup>2</sup>.
20. The majority of the retail and leisure floorspace will be located on the east site. As discussed in the public realm section this site will have excellent connections to Elephant Park and will therefore integrate with the retail coming forward as part of

this development including along Walworth Road where the retail frontage is being extended northwards towards the shopping centre east site to create a continuous retail high street.

21. The high quality retail space within the scheme provides an opportunity to claw back some of the comparison expenditure currently leaking out of the borough. The 2015 Southwark Retail Study) found that just under 50% of comparison goods spend is made outside the borough.
22. The Developer proposes to develop a vision for Pastor Street on the west site to provide a cluster of affordable retail and commercial spaces as part of the formal affordable retail offer. A Pastor Street advisory group will be set up to oversee this.
23. The Developer is required by condition to provide details of the public toilets to be made available as part of the scheme which will benefit the town centre as a whole.

Leisure class D1 and D2

24. At present there is 43,625m<sup>2</sup> (GIA) of D class floorspace on the site which will increase to 47,148m<sup>2</sup>; an increase of 3,523m<sup>2</sup>.

London College of Communication (LCC)

25. The Scheme will deliver a new campus on the east site to house the LCC which is to be relocated from it's existing location on the west site. The provision of this facility will help to secure the College's long-term future in the area and is a significant positive aspect of the scheme.
26. The College serves over 5,800 full and part-time students and 454 (full-time equivalent) staff at its current home on the west site and specialises in creative courses in fields such as journalism, publishing, film, television and sound, graphic communication and photography. It is an important asset to the opportunity area attracting large numbers of visitors in addition to the students and forms part of a hub for the creative clustering which is apparent in the Elephant and Castle area. The numbers of staff employed at the site may increase to approximately 900 as a result of the proposal (an increase of 446 jobs).
27. The brief for the building includes making it more open and accessible to the local community. The lower floors of the education building would be publically accessible and capable of delivering a cultural function for the area, with flexible space for exhibitions, events and the Stanley Kubrick archive.
28. There is sufficient space to accommodate UAL's core university service at the site including its international language centre, training, conference and student union facilities. The building will incorporate a 3-storey exhibition space for student work and archive collections, which can also be hired by the local community

Cinema

29. The scheme incorporates a multi-screen cinema which will help contribute to the development of the town centre. There is flexibility to bring forward other leisure uses if there is demand. The proposal could add a further 8 screens which will meet the identified demand and help to retain more cinema trips in the borough

Cultural venue

30. The second element of the new D class floorspace is the proposed cultural venue which will be located on the west site. This space has been designed to be a multi-functional space that will occupy a prominent position in the area, with a frontage to Elephant and Castle and facing the Peninsula. The ground floor will comprise a lobby with ticketing and reception desk, a 300 capacity event space and ancillary spaces which can be used as recording studios and rehearsal space. At first floor level there will be a foyer, bar and entrance to the main performance space which will have capacity for 500 people.
31. The plans incorporate music rehearsal and recording studios with the potential for events to be held every night to complement the creative uses at the LCC.

#### Bingo

32. The Planning Committee report noted that one of the main adverse equalities impacts of the scheme was the loss of the Bingo facility which has subsequently closed. In order to mitigate the loss of this facility the s106 agreement includes an obligation on the Developer to offer first refusal to a bingo operator, on commercial terms, to lease approximately 1,850m<sup>2</sup> of the leisure floorspace within the proposed development. This will be large enough to accommodate approximately 959 seats.

#### Office

33. The Scheme will include 2,860m<sup>2</sup> of flexible floorspace on the west site which can be used for A1-A4 and B1 purposes. The planning submission advises that it will be flexibly designed to support new business and potential spin out companies from the LCC. The Developer has advised that up to 10% of any new B class floorspace on this part of the site will be affordable.

#### Housing

34. The Scheme will provide 979 residential units in a highly accessible location, on a brownfield site at the heart of the opportunity area which is a focus for new development. 979 homes equates to 36% of the borough's annual housing target and 20% of the minimum target for the opportunity area; a significant contribution to the borough's housing stock.
35. The Scheme provides 35% affordable by habitable room in perpetuity. This equates to 330 affordable units of which 116 will be social rent (38% of the affordable,) 53 London Living Rent and 161 discount market rent. The social rent units are to be provided in three mansion type blocks on the west side. The s106 agreement includes a review mechanism to claw back additional Social Rent units if the Internal Rate of Return is above the 11% which has been agreed.
36. The Scheme will be policy compliant in terms of its unit mix, with 1.6% studio units, 66% 2+ bed units and 12% 3+ bed units.
37. The scheme complies with wheelchair policy which requires ninety percent of new housing to meet Building Regulation requirement M4 (2) 'accessible and adaptable dwellings' and ten per cent of new housing to meet Building Regulation requirement M4 (3) 'wheelchair user dwellings', i.e. designed to be wheelchair accessible or easily adaptable for residents who are wheelchair users.

38. The Scheme provides a good standard of accommodation in line with the Council's requirements set out in the Residential Design Standards SPD. The majority of units (60.3%) on the east site will be dual aspect. The majority of units (80.6%) on the west site will also be dual aspect. All of the units will comply with the minimum floor areas including for storage space.

D *Trees*

39. Whilst it is recognised that there will be some loss of existing trees as a result of the Scheme including 4 category B trees, the most valuable will be retained, with no category A trees requiring removal. 10 additional trees will be planted in the public realm across both sites, together with 94 new trees the communal gardens on the east site and 81 on the west site, resulting in a significant increase in the number of trees on the site.

E *Employment and Training*

40. The Scheme will create 1,230 construction jobs over the 10 year build programme.
41. The Scheme will generate between 1,813 and 1,990 gross new jobs, depending on the exact nature of the commercial uses which will ultimately come forward; this would be an increase of between 395 and 572.
42. Measures to secure jobs for unemployed borough residents are contained in the s106 agreement.

F *Environmental Assessment*

43. The EA identified the following scheme benefits;
- i. Improved population and labour market will provide a long-term benefit at both district and local level (effects ranging in significance between moderate to substantial beneficial);
  - ii. There will be an estimated overall net gain in the number of full-time equivalent jobs supported by the proposed development;
  - iii. The Scheme can generate additional household expenditure as a result of jobs created in association with the site, enhancing the local economy and supporting further direct and indirect employment;
  - iv. Increased sustainable travel as a result of the implementation of the sustainable travel patterns commitment. This includes improved pedestrian permeability, increased site wide cycle facilities and public realm improvements;

G *Economic*

44. The new residential population (approximately 1,850 people) has the potential to contribute an additional spend of £1.6m per annum in the opportunity area and £3.6m per annum in the borough.

45. The Scheme will deliver New Homes Bonus revenues of £9 million over 6 years, of which two thirds will go to the council and the remaining third to the GLA. It will also generate approximately £1.5m in Council Tax revenue per year.
46. The Scheme will generate a Mayoral CIL payment (pre-affordable housing relief) of £3,762,975 and a Southwark CIL payment of £15,804,382.