



TWENTY REASONS TO REJECT DELANCEY'S SHOPPING CENTRE PLANNING APPLICATION
(Based on the attached planning committee report)

- 1 There will be very little increase in the amount of retail floorspace in the new centre (Planning Committee report, paragraph 78).
- 2 Only half the required affordable retail units would be provided. Delancey has not given any explanation for this. Instead it wants pay Southwark £753,000, but this still breaches the local planning guidance (Paragraph 88).
- 3 There will be less leisure use space (Paragraph 98, 143).
- 4 There will be 36% affordable housing (Paragraph 337), but only 33 'social rented' homes, the cheapest with rent of £160pw (Paragraphs 347, 348) and only on 3-year tenancies (Paragraphs 350, 352).
- 5 There will be 979 homes (Paragraph 336) and all will be rented, none for sale, breaking another breach (Paragraph 338).
- 6 Delancey, an off-shore private company, will be the landlord of all the homes, including the affordable housing (Paragraph 342).
- 7 Most of the 'affordable' homes will be for those who earn more than £50,000 a year (348) and these will be means tested (Paragraphs 352, 383).
- 8 There will be no London Affordable Rented Homes, despite London Mayor Sadiq Khan, saying he wants a third of such homes in new housing developments (AH and Viability SPG, 2017 para 2.40).
- 9 Funding for the new Northern Line ticket hall has not been agreed between TfL and Delancey (Paragraph 550).
- 10 Southwark proposes moving traders into disused garages at the bottom of council block Perronet House (Paragraph 183).
- 11 None of the spaces in the new market square in Delancey's other development, Elephant One, have been allocated to shopping centre stall holders (Paragraph 200).
- 12 Some affordable retail units will be available to traders, in Elephant One, but only to businesses trading since Feb 2004 (Paragraph 203).
- 13 Other developments, like Elephant Park, will make up some of Delancey's failure to provide affordable retail (Paragraph 201).

- 14 The offered compensation fund is too low of £634,700 (Paragraph 187).
- 15 The bingo hall will be lost, depriving the elderly and members of the black and ethnic community in particular of a valuable leisure pursuit (Paragraph 206). The bowling alley will also be lost (Paragraph 212).
- 16 Southwark will be in breach of its equality duties regarding the users of the bingo hall (Paragraphs 210, 211, 223, 224).
- 17 The development is too dense; there will be over 1500 habitable rooms per hectare (Paragraph 324). Southwark's rules allow between 650 – 1100 habitable rooms per hectare. (Paragraph 323) It also exceeds what the Mayor would allow (Paragraph 324).
- 18 This will lead to a loss of light and daylight in surrounding buildings. (Paragraph 324), particularly in Oswin St, Hayles Buildings and Metro Central Heights (Paragraph 732).
- 19 The setting of the Metropolitan Tabernacle will be harmed by the development and substantial weight should be given to this (Paragraph 737).
- 20 Delancey have broken an agreement to create a basement servicing access to the new shopping centre from Elephant One, increasing congestion on the New Kent Rd (Paragraphs 555, 556).