

List of minimum requirements for Delancey's Elephant & Castle shopping centre redevelopment plans:

Delancey's shopping centre planning application falls far short of what is needed at the Elephant and Castle. We list below the bare minimum requirements that should be included in any planning proposal, before it is considered by Southwark's planning committee;

1. 35% real affordable housing, half social rented, on secure tenancies, at council house rents and half at London Living rents.
2. This would reflect the established policy requirement of the E&C SPD that half of affordable housing be social rented and half intermediate housing, (albeit shared-ownership). We note Delancey's claim that it cannot give more than 33 social rented units on 'viability' grounds. We further note that Delancey's own viability appraisal gives a profit figure of £153m; this should be reduced and social housing increased.
3. We understand that any s106 agreement conditions relating to the relocation strategy, set by the planning committee, will remain subject to negotiations, after any decision by the committee to grant planning approval. On this occasion the s106 agreement should be returned to the planning committee for its approval, to ensure that any conditions are properly included in the agreement.
4. The shopping centre traders wish to remain at the Elephant and Castle shopping centre, to continue their businesses. Each business supports at least 2 or 3 families, comprising an average of 4 persons. The cost of displacement from the shopping centre, if it happens, is estimated by traders, to be between £100,000 and £250,000 per business, including loss of goodwill, earnings etc. This should be the range of compensation under offer to the traders, if they must relocate.

5. All businesses within the redline, including stalls, kiosks and sub-lessees, should be eligible for assistance, including financial assistance, support and compensation. We note that there were 86 respondents to the equalities survey discussed at the May Cabinet meeting.
6. Displaced traders should have the right to return to affordable retail units in the completed development , at 40% market rate, and allowed temporary trading units in the meantime, for 5 years, or until the development is complete, with the first year rent free.
7. The traders have not found the current relocation support beneficial, A trader's panel should be established to support, assist and advise traders, as recommended by the Council's Equality Analysis, and existing shopping centre traders should be involved in the selection and appointment of the panel. The panel should meet fortnightly with relevant council officers and councillors for discussions and reports on any s106 negotiations about the traders' relocation, including criteria for assistance, including financial compensation and support.
8. To correct the adverse equality impacts in relation to race and age, and meet the Local Planning Authority's legal duty under the 2010 Equality Act, significant changes need to be made to this application. The Bingo Hall and Bowling alley must be retained in the new development. We can see no merit in not providing space for popular and successful leisure amenities that serve not just Southwark's, but London's, diverse community.'
9. We note the wide range of areas where Delancey's planning application fails to fulfil the local plan, identified by the planning officer's report of 18 Dec 2017. These include affordable housing, affordable retail and density of development. We also note several areas where it will have a detrimental impact on the local community and local area, such as loss of leisure amenities and daylight and sunlight. Given all this we believe that the application should be rejected, until all this issues are addressed by Delancey.