

## **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
<b>Appendix B</b>	<b>Consultation report (part one)</b>
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

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

	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

## Elephant and Castle

Supplementary Planning Document (SPD)  
and Opportunity Area Planning Framework (OAPF)

March 2012

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Delivering our promises







## 1.5 How was the SPD prepared?

1.5.1 The purpose of this SPD is to refresh our existing planning guidance. We are not starting from scratch. A lot of work has already been undertaken over the years in the planning for the area. We have collated evidence to inform and justify the SPD as follows:

- We have reviewed the information that was collected to prepare previous planning documents for the area, including:
  - Elephant and Castle Development Framework Supplementary Planning Guidance (2004)
  - Elephant and Castle Enterprise Quarter Supplementary Planning Document (2008).
  - Walworth Road Supplementary Planning Document (2008)
- We have reviewed the consultation carried out on the documents above as well as on the Core Strategy and the Southwark Plan (2007).
- We have taken into account the outcomes of consultation undertaken by other organisations, including the Elephant and Castle Regeneration Forum and the Elephant and Castle Amenity Network.
- We prepared and consulted upon a Sustainability Appraisal Scoping Report in January 2011 which was the first stage in preparing the SPD and its sustainability appraisal. The scoping report set out the sustainability objectives and indicators that will be used to measure the impacts of the policies in the SPD upon sustainable development.
- Evidence has been collected to inform the policies and guidance for tall buildings, character areas, open spaces and implementation.
- An equalities impact assessment examines how the SPD meets the needs of the whole community and makes sure that the SPD does not disadvantage anyone in the community.

- 6.3.2 We have also worked closely with TfL on preparing the SPD, to ensure we have identified the impact of proposed development in the opportunity area, the mitigation measures required to sustain the level of development and the mechanisms for funding anticipated transport projects.
- 6.3.3 In July 2010, Southwark's Cabinet agreed to the terms of a detailed Regeneration Agreement with commercial partners, Lend Lease, that will pave the way for the £1.5bn transformation of the Elephant and Castle. Lend Lease are currently preparing a masterplan for the area and are progressing towards submitting a planning application for the redevelopment in spring 2012.
- 6.3.4 The council's cabinet has also recently agreed to a cooperation agreement with St Modwen, the owner of the shopping centre, and Lend Lease. This decision will mean that St Modwen will bring forward a separate planning application to regenerate their site and all parties can work together to coordinate development activity.
- 6.3.5 Southwark will continue to engage positively with all stakeholders in the area, including the universities, landowners, registered landlords and developers as their support will be important in delivering the vision for Elephant and Castle.

## **6.4 Business and community involvement**

- 6.4.1 The support of the local community is critical to the success of the opportunity area. There is a thriving voluntary sector in Elephant and Castle and two community councils cover the area (Bankside and Borough and Walworth). In addition to these, there are other groups which have been set up to provide a forum for public discussion about the future development of the area, including the Elephant and Castle Community Regeneration Forum and the Elephant and Castle Amenity Network.
- 6.4.2 Groups including Living Streets, Southwark Cyclists, Friends of Nursery Row Park, the many tenants and residents associations, faith groups, market traders and other businesses are crucial to the continued success of the area.
- 6.4.3 It is essential that we continue to engage with communities to make sure we deliver their aspirations, to make the most of our community resources and to ensure development meets the needs of local people and groups.
- 6.4.4 Southwark's Statement of Community Involvement (SCI) sets out how and when the community will be involved in the planning process. We expect developers to engage the community at an early stage before an application is submitted and provide details of how they have done this in their Design and Access Statement.