

Rt Hon SIMON HUGHES MP

Member of Parliament for Bermondsey & Old Southwark
Deputy Leader, Liberal Democrat Parliamentary Party in the House of Commons

Please reply to: House of Commons
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Tel: 020 7232 2557

Mr Simon Hipperson
Chief Executive Officer
EMEA Head Office, Lend Lease
20 Triton Street
Regent's Place
London NW1 3BF

Our Ref: EWL/Heygate/19-10-12/JA
PLEASE QUOTE IN ALL CORRESPONDENCE

Dear Mr Hipperson,

I write on behalf of my constituents who live in and around the Elephant and Castle.

Thank you very much for the helpful briefing from your team recently. As you know, I raised a number of concerns at our briefing and I also attended another residents' meeting last night. I remain very clearly of the view that significant changes need to be made to your phase 1 planning application before it can go ahead. The view of the community is that work must be done with you and with council officers, councillors, residents and the local MP to withdraw, make improvements and resubmit in a timely fashion.

I appreciate that a lot of consultation has taken place over the last year, but unfortunately residents do not feel that they have been really listened to. I am sure that you would agree that it is crucially important to get Phase 1 right for the whole regeneration project. It would, therefore, be better to take a little longer to make sure that this phase really leads the way in terms of homes, jobs and the environment.

I understand that the sunlight and daylight surveys are having to be re-done and this seems a good time to withdraw the application to greatly improve it. There are some very specific concerns about density and this must be looked at again before it goes before the planning committee. Similarly, the plan for the podium and car parking is fundamentally flawed and must be reconsidered.

Residents and I are also really concerned about the public realm issues upon which we touched at our briefing. It cannot be right that the only benefit of this development to residents on Balfour St, Henshaw St and other local streets is that they will be allowed to walk along a woodland path through the new development. This is insulting and inequitable.

And finally, it is completely possible for the council and Lend Lease to come to a better position about truly affordable homes. To have a phase 1 application which only creates 8 homes at council rents when over 1000 are being demolished in the area is completely unacceptable.

Residents are not being unreasonable or unrealistic. They are not calling for no development or no regeneration. They are simply asking for something which reflects the community's needs and aspirations. The current phase 1 application does not yet manage to do this which is why I believe that this is the time to look at it again. I would, therefore, be very grateful if we could meet urgently to discuss the matter further. I do hope that this will be possible and would be grateful if your office could contact my diary manager, Peter, on 020 7219 1681 to arrange a mutually convenient time.

I look forward to hearing from you and to making progress in responding to the concerns of local residents.

Yours sincerely

Rt Hon Simon Hughes MP
MP for Bermondsey and Old Southwark

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