

Dated _____ 2013

THE LONDON BOROUGH OF SOUTHWARK

TOWN AND COUNTRY PLANNING ACT 1990

AND ACQUISITION OF LAND ACT 1981

THE LONDON BOROUGH OF SOUTHWARK (ELEPHANT AND CASTLE NO.1) COMPULSORY
PURCHASE ORDER 2012

STATEMENT OF REASONS

THE CITY OF WESTMINSTER

TOWN AND COUNTRY PLANNING ACT 1990

AND ACQUISITION OF LAND ACT 1981

THE CITY OF WESTMINSTER (ONE HYDE PARK) COMPULSORY PURCHASE
ORDER 2013

STATEMENT OF REASONS

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1 Introduction

- 1.1 The London Borough of Southwark ("the **Acquiring Authority**") has made the London Borough Of Southwark (Elephant and Castle No.1) Compulsory Purchase Order 2012 (the "**Order**") under section 226(1)(a) of the Town and Country Planning Act 1990 (the **1990 Act**) and the Acquisition of Land Act 1981 (the **1981 Act**). This Statement of Reasons is the non statutory statement produced in accordance with paragraph 35 and Appendix R of Circular 06/2004 (Compulsory Purchase and the Criche Down Rules) (the **Circular**). A plan showing the extent of the Order Land is provided at Appendix 1.
- 1.2 If confirmed by the Secretary of State for Communities and Local Government the Order will enable the Council to acquire compulsorily the land included in the Order (the **Order Land**) in order to facilitate the second phase of the Elephant and Castle regeneration proposals, namely the redevelopment of the Heygate Estate (the **Heygate Scheme**) described in section 6 of the Statement of Reasons. The Acquiring Authority has given careful consideration to all relevant issues and thinks that the proposed acquisition will:
- 1.2.1 facilitate the carrying out of development/redevelopment or improvement on or in relation to the land; and
- 1.2.2 contribute to the promotion or improvement of the economic, social and environmental wellbeing of the Borough, for the reasons set out in Section 7.
- 1.3 The Acquiring Authority has identified the Elephant and Castle ("**E&C**") as an area in need of regeneration and development. In particular, it envisages a comprehensive regeneration that will provide a high quality mixed use sustainable neighbourhood that integrates with the surrounding area. This is in contrast to the current state of residential accommodation that exists in the area. The regeneration of the E&C is an objective of the London Plan 2011, Southwark Core Strategy and Elephant & Castle OAPF/SPD 2011.
- 1.4 The Heygate Scheme that underlies this Order comprises the second of three phases. The three phases comprise the Rodney Road Phase ("**the RR Phase**") , the Heygate Phase ("**the Heygate Phase**") and the Shopping Centre Phase (" **the SC Phase**"). The RR Phase of the Scheme is for the redevelopment of the Rodney Road site (shown shaded yellow on the plan at Appendix 2. A detailed planning application for the RR Phase is anticipated in the summer of 2012 for a predominantly residential scheme of 247 homes. The RR phase has been cleared of residential buildings that were demolished by the Acquiring Authority at the end of 2011 without the need for a compulsory purchase order. The Heygate Phase is the redevelopment of the part of the Heygate Estate shown outlined in red on the plan at Appendix 3 with the Order Land shaded pink within it.

1. INTRODUCTION

- 1.1 The City of Westminster ("the **Acquiring Authority**") has made the City of Westminster (One Hyde Park) Compulsory Purchase Order 2013 ("**the Order**") under section 226(1)(a) of the Town and Country Planning Act 1990 (the 1990 Act) and the Acquisition of Land Act 1981 (the **1981 Act**). This statement of Reasons is the non statutory statement produced in accordance with paragraph 35 and Appendix R of Circular 06/2004 (Compulsory and Purchase and the Critchal Down Rules) (the **Circular**). A plan showing the extent of the Order Land is provided at Appendix 1.
- 1.2 If confirmed by the Secretary of State for Communities and Local Government the Order will enable the Council to acquire compulsorily the land included in the Order (the Order Land) in order to facilitate the second phase of the Knightsbridge Area regeneration proposals, namely the redevelopment of the One Hyde Park buildings (the One Hyde Park scheme) described in section 6 of the Statement of Reasons. The Acquiring Authority has given careful consideration to all relevant issues and thinks that the proposed acquisition will:
- 1.2.1 facilitate the carrying out of development/redevelopment or improvement on or in relation to the land; and
- 1.2.2 contribute to the promotion or improvement of the economic, social and environmental wellbeing of the Borough, for the reasons set out in Section 7
- 1.3 The Acquiring Authority has identified the Knightsbridge-Hyde Park area ("**K&HP**") as an area in need of regeneration and development. In particular, it envisages a comprehensive regeneration that will provide a high quality mixed use sustainable neighbourhood that integrates with the surrounding area. This is in contrast to the current state of residential accommodation that exists in the area. The regeneration of the K&HP is an objective of the London Plan 2011, Kensington Core Strategy and the Knightsbridge-Hyde Park OAPF/SPD 2011.
- 1.4 The One Hyde Park Scheme that underlies this Order comprises the first of three phases. The three phases comprise the One Hyde Park Phase (the OHP Phase), the Knightsbridge pedestrianisation phase (the Ped Phase) and the One Hyde Park approach phase (the Approach Phase). The OHP Phase of the scheme is for the redevelopment of the One Hyde Park site (shown shaded yellow on the plan at Appendix

2 BACKGROUND

Acquiring Authority's Strategy for the Estate

- 2.1 The Order Land together with land to its south between Heygate Street and Wansey Street and a site to its east between Rodney Road, Victory Place and Balfour Street forms the Heygate Estate (the **Estate**). The Estate was designed by Tim Tinker and was completed in 1974. The Estate provided a total of 1,212 residential dwellings. 1,018 of these were let under secure tenancies, the remaining 179 were held under 125 year leases by third party owners some of whom occupied the properties and some of whom let them out.
- 2.2 The concept behind the construction of the estate was of a modern living environment. The neo-brutalist architectural aesthetic was one of tall, concrete blocks dwarfing smaller blocks, surrounding central communal gardens. The architect's concept was to link all areas of the estate via concrete bridges, so there was no need for residents to walk on pavements or along roads; indeed there is an absence of pedestrian provision at grade along parts of the perimeter.

- 2.3 The blocks of flats and maisonettes were constructed using pre-cast concrete cross wall construction which was developed in the mid 60s as a quick way to produce affordable housing. It was phased out in the mid 70s as the method of construction became less popular due to social implications of the estate construction and the revised requirements of the building regulations regarding disproportionate collapse in the event of accident.
- 2.4 The use of the six high rise blocks to surround the Estate worked well in protecting the lower maisonettes from noise from the surrounding highways; however the high rise blocks dominated the smaller units. The high level pedestrian links enabled good pedestrian access within the Estate and from the surrounding areas however they act as barriers encircling the site making the Estate very insular and divorced from the ground level. The residents of the maisonettes tended to be satisfied with their dwellings whilst the residents of the high rise flats were less so.

2. BACKGROUND

Acquiring Authority's strategy for the Estate

- 2.1 The Order Land together with a strip of Hyde Park to the north of the property and the northern section (pavement) of Knightsbridge forms the One Hyde Park buildings (One Hyde Park). One Hyde Park contains 86 dwellings. It was designed by Richard Rogers in 2008. Of these 86, 17 were purchased by individuals or corporations. The rest of the apartments remained unoccupied.
- 2.2 The concept behind the construction of the buildings was of a modern, luxury, iconic living environment with exceptional service and the highest level security. It was designed to be the most exclusive property in the world. The neo-modernist aesthetic was one of a series of tall, glass blocks with views of the neighbouring Hyde Park and access from Knightsbridge. The architect's concept was to ensure that all apartments had access direct from car park to apartment, avoiding street level contact.
- 2.3 The blocks of flats and maisonettes were designed by Richard Rogers, one of the foremost architectural firms of the day. They were constructed glass, concrete and steel to produce exclusive luxury housing of a style seen around the world in immeasurable non-site specific locations. It was phased out in 2013 due to a dramatic realisation of the true social implications of the building's construction.
- 2.4 The use of the exclusive access worked well, however the complete exclusivity of the high level security, e.g. military-trained guards at each entrance, and fingerprint

technology access, tended to act as barriers encircling the site making the buildings very insular and divorced from the ground level. The residents of the apartments tended to be satisfied with their apartments when questioned, despite being largely absent from the properties throughout the year.

- 2.7 Against that background, in 1998 because of the need for maintenance to keep the Estate in a serviceable condition the Acquiring Authority undertook an option appraisal. That found the buildings to be structurally sound but in need of complete refurbishment. The appraisal examined seven options including: do nothing, repair and refurbishment, reducing the height of high rise blocks and refurbishment and improvement, complete demolition and rebuild.
- 2.8 The do nothing option was not viable as the Estate was showing signs of deterioration due to lack of maintenance which would only be exacerbated if nothing was done. The option to repair and refurbish was the minimum option and had the lowest capital cost but it did not represent best value for money when taken into account whole life costs and social viability. The external appearance of the buildings remained the same as did the high density and it did nothing to address the wider issues of layout and security. Ultimately, the option for the partial demolition and refurbishment was recommended as the best solution. It was however

recognised at the time changing land values could make the complete demolition and redevelopment by the private sector a better option.

- 2.9 The Council commissioned a Market Opinion Research International survey in 1999 that reported 70% of Heygate tenants expressed a wish to move to a new home. On the basis of that survey the Housing Committee agreed a cessation of lettings on the Heygate Estate with effect from early 2001.
- 2.10 In approximately 2000 a decision was taken to remove the Estate from the Southwark Estates Initiative and from that point the Heygate Estate became a key component of the wider vision for Elephant and Castle area.
- 2.11 Following a competitive selection process, the Council formally confirmed Southwark Land Regeneration PLC ("SLR") as its preferred partner in January 2001 for the physical redevelopment of the area. Subsequently in May 2001 the Council agreed to enter into a co-operation agreement with SLR. However, in March 2002 the regeneration plans terminated as the Acquiring Authority and SLR failed to reach an agreement on terms for the regeneration.

- 2.7 Against that background, in 2013 because of the need for maintenance to keep the Estate in a serviceable condition the Acquiring Authority undertook an options appraisal. That found the buildings to be structurally sound but in need of complete refurbishment. The appraisal examined several options including: do nothing; repair and refurbishment; reducing the height of the buildings and refurbishment and improvement; complete demolition and rebuild.
- 2.8 The do nothing option was not viable as the extreme luxury of the site and the lack of residents in attendance was making the site highly inefficient and was a strong contributory factor to the lack of life and lack of social diversity in the area. It should be further noted that at the current date, a high proportion of the units remained unsold.

- 2.9 The Council commissioned a Market Opinion Research international survey in 2013 that reported 100% of One Hyde Park tenants already had another form of residence. The high proportion of residents were registered 'non-domicile' in the UK with HMRC. On the basis of that survey the Housing Committee agreed a cessation of sales with effect immediately.
- 2.10 In approximately 2013 a decision was taken to remove the buildings from the informal non-approved 'London-based high-cost private housing as financial investment' initiative and from that point the One Hyde Park buildings became a key component of the wider vision for the Knightsbridge-Hyde Park area.
- 2.11 Following a competitive selection process, the Council confirmed Knightsbridge Land Regeneration PLC ("KLR") as its preferred partner in June 2013 for the physical redevelopment of the area. Subsequently in August 2013 the Council agreed to enter into a co-operation agreement with KLR.
- 2.12 In April 2013 the Acquiring Authority's Executive Committee renewed its commitment to the regeneration of Knightsbridge-Hyde Park. In that month the Executive re-launched the Knightsbridge-Hyde Park regeneration scheme under the banner 'Fresh Start for Knightsbridge'. A work plan to take it forward was agreed and more surveys were undertaken.

2.33 Although planning permission may not yet have been granted for the redevelopment of the Order Land there is considerable policy support both at national, regional and local level for its redevelopment in the manner proposed by the Acquiring Authority as is explained in section 8.

2.34 The Order Land is largely vacant but the CPO is considered necessary to secure vacant possession of the entire area and to extinguish third party rights affecting the subject land so as to facilitate demolition and regeneration.

3 DESCRIPTION OF THE ORDER LAND, LOCATION AND PRESENT USE

3.1 The Order Land is shown shaded pink on the Plan attached in Appendix 3. The Order Land is part of the Estate, a large inner city estate located south of the Elephant and Castle in the Walworth district of Southwark. The dilapidated buildings are empty (save for three dwellings, some commercial units and a church) and there is an acknowledged need for regeneration of the area. The Order Land was home to approximately two thousand and eight hundred residents and contains seven hundred and fifty dwellings and four hundred and twenty-nine lock up garages occupying a total area of 60,163m². The Order Land also contains a block of commercial units and a church that remains in regular use for worship and associated purposes.

3.2 As shown on the Order Map, the Order Land runs just south of Heygate Street and is bounded by Brandon Street, Larcom Street, Rodney Road, Rodney Place, New Kent Road, and Walworth Road.

3.3 The Order Map identifies the freehold and leasehold interests to be acquired. The individual plot boundaries and numbers correspond with the Schedule to the Order. In addition, the Schedule also lists other parties who may have a qualifying interest in the Order Land where known after reasonable enquiry. This Schedule has been prepared based upon information gathered through inspection of the Land Registry title documents, site inspections and enquiries, and the responses to the notices issued under section 16 of the Local Government (Miscellaneous Provisions) Act 1976.

3.4 The Order Land is largely vacant following the successful relocation of the vast majority of residential occupiers. The Estate comprises the following buildings and areas listed in the following paragraphs, the interests to be acquired are described more fully in the Order Schedule.

2.33 Although planning permission may not have been granted for the redevelopment of the Order Land there is considerable policy support both at national, regional and local level for its redevelopment in the manner proposed by the Acquiring Authority as is explained in section 8.

2.34 The Order Land is largely vacant but the CPO is considered necessary to secure vacant possession of the entire area and to extinguish third party rights affecting the subject land so as to facilitate demolition and regeneration.

3. DESCRIPTION OF THE ORDER LAND, LOCATION AND PRESENT USE

3.1 The Order land is shaded in pink on the attached appendix A. The order land is part of the wider strategic planning area of South Hyde Park, a traditionally financially affluent part of the City of Westminster, located in the far west part of the borough. The luxurious buildings are empty (save for 17 dwellings, which are owned and occasionally frequented by "residents" of "non-dom" UK status), and there is an acknowledged need for regeneration of the area. The Order Land was home to less than 15 people, and only four properties were registered as paying full council tax.

3.2 The buildings included retail space, largely empty, except one unit leased as a car showroom. The buildings did not include any other shops, churches, or community centres. No activity has taken place with a community function such as meetings, worship facilities for a variety of denominations, community organisations, scouts, guides etc.

3.3 As shown on the Order map, the Order Land runs south of Hyde Park and north of Knightsbridge.

3.4 The Order Land is largely vacant following the successful relocation of the vast majority of residential occupiers to other properties in their ownership either in London or in other cities globally that offer similar tax avoidance schemes.

3.5 The Order Land contains 86 dwellings. Of these 86, 85 have been acquired by agreement with the former owners, so 1 leasehold interest remains to be acquired.

4 EXPLANATION OF THE USE OF THE TOWN AND COUNTRY PLANNING ACT POWERS FOR CPO

- 4.1 Section 226(1)(a) of the Planning Act permits an acquiring authority to exercise compulsory acquisition powers if it thinks that the land will facilitate the carrying out of development, redevelopment or improvement on, or in relation to the land being acquired.
- 4.2 Section 226(1)(a) is now subject to S226(1A) which states that the acquiring authority must not exercise the power unless it thinks that the proposed development, redevelopment or improvement is likely to achieve the promotion or improvement of the economic, social or environmental well being of its area. As explained in section 6 below the Acquiring Authority is

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satisfied that the compulsory acquisition of the Order Land will achieve the objectives of S226 (1A).

- 4.3 Government Circular 06/2004 makes it clear that the exercise of compulsory purchase powers pursuant to this section in terms of the benefit to be derived need not be restricted to the land the subject of the proposed order.

5 THE PURPOSE OF THE ORDER

- 5.1 The purpose of seeking to acquire land compulsorily is to facilitate the comprehensive redevelopment of the Order Land. The proposals for the area (described in section 6 below) will, in the opinion of the Acquiring Authority, meet its planning policy objectives and the use of compulsory purchase powers is essential to enable them to be met within a realistic timescale.
- 5.2 Negotiations have been pursued with those affected by the Order with success in the case of all but four residential properties, the commercial tenancies and the freehold church. Although reasonable efforts have been made and will continue to be made, to acquire the necessary land and rights by agreement, it is clear that the Order is required to ensure that there is sufficient certainty that regeneration can come forward as envisaged by the scheme partners.
- 5.3 Compulsory purchase will enable the Heygate Phase to take place in a timely fashion in order to derive the wider public benefits that the Scheme will secure and provide for certainty for programming and the realisation of the Council's policy objectives. It is therefore considered that compulsory purchase is not only necessary but also justifiable in the public interest.

4. EXPLANATION OF THE USE OF THE TOWN AND COUNTRY PLANNING ACT POWERS FOR CPO

- 4.1 Section 226(1)(a) of the Planning Act permits an acquiring authority to exercise compulsory acquisition powers if it thinks that the land will facilitate the carrying out of development, redevelopment or improvement on, or in relation to the land being acquired.
- 4.2 Section 226(1)(a) is now subject to S226(1A) which states that the acquiring authority must not exercise the power unless it thinks that the proposed development, redevelopment or improvement is likely to achieve the promotion or improvement of the economic, social or environmental wellbeing of the area. As explained in section 6 below the Acquiring Authority is satisfied that the compulsory acquisition of the Order Land will achieve the objectives of S226(1A).
- 4.3 Government Circular 06/2004 makes it clear that the exercise of compulsory purchase powers pursuant to this section in terms of benefit to be derived need not be restricted to the land subject to the proposed order.

5. THE PURPOSE OF THE ORDER

- 5.1 The purpose of seeking to acquire land compulsorily is to facilitate the comprehensive redevelopment of Order Land. The proposals for the area (described in section 6 below) will, in the opinion of the acquiring authority, meet its planning policy objectives and the use of compulsory purchase powers is essential to enable them to be met within a realistic timescale.
- 5.2 Negotiations have been pursued with those affected by the Order with success in the case of all but one residential property. Although reasonable efforts have been made and will continue to be made, to acquire the necessary land and rights by agreement, it is clear that the Order is required to ensure that there is sufficient certainty that regeneration can come forward as envisaged by the scheme partners.
- 5.3 Compulsory purchase will enable the One Hyde Park phase to take place in a timely fashion in order to derive the wider public benefits that the Scheme will secure and provide for certainty for programming and the realisation of the Council's policy objectives. It is therefore considered that compulsory purchase is not only necessary but also justifiable in the public interest.

6 DESCRIPTION OF THE PROPOSALS

- 6.1 The submitted outline planning application (reference 12-AP-1092) is for demolition of all existing structures and bridges and redevelopment to provide a mixed use development comprising a number of buildings ranging between 13.5metre (above ordnance datum "AOD") and 104metre (AOD) in height with a capacity for between 2,300 (minimum) and 2,462 (maximum) residential units together with retail (Class A1-A5), business (Class B1), leisure and community (Class D2 and D1), energy centre (sui generis) uses. It also includes new landscaping, park and public realm, car parking, means of access and other associated works. ("the Proposals"). The planning application parameter plans are at Appendix 6 of this Statement of Reasons.
- 6.2 The application site includes all of the Order Land and an additional area of land to the south including Kingshill, Centre Building, Brandon Street, Swanbourne and part of Wansey Street.
- 6.3 The illustrative masterplan submitted as part of the application shows a mixed use district that will transform Elephant and Castle. It will deliver:

- (i) A range of between 2,300 to 2,462 homes (a population of approximately 4,000 people) including affordable housing
- (ii) As much affordable housing as is financially viable to be split between social rented and shared ownership units;
- (iii) Retail space equivalent to 60 shops of which a proportion will be provided at affordable rents
- (iv) Food and beverage space equivalent to 16 cafes and restaurants
- (v) Business space to accommodate approximately 300 workers
- (vi) Leisure space for a gym or other use
- (vii) Community and cultural space
- (viii) Car parking for residents, visitors and commercial use (616 spaces) and 3,136 spaces of cycle parking.
- (ix) Open space including a new park.

6. DESCRIPTION OF THE PROPOSALS

- 6.1 The submitted outline planning application (reference 12-AP-1093) is for redevelopment of all existing structures and underground areas to provide a mixed use development comprising a number of buildings with a capacity for between 200 (minimum) and 400 (maximum) residential units together with retail (Class A1-A5), business (Class B1), leisure and community (D2 and D1), energy centre (sui generis) uses. It also includes landscaping, public realm, car parking, means of access and other associated works ("the Proposals"). The planning application parameter plans are at Appendix 6 of this Statement of Reasons.
- 6.2 The application site includes all of the Order Land and an additional area of land to the north, bordering Hyde Park, to allow for community allotments on the Hyde Park space for residents.
- 6.3 The illustrative masterplan submitted as part of the application shows a mixed use district that will transform Knightsbridge. It will deliver:

- (a) A range of between 200 and 400 homes (a population of approximately 1,600 people) of which 70% will be social housing, 25% affordable housing, and 5% reserved housing
- (b) Retail space equivalent to 10 shops, provided at affordable rents
- (c) Food and beverage space equivalent to 4 cafes and restaurants
- (d) Business space for approx. 50 workers
- (e) Leisure space for a gym or other use
- (f) Community and cultural space
- (g) Car parking for residents, visitors and commercial use (300 spaces) and 1,000 spaces of cycle parking

The Need for the CPO

- 7.1 The Heygate Estate suffers from physical, economic and social problems typically associated with similar "system built" estates. The residential units within the Order Land are in a poor state of repair. Neither the existing buildings nor the services provided are adequately in line

with modern standards. It is considered that the step change required to secure a thriving and vibrant mixed inclusive community is dependant on the redevelopment of the Heygate Estate

- 7.2 Extensive consultation took place with local residents on the regeneration options from 2000 to 2012. The relocation of tenants and leaseholders has been achieved by agreement and only four residential leaseholders remain along, two commercial leaseholders and the Crossways Church. Further statutory consultation will take place as part of the planning process
- 7.3 The regeneration and redevelopment of the Elephant and Castle is an objective and aspiration of the Acquiring Authority that is supported in the Core Strategy and the SPD. It has cross party political support and is supported by the Greater London Authority. The Acquiring Authority considers the redevelopment of the Order Land will enable the Acquiring Authority to provide a new high quality sustainable development that will meet the future needs of the area. The development will attract new investment to the area and deliver significant benefits for the Borough's community in the medium to long term. In order to discharge its obligations under the RA the Acquiring Authority must obtain vacant possession of the Order Land and therefore needs the certainty of the compulsory purchase order to achieve this.
- 7.4 The Acquiring Authority has carried out all reasonable searches and preparatory work as a matter of diligent inquiry required to establish a full record of the interests in the Order Land.
- 7.5 Despite negotiations it has not been possible to reach agreement with four residential leaseholders, occupiers of the commercial units and the United Reformed Church. The position with these remaining occupiers is as follows:-

The Need for the CPO

- 7.1 The Knightsbridge area suffers from physical, economic and social problems typically associated with similar "exclusive luxury development" buildings. The residential units within the Order Land are in good repair. Neither the existing

buildings nor the services provided are adequately in line with modern standards. It is considered that the step change required to secure a thriving and vibrant mixed inclusive community is dependent on the redevelopment of the One Hyde Park buildings.

- 7.2 Extensive attempts to consult with local residents have been undertaken from 2010 to 2013, with positive responses from those who replied to our consultation requests. It should be noted that the vast majority of residents consulted did not respond to our many attempts to contact them and gain their views. Further statutory consultation will take place as part of the planning process.
- 7.3 The regeneration and redevelopment of the Knightsbridge-Hyde Park Area is an objective and aspiration of the Acquiring Authority that is supported in the Core Strategy and the SPD. It has cross party political support and is supported by the greater London Authority. The Acquiring authority considers the redevelopment of the Order Land will enable the Acquiring Authority to provide a new high quality sustainable development that will meet the future needs of the area. The development will attract new investment to the area and deliver significant benefits for the Borough's community in the medium to long term. In order to discharge its obligations under the RA the Acquiring Authority must obtain vacant possession of the Order Land and therefore needs the certainty of the compulsory purchase order to achieve this.
- 7.4 The Acquiring Authority has carried out all reasonable searches and preparatory work as a matter of diligent inquiry related to establish a full record of interests in the Order Land.
- 7.5 Despite negotiations it has not been possible to reach agreement with one residential leaseholder.

Residential Leaseholders

- 7.6 Acquiring Authority officers have been successful in working with leaseholders on the Order Land since 2004 in order to acquire their interests by agreement. All but four residential properties have been acquired. To assist owner/occupier leaseholders an enhanced re-housing package has been made available. In addition to rehousing officers have encouraged and assisted resident homeowners to explore other rehousing, opportunities such as shared ownership and purchasing replacement homes.

63 Marston

- 7.6.1 Following negotiations with the surveyor, principal purchase terms were agreed on 5 December 2011 and the surveyor advised that these were approved by their client.
- 7.6.2 However, no action appears to have been taken by the leaseholder such as instructing a lawyer to effect that agreement, although the Acquiring Authority wrote requesting this information on a number of occasions. As a result, the Acquiring Authority

concluded on 17 April 2012 that there was no real agreement with the leaseholder and that negotiations have not enabled an amicable settlement to be reached.

Residential Leaseholders

- 7.6 Acquiring Authority officers have been successful in working with leaseholders on the Order Land since 2010 in order to acquire their interests by agreement. All but one residential properties have been acquired. To assist owner/ occupier leaseholders an enhanced re-housing package has ben made available (this has not been taken up in any case to date).

C. Candy

- (a) Following negotiations with the Surveyor, principal purchase terms have not yet been drawn up. Mr Candy has proven very unwilling to cooperate in negotiations.
- (b) As a result the Acquiring Authority concluded on 30 April 2013 that there was no real agreement and that negotiations have not enabled an amicable settlement to be reached.

Contribution to the promotion or improvement of the economic, social or environmental wellbeing of the area.

- 7.21 The Order Land includes a high concentration of relatively poor quality and unpopular social housing, the surrounding roads are characterised by heavy and frequently congested traffic flows and high levels of air pollution and the community, retail and leisure facilities are generally of poor quality. Despite a location on the edge of the city many local people remain marginalised from central London employment. Local schools have traditionally struggled to equip young people with the means to overcome the obstacles to a fuller participation in the central economy.
- 7.22 Housing on the Estate is of poor quality and the limitations of the public transport interchange are apparent to all that use them. The general environment is degraded by congestion, pollution, a lack of investment and an arrangement of monolithic land uses that is out of place in a city fringe location. The regeneration will transform an underused brownfield site into a highly accessible location and deliver a significant number of new homes (between 2300-2462). These homes will promote opportunity and real choice for residents in ways that meet their needs and the strategic objectives for London and the Acquiring Authority.
- 7.23 The wards closest to the Order Land have a lower proportion of residents working in skilled occupation than the Southwark and London average (50%). The proportion of residents claiming job seekers allowance (5.4%) is higher than the London Average of 4.4%. Much of the East Walworth ward in which the Estate is located is in the top 10% deprived areas in England. The rates of crime in East Walworth are higher than the averages for Southwark and for London as a whole the highest rates of crime being for theft and handling, violence against the person, drugs offences and robbery.
- 7.24 The central objective of the regeneration is to change the Elephant & Castle from an area of economic, social and environmental weakness to one of opportunity and success characterised by a well-trained, economically active population benefiting from a stronger local economy and fast and effective transport links to and from the rest of London.
- 7.25 The proposed regeneration's range of uses will result in a new mixed but inclusive residential population as well as employees and visitors to the Site. The proposed mix and layout of land

Contribution to the promotion or improvement of the economic, social or environmental wellbeing of the area.

- 7.21 The Order Land includes a high concentration of luxury housing of a high quality but nevertheless unpopular, the surrounding roads are characterised by heavy and frequently congested traffic flows and high levels of air pollution and the community, retail and leisure facilities are either non-existent or of an extremely exclusive nature. Despite a location on the edge of the city many local people remain marginalised from central London life. Local schools have traditionally struggled to equip young people with the means to overcome the obstacles to a fuller participation in the central economy.
- 7.22 The regeneration will transform an underused site into a highly accessible location and deliver a significant number of new homes. These homes will promote opportunity and real choice for residents in ways that meet their needs and the strategic objectives for London.
- 7.23 The wards closest to the Order Land have a lower proportion of residents working in skilled occupation than the Westminster and London average (50%). The proportion of residents claiming "Non-dom" status for tax avoidance purposes is high. Much of the Knightsbridge-Hyde Park area is in the top 1% most wealthy areas in England. The rates of crime are higher than the averages for Westminster and London as a whole, the highest rates of crimes being fraud and insider trading, arms sales, extortion/ political bribery, global drugs trafficking.
- 7.24 The central objective of the regeneration is to change Knightsbridge-Hyde Park from an area of economic, social and environmental weakness to one of opportunity and success characterised by a well-trained, economically active population benefitting from a stronger local economy and fast and effective links to and from the rest of London.

uses will provide active frontages at ground floor level and encourage activity at all times throughout the day. This will maximise natural surveillance, thereby reducing the opportunity for crime and improving perceptions of safety. The regeneration will provide pedestrian routes through the Site which will open it up improving access and permeability. This will help to ensure a safe environment for pedestrians. The regeneration will play a substantial role in meeting the borough wide housing targets and those of the Heygate Street Character Area as defined in the draft SPD / OAPF. Such a quantity and quality of housing delivery will not be possible through the refurbishment of the existing Estate.

- 7.26 The regeneration includes a significant level of open space and play space provision. This includes the provision of a new publically accessible space, the park which will provide new open space for the residents of the regenerated area and the community of the wider Elephant and Castle Opportunity Area.

- 7.25 A key objective is the integration of this area back with London as a whole, so that the site becomes inclusive to Londoners, and the residents of the site are able to experience the character of London as distinct from other high-end pockets (Dubai et al).

- 7.26 The proposed regeneration's range of uses will result in a new mixed but inclusive residential population as well as employees and visitors to the Site.