

February 2018

This document looks at what we will be changing in the planning application following concerns from local stakeholders, residents and councillors.

This document is subject to change depending on further updated made to the planning application.

Original plan	Local concern	Updated proposal
979 new homes, of which 336 (35%) at discounted rents averaging 50% of market rent	Concern that not enough social rent equivalent is being provided	Delancey has now committed to: <ul style="list-style-type: none"> • The provision of 74 Social Rent housing units within Blocks W1 & W2 of the Oswin Street mansion properties • The commitment to convert a further 42 housing units from London Living Rent to Social Rent within Block 3 of Oswin Street mansion properties, will depend upon resolution of grant funding and/or final viability review. • All Social Rented housing will be owned and managed by either Southwark Council or another registered provider. • The new Social Rent housing of 74 units would be an increase from the previous proposal of 33 units.
20 year build to rent covenant	Concern that houses will be changed and made for sale once developed. Though GLA policy says 15 years, Southwark's emerging policy says 30 years	Delancey has now committed to: <ul style="list-style-type: none"> • A 30 year build to rent covenant on the east site (shopping centre site). • On the west site we are proposing to be released from any covenant on the private units to enable more market tenure flexibility in the future. (sale or rent).
10% affordable retail across site. Relocation strategy for tenants and local business.	Concerns that the space provided would not be affordable for the traders and there was no interim space provided for tenants. Concern that Delancey is not providing Latin American traders the much needed cluster environment.	Delancey has now committed in this new proposal to: <ul style="list-style-type: none"> • The delivery of additional temporary retail space on Castle Square to further supplement the independent trader relocation strategy for the shopping centre, with priority given to existing traders. • Re-visioning of Pastor Street to create a vibrant affordable, mixed commercial environment with rents at a discount to the town centre and 10% of the retail units at affordable rent levels. • Creation of a Pastor Street Advisory Group to progress a new vision for this area. • Increase efforts to communicate offer of affordable retail units with a dedicated bi-lingual community engagement representative located in the shopping centre. • We also understand Southwark Council will be exploring opportunities to direct some of the Community Infrastructure Levy receipts from the scheme towards furthers assisting traders beyond our agreed commitment of £634,000.
No Children's play space was provided	Concern that there is not enough Children's play space in the development.	Delancey has committed to: <ul style="list-style-type: none"> • Providing children play space on both sites along with a payment in lieu of £50,000 to make up any shortfall.

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<p>We sought to find alternative suitable premises for this leisure activity, including the possibility of relocating the Bingo to the basement space. The operator was offered 18 alternative locations, although none of these were accepted.</p>	<p>Concern that the operator Palatial Leisure has not been provided adequate space in the new scheme, and that we are not giving people from BAME backgrounds or the elderly anywhere to go.</p>	<p>Delancey's new commitment:</p> <ul style="list-style-type: none"> · Within the leisure component of the development, there will be space allocated for a bingo hall where the music venue is currently located. · Agreement reached for Palatial Leisure to lead the relocation of existing bingo within the locality by March 2019, and leisure space on the Western site to be offered in priority to a commercial bingo operation.
<p>Lack of parking</p>	<p>Concerns that there is no parking available on this scheme</p>	<p>It was always intended that the scheme would be car-free, and the proposals had been worked through in great detail with TFL and Southwark Council to provide a robust sustainable highways solution in this rapidly changing Zone 1 location.</p> <p>However, in order to try and resolve concerns, Delancey has made a commitment in this new proposal to:</p> <p>Fund a study of the impact on the existing CPZ (Controlled Parking Zone) in order that the highways authorities can plan for future changes arising from the regeneration of the wider Elephant area.</p>



Project team

Development Manager: Delancey

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