

February 2018

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

Original proposal	Local concern	Updated proposal
979 new homes, of which 336 (35%) will be affordable at discounted rents averaging 50% of market rent	Concern that not enough social rent equivalent units are being provided	<p>Delancey has now committed to:</p> <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 W3 of Oswin Street mansion properties, subject to 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
20 year build to rent covenant	Concern that the flats will be changed and made for sale once developed	<p>Delancey has now committed to:</p> <ul style="list-style-type: none"> • A 30 year build to rent covenant on the east site (shopping centre site) which will be for rent not for sale • On the west site we are proposing to be released from any covenant on the private units to allow for the units to be sold. However, should the site be developed for rent in due course then the 30 year covenant will also apply
<p>10% affordable retail across the two sites</p> <p>Relocation strategy for tenants and local businesses</p> <p>Relocation fund of £634,700 to aid in the relocation of existing local traders to new premises in the locality</p> <p>Appointment of Tree Shepherd to provide traders with business advice to relocate</p>	<p>Concerns that the space provided would not be affordable for the traders and there would be no interim space provided for tenants</p> <p>Concern Delancey is not providing Latin American traders the much needed cluster environment</p>	<p>Delancey has now committed to:</p> <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 • We understand Southwark Council will be exploring opportunities to direct some of the Community Infrastructure Levy receipts from the scheme towards further assisting traders beyond our agreed commitment of £634,700 • An increased effort to communicate the offer of affordable retail units to tenants, alongside bringing in a dedicated bi-lingual community engagement representative located in the shopping centre • Identification on both redeveloped east and west sites of the location of a cluster of affordable retail units • Re-visioning of Pastor Street to create a vibrant affordable, mixed-use commercial environment with rents at a discount to the town centre. 10% of the retail units within the west site will be at affordable rent levels • Creation of a Pastor Street Advisory Group to progress a new vision for this area which will ensure the local community is included in the redevelopment process
Children's play space	Concern that there is not enough Children's play space in the development	Delancey has committed to providing children play space on both sites along with a policy compliant payment in lieu of £62,000 to make up any shortfall

Original plan	Local concern	Updated proposal
<p>Bingo We looked to find alternative suitable premises for this leisure activity, including the possibility of relocating the Bingo to a 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 with 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 has made significant progress in discussions regarding the re-provision of a bingo operation within the locality</p> <p>We will give first refusal to a bingo operator to lease 20,000 sq ft of leisure space within the scheme which could accommodate circa 1,000 seats depending upon the precise operator</p>
<p>Lack of parking</p>	<p>Concerns that there is little parking available in 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 fund a study on the impact on the existing CPZ (Controlled Parking Zone) in order that the highways authorities can plan for future change arising from the regeneration of the wider Elephant area</p>



Project team

Development Manager: Delancey

Master plan architect: Allies & Morrison

Planning Advisors: DP9

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