

Plewniak, Martyna

From: [REDACTED]@dp9.co.uk>
Sent: 01 June 2018 10:42
To: Lewis, Victoria
Cc: O'Connor, Bridin; [REDACTED]
Subject: RE: Shopping centre - review mechanism

Dear Vikki

I will speak to Delancey, but realistically I think the earliest we will be able to send the information is COB on Monday.

I suggest we speak again then to decide if Wednesday goes ahead.

Regards

[REDACTED]
direct: [REDACTED]
mobile: [REDACTED]
e-mail: [REDACTED]@dp9.co.uk

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SW1Y 5NQ

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From: Lewis, Victoria [<mailto:Victoria.Lewis@southwark.gov.uk>]
Sent: 31 May 2018 16:57
To: [REDACTED]@dp9.co.uk; [REDACTED]@dp9.co.uk>
Cc: O'Connor, Bridin <Bridin.O'Connor@southwark.gov.uk>
Subject: Shopping centre - review mechanism

Dear [REDACTED]

GVA have been in touch regarding the additional viability work they've been doing. They were expecting a proposal from DS2 today regarding the review mechanism, but they've now been told by DS2 that they won't have it until Monday at the earliest. I know at the meeting yesterday [REDACTED] said we (officers) would have the information by Tuesday, but I had assumed that GVA and DS2 would still be working on this in the meantime and hopefully to have largely agreed things before our meeting next Wednesday.

If GVA haven't had enough time to review the proposal before Wednesday and to feed back to officers it could end up being a rather unproductive meeting, especially as GVA are only available for an hour and a half, and this is putting our timescales at risk for 3rd July committee.

I would therefore ask that you contact Delancey / DS2 and push for this information be sent to GVA asap, ideally by tomorrow.

Kind regards
Vikki

Victoria Lewis - Team Leader
Development Management - Strategic Applications Team
Southwark Council
Chief Executive's Department
Planning
Development management
PO Box 64529
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T 020 7525 5410
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W victoria.lewis@southwark.gov.uk

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Plewniak, Martyna

From: [REDACTED]@delancey.com>
Sent: 02 July 2018 15:47
To: Seaton, Martin; Lauder MBE, Lorraine; McAsh, James; McCallum, Hamish; Morris, Adele; Ochere, Jason; Soanes, Cleo; Whittam, Kath; Coldwell, James; Flynn, Tom; Hamvas, Renata; Salmon, Jane
Cc: [REDACTED] Bevan, Simon; Lewis, Victoria
Subject: E&C Town Centre Proposals - Planning Committee
Attachments: 32711_Delancey_Elephant_and_Castle_4pp_PDF_v7[11].pdf

Dear All,

In advance of the Planning Committee tomorrow evening please find attached a brief summary of our updated town centre proposals including a Northern Line ticket hall and entrance for London Underground, 170,000 sq.ft of retail and leisure space, a new campus for UAL, along with the provision of 330 affordable homes including 116 social rented units.

Regards,

[REDACTED]
[REDACTED]
T: [REDACTED]
M: [REDACTED]
S: [REDACTED]
[REDACTED]

DELANCEY[®]

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Plewniak, Martyna

From: [REDACTED]@delancey.com>
Sent: 27 June 2018 14:10
To: Lewis, Victoria
Subject: RE: e&c presentation

Hi Victoria

My Colleague [REDACTED] is 5 minutes away with a presentation for you – the boards, in a4, with your suggested amends x20 copies.

Do give me a call if you need anything else.

Thanks



Delancey
Lansdowne House
Berkeley Square
London W1J 6ER

T [REDACTED]
M [REDACTED]

DELANCEY

From: [REDACTED]@outlook.com>
Sent: 27 June 2018 14:07
To: [REDACTED]@delancey.com>
Subject: Re: Help required asap

5 mins away. X

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Plewniak, Martyna

From: [REDACTED]@delancey.com>
Sent: 31 October 2017 17:16
To: Glasgow, Michael
Cc: [REDACTED]@dp9.co.uk; [REDACTED]@arts.ac.uk; [REDACTED]
[REDACTED]@carvil-ventures.co.uk; Borough Planning; [REDACTED]@wsp.com;
[REDACTED]@Gardiner.com; [REDACTED]@Gardiner.com; [REDACTED] Lewis, Victoria;
[REDACTED] Abbott, Jon; [REDACTED]
Subject: Re: E&C Servicing Meeting - Wed 1 Nov

Mike,

[REDACTED] will be emailing TFL shortly.

Thanks,
[REDACTED]

[REDACTED]
T: [REDACTED]
M: [REDACTED]
S: [REDACTED]
PA: [REDACTED]
T: [REDACTED]

On 31 Oct 2017, at 15:35, Glasgow, Michael <Michael.Glasgow@southwark.gov.uk> wrote:

Good afternoon all,

I was anticipating that some more information would be circulated in advance of tomorrow's meeting on the specific LCC servicing requirements that appear to be the biggest challenge - [REDACTED] can you confirm whether this will be the case?

The principal issue appears to be the nature and number of daily trips associated with filming and photography courses. The trip generation presented in the TA, its addendum and the various technical notes focus on additional floorspace and is not detailed enough in respect of existing activity to highlight the proportion of trips associated with students and their specialist equipment. The TA includes a note to say that entry/exit data based on the existing LCC operation has been obtained, but aside from our conversation last week, we haven't explored this issue in any meaningful way and don't really have any information pertaining to the specialist activities raised at our previous meeting.

I understand that resolving this is critical for UAL, but at the very least, I need some more detail to understand why this issue requires unencumbered access to the servicing yard; why it cannot be accommodated anywhere else on the site and why no contingencies or other operational solutions have been aired. [REDACTED] mentioned that some information had previously been circulated to TfL, but I'm not sure that I have seen this. If any further information is in circulation, please can it be shared. If I've just overlooked a document given the additional information that was made available for re-consultation, I'd be grateful if someone can point me in the right direction.

Regards, Mike

Michael Glasgow | Team Leader | Major Applications

Development Management | Planning | Chief Executive's Department | Southwark Council

Postal Address: 5th Floor, Hub 2 | PO Box 64529 | London SE1P 5LX

Visitor Address: 160 Tooley Street | London SE1 2QH

T: 020 7525 1249 / 07983 164 792

E: Michael.glasgow@southwark.gov.uk

<image002.jpg>

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Plewniak, Martyna

From: [REDACTED]@delancey.com>
Sent: 12 February 2018 11:49
To: Bevan, Simon
Cc: [REDACTED] Lewis, Victoria;
O'Connor, Bridin
Subject: Re: E2 - Community and Stakeholder Engagement

Thanks Simon and will do in relation to the traders and look forward to hearing from you further.
Regards,
[REDACTED]

[REDACTED]
[REDACTED]
T: [REDACTED]
M: [REDACTED]
S: [REDACTED]
PA: [REDACTED]
T: [REDACTED]

On 12 Feb 2018, at 11:46, Bevan, Simon <Simon.Bevan@SOUTHWARK.GOV.UK> wrote:

[REDACTED]

Thanks. This is a good start. I note that your email refers to the use of the community engagement unit for giving information to traders about relocation options. I would suggest that you put this into the document and I would put liaison with traders at the top of the list to reflect its relative priority. We may have some further comments on the detail and we will get back to you with these later today. However, I can't see any impediment to us proceeding to the next step of initiating the statutory re-consultation with the Southwark News advertisement.

Regards

Simon

Simon Bevan
Director of Planning
Chief Executive's Department
Floor 5, Hub 2
Southwark Council
PO Box 64529, London SE1P 5LX
160 Tooley Street, London SE1 2QH
t. 020 7525 5655
e. simon.bevan@Southwark.gov.uk
www.southwark.gov.uk

Register for a MySouthwark account and opt-in to our planning policy email updates

From: [REDACTED]@delancey.com]

Sent: Monday, February 12, 2018 11:29 AM

To: Ryan, Simon

Cc: [REDACTED]

Subject: E2 - Community and Stakeholder Engagement

Simon,

Following our meeting on Friday please find attached our Statement of Community Engagement as requested. Please note this is a 'live' document and we will forward this to you on a weekly basis to include minutes of meetings as well as the action points as they happen.

We have also opened our Community Engagement unit in the shopping centre being manned by [REDACTED], along with other key members of the team. The purpose of this facility is to engage with the community and to keep the independent traders up to date with our development plans and available retail opportunities in the short to long term within the area. As discussed, it is crucial for the project that LB Southwark commences the Statutory Consultation this week which I understand will require an advert placed in Southwark News (deadline 12 Noon tomorrow) with the article appearing on Thursday, along with the circular drop to the local residents. As discussed once we know the mail drop has happened we will follow this up with our own circular highlighting amongst other things the opening hours of the Community Engagement unit which would allow the residents to have a one to one meeting with [REDACTED] and the team should they wish.

Could you please let me know that you are happy for the consultation to start and that the advert has been placed in the Southwark News.

Regards,

[REDACTED]

[REDACTED]

T
M
S: [REDACTED]

PA [REDACTED]
T: [REDACTED]

<image001.jpg>

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Plewniak, Martyna

From: [REDACTED]@delancey.com>
Sent: 28 June 2018 14:02
To: Lewis, Victoria
Cc: [REDACTED]
Subject: Updated presentations x 20

Hi Victoria

They are on their way to you now.

[REDACTED] my colleague is hand delivering.

Many thanks

[REDACTED]
[REDACTED]
Delancey
Lansdowne House
Berkeley Square
London W1J 6ER

T: [REDACTED]
M: [REDACTED]

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Plewniak, Martyna

From: Glasgow, Michael
Sent: 20 June 2018 13:09
To: [REDACTED]
Cc: Lewis, Victoria; O'Connor, Bridin
Subject: FW: Elephant and Castle - TfL update letter
Attachments: Elephant and Castle - Letter to Simon Bevan- Southwark.pdf

[REDACTED]

Please find attached a formal response from TfL updating on the need for the ticket hall works and on progress in finalising the design.

We intend that this is uploaded to our website in the normal way.

Regards, Mike

Michael Glasgow | Team Leader | Strategic Applications
Development Management | Planning | Chief Executive's Department | Southwark Council
Postal Address: 5th Floor, Hub 2 | PO Box 64529 | London SE1P 5LX
Visitor Address: 160 Tooley Street | London SE1 2QH

T: 020 7525 1249 / 07983 164 792
E: Michael.glasgow@southwark.gov.uk

From: Abbott, Jon
Sent: Friday, June 15, 2018 4:47 PM
To: O'Connor, Bridin; Glasgow, Michael
Subject: Fwd: Elephant and Castle

Sent from my iPhone

Begin forwarded message:

From: [REDACTED] <[REDACTED]@tfl.gov.uk>
Date: 15 June 2018 at 16:21:26 BST
To: "'Jon.Abbott@SOUTHWARK.GOV.UK'" <Jon.Abbott@SOUTHWARK.GOV.UK>
Subject: Elephant and Castle

Dear Mr Abbott,

Further to your discussion and email exchange with [REDACTED] please find attached the updated letter.

Kind regards

[REDACTED] TfL Planning
Transport for London | 9Y4 | 9th Floor, 5 Endeavour Square, Westfield Avenue,
London E20 1JN
Telephone number: [REDACTED] Email: [REDACTED]@tfl.gov.uk



Historic England

LONDON OFFICE

Ms Victoria Lewis
London Borough of Southwark
Regeneration and neighbourhoods
PO Box 64529
London
SE1P 5LX

Direct Dial: 020 7973 3707

Our ref: P00543890

23 December 2016

Dear Ms Lewis

**Arrangements for Handling Heritage Applications Direction 2015 &
T&CP (Development Management Procedure) (England) Order 2015
SHOPPING CENTRE, ELEPHANT AND CASTLE AND LONDON COLLEGE OF
COMMUNICATIONS, LONDON SE1
Application No 16/AP/4458**

Thank you for your letter of 20 December 2016 notifying Historic England of the application for planning permission relating to the above site. Our specialist staff have considered the information received and we do not wish to offer any comments on this occasion.

Recommendation

This application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.

It is not necessary for us to be consulted again on this application. However, if you would like further advice, please contact us to explain your request. We can then let you know if we are able to help further and agree a timetable with you.

In returning the application to you without comment, Historic England stresses that it is not expressing any views on the merits of the proposals which are the subject of the application.

Please note that this response relates to historic building and historic area matters only. If there are any archaeological implications to the proposals it is recommended that you contact the Greater London Archaeological Advisory Service for further advice (Tel: 020 7973 3712).



1 WATERHOUSE SQUARE 138-142 HOLBORN LONDON EC1N 2ST

Telephone 020 7973 3700
HistoricEngland.org.uk





Historic England

LONDON OFFICE

Yours sincerely

[Redacted signature]

[Redacted name]

E-mail: [Redacted]@HistoricEngland.org.uk



1 WATERHOUSE SQUARE 138-142 HOLBORN LONDON EC1N 2ST

Telephone 020 7973 3700
HistoricEngland.org.uk



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Transport for London



Simon Bevan
Director of Planning
London Borough of Southwark

By email only

Transport for London
City Planning

5 Endeavour Square
Westfield Avenue
Stratford
London E20 1JN

Phone 020 7222 5600
www.tfl.gov.uk

15 June 2018

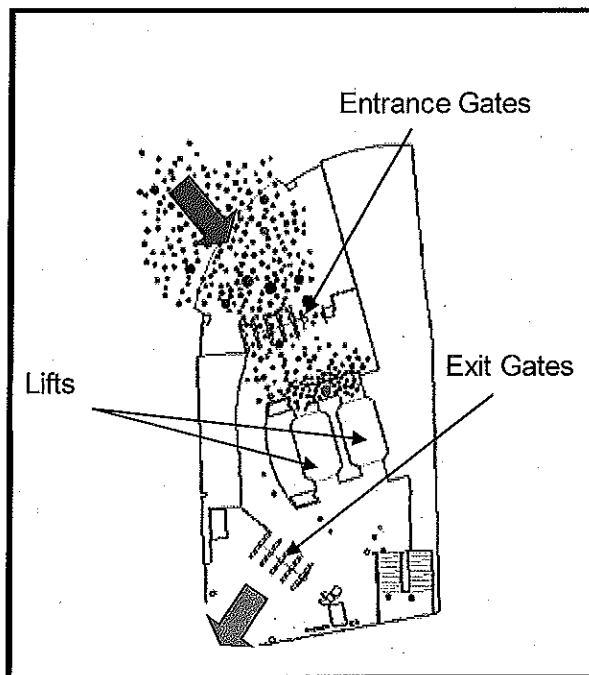
Dear Simon

Elephant & Castle

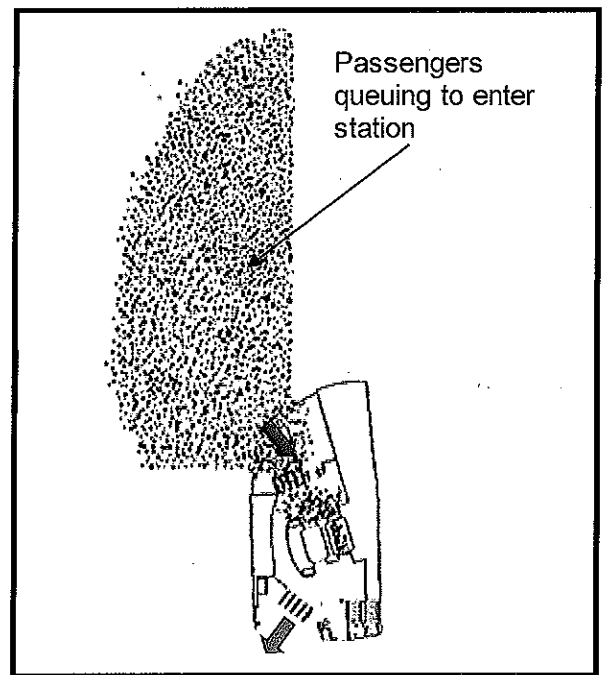
We are aware that the proposed Delancey scheme and their planning application at Elephant & Castle is due to be considered soon. I understand that the issue of the station and the proposed improvements to the Northern Line Ticket Hall were raised during the Planning Committee's previous deliberations, with questions about its delivery. I hope the following is helpful in this context:

- The upgrade to Elephant and Castle station with a new Northern Line ticket hall - which is due to be delivered as an integrated part of the development scheme - is vital not only to mitigate impacts of this particular development and provide step free access to the Northern line but to support growth much more widely and help meet the significant projected forecast increases in demand from across the area.
- There are significant impacts if the station is not upgraded. Already it is operating in excess of its capacity limit - in the morning peak, some 30% of passengers entering the station are using the spiral emergency stairwell rather than queueing for one of only two lifts and there are times when staff are required to manage congestion by 'holding' passengers outside the station. It is expected that such operational control measures will otherwise become much more frequent, more severe, and last for longer. Some passenger modelling we have undertaken illustrates this quite starkly:

Modelling results showing crowding levels outside the station (without the upgrade)



Current AM peak 109 passengers queuing

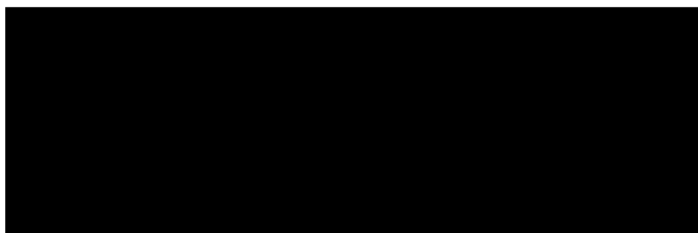



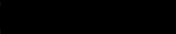
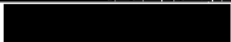
2031 AM peak 1,900 passengers queuing

- In terms of delivery – TfL is committed to working with partners to deliver these vital improvements to Elephant & Castle station. This is as an integrated part of the development – there is not an alternative plan of delivering the station upgrade without the scheme. There is a funding agreement in place between TfL/GLA/Southwark that commits the parties to provide funding. It is usual at this stage of a project for discussions to be ongoing around detailed delivery, risk allocation etc. While the costs are currently higher than the committed funding of £130m, we are undertaking value engineering work to reduce costs and minimise any funding gap as well as exploring - with our partners - additional funding options. While this work and discussions are ongoing, we are confident that collectively with our partners, we should be able to resolve this.
- While the final budget has to be confirmed, this would only be agreed once consent is in place which will enable further detailed design work etc to be undertaken to inform a delivery agreement – including issues such as fixed price, programme and risk allocation between the parties. Resources are in place to complete the necessary design work.

We look forward to continuing to work with you on this important scheme. In the meantime, if you have any questions, please do not hesitate to contact me.

Yours sincerely




Email  [@tfl.gov.uk](mailto:____@tfl.gov.uk)
Direct line: 

Plewniak, Martyna

From: Glasgow, Michael
Sent: 22 February 2018 17:30
To: [REDACTED]
Cc: [REDACTED]@Gardiner.com)
Subject: RE: E&C Town Centre - Car Parking

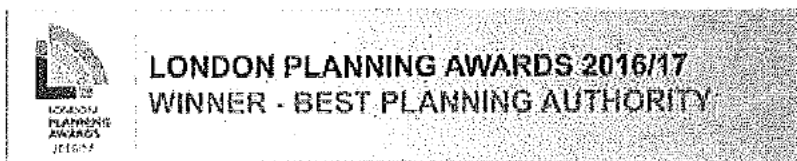
[REDACTED]

I quite agree and had a conversation along these lines with [REDACTED] a few weeks ago. There is a risk that the Committee Members pick up on this point again, but my view is that the commitment to survey and review the CPZ should be adequate. If colleagues in our transport team have a different view then I'll let you know.

Mike

Michael Glasgow | Team Leader | Major Applications
Development Management | Planning | Chief Executive's Department | Southwark Council
Postal Address: 5th Floor, Hub 2 | PO Box 64529 | London SE1P 5LX
Visitor Address: 160 Tooley Street | London SE1 2QH

T: 020 7525 1249 / 07983 164 792
E: Michael.glasgow@southwark.gov.uk



From: [REDACTED] [mailto:[REDACTED]@delancey.com]
Sent: Thursday, February 22, 2018 2:19 PM
To: Glasgow, Michael
Cc: [REDACTED]@Gardiner.com)
Subject: RE: E&C Town Centre - Car Parking

Michael,
We do not really mind when this is done, however, we struggle to understand why this should be done now bearing in mind the earliest the West site would complete is circa 9 year's time! We obviously wish to avoid doing it twice! If I am missing something here then please let us know?

Thanks,
[REDACTED]

[REDACTED]

DELANCEY

From: [REDACTED]@wsp.com]
Sent: 21 February 2018 17:53
To: Glasgow, Michael
Cc: [REDACTED]@Gardiner.com); [REDACTED]
Subject: Re: E&C Town Centre - Car Parking

Afternoon Michael

Apologies for not coming back to you on this. Following our discussion and upon reflection we feel this would be better addressed through a commitment to undertake the surveys and review the CPZ as part of the S106 particularly as the situation could change between now and when the development is insitu.

I hope this is ok and apologies for not updating you before now but I think this reflects your thoughts anyway from when we last spoke. Meanwhile should you have any questions on this or any other matter then please do not hesitate to come back to me.

Kind Regards

[REDACTED]
WSP
[REDACTED]

From: Glasgow, Michael
Sent: Wednesday, 21 February, 17:31
Subject: E&C Town Centre - Car Parking
To: [REDACTED]

Hi [REDACTED]

Last time we spoke it seemed that you were in the process of undertaking a speedy car parking stress survey to form part of the E&C re-consultation, with particular emphasis on the potential for additional on-street pressures on the West Site. Presumably a decision was taken that this wasn't necessary? Just checking that a survey hasn't been lost in transit – I don't think it forms part of the additional information that we have.

Regards, Mike

Michael Glasgow | Team Leader | Major Applications
Development Management | Planning | Chief Executive's Department | Southwark Council
Postal Address: 5th Floor, Hub 2 | PO Box 64529 | London SE1P 5LX
Visitor Address: 160 Tooley Street | London SE1 2QH

T: 020 7525 1249 / 07983 164 792
E: Michael.glasgow@southwark.gov.uk



LONDON PLANNING AWARDS 2016/17
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Plewniak, Martyna

From: Glasgow, Michael
Sent: 20 March 2018 11:08
To: [REDACTED]
Subject: RE: E&C

Morning [REDACTED]

Nothing has dropped into my inbox and I'm afraid Vikki & Bridin are still on annual leave. I've asked [REDACTED] if anything has reached him, but suspect this might need to wait until Monday when Vikki & Bridin will both be back in the office.

Regards, Mike

Michael Glasgow | Team Leader | Strategic Applications
Development Management | Planning | Chief Executive's Department | Southwark Council
Postal Address: 5th Floor, Hub 2 | PO Box 64529 | London SE1P 5LX
Visitor Address: 160 Tooley Street | London SE1 2QH

T: 020 7525 1249 / 07983 164 792

E: Michael.glasgow@southwark.gov.uk



LONDON PLANNING AWARDS 2016/17
WINNER - BEST PLANNING AUTHORITY

From: [REDACTED] [[mailto:\[REDACTED\]@dp9.co.uk](mailto:[REDACTED]@dp9.co.uk)]
Sent: Tuesday, March 20, 2018 11:04 AM
To: O'Connor, Bridin; Lewis, Victoria; Glasgow, Michael
Cc: [REDACTED]
Subject: E&C

Morning All

I understand from DS2 that GVA reported back to the Council on 28th February. Can you send us their report when you are able.

Thanks

[REDACTED]

[REDACTED]

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Plewniak, Martyna

From: Glasgow, Michael
Sent: 13 March 2018 14:29
To: [REDACTED]
Subject: RE: Elephant & Castle TC

Thanks [REDACTED] I've added this to the website. The original Appendix T will remain private from now on.

Regards, Mike

Michael Glasgow | Team Leader | Strategic Applications Development Management | Planning | Chief Executive's
Department | Southwark Council Postal Address: 5th Floor, Hub 2 | PO Box 64529 | London SE1P 5LX Visitor
Address: 160 Tooley Street | London SE1 2QH

T: 020 7525 1249 / 07983 164 792
E: Michael.glasgow@southwark.gov.uk

-----Original Message-----

From: [REDACTED] [mailto:[REDACTED]@dp9.co.uk]
Sent: Tuesday, March 13, 2018 2:04 PM
To: Glasgow, Michael
Subject: RE: Elephant & Castle TC

Mike, updated Appendix T attached.

Thanks

[REDACTED]
[REDACTED]
[REDACTED]@dp9.co.uk

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-----Original Message-----

From: Glasgow, Michael [mailto:Michael.Glasgow@southwark.gov.uk]
Sent: 13 March 2018 10:44
To: [REDACTED]@dp9.co.uk>

Subject: RE: Elephant & Castle TC

I must have been more focused on the vehicular movements than the list of students accessing the building - but individuals are indeed named on each of the 1,166 pages. I've made Appendix T private in its entirety for now and will await the replacement docs.

Regards,
Mike

-----Original Message-----

From: Glasgow, Michael
Sent: Tuesday, March 13, 2018 10:34 AM
To: [REDACTED]
Cc: Lewis, Victoria
Subject: RE: Elephant & Castle TC

I'll make the document private now, though I don't recall the appendix including the names of any individuals?

Mike

-----Original Message-----

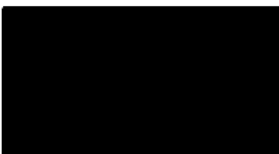
From: [REDACTED] [mailto:[REDACTED]@dp9.co.uk]
Sent: Tuesday, March 13, 2018 10:32 AM
To: Glasgow, Michael
Cc: Lewis, Victoria
Subject: Elephant & Castle TC

Hi Mike, hope you're well.

Very quick one as Vikki is away - we have been made aware of a security issue by LCC as Appendix T of the Transport Assessment contains personal details of students and access card numbers.

Can you please arrange for the TA to be taken off the online public file ASAP? We can arrange for a redacted or revised TA as required.

Many thanks



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Plewniak, Martyna

From: [REDACTED]@dp9.co.uk>
Sent: 20 June 2018 18:04
To: Lewis, Victoria; [REDACTED]
Cc: [REDACTED]
Subject: E&C Shopping Centre - COIL Application

Dear Vikki, [REDACTED]

For information, please find attached copies of the applications made for Certificates of Immunity from Listing for both the Shopping Centre Site (report to follow by separate email) and the Coronet Theatre.

Kind regards

[REDACTED]

[REDACTED]

[REDACTED]

e-mail: [REDACTED]@dp9.co.uk

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Plewniak, Martyna

From: [REDACTED]@dp9.co.uk>
Sent: 20 June 2018 12:47
To: Lewis, Victoria; Bevan, Simon; O'Connor, Bridin
Cc: [REDACTED]
Subject: E&C

Simon/Bridin/Vikki

I've tried to call this morning. How did the briefing go last night?

Regards

[REDACTED]

[REDACTED]

e-mail: [REDACTED]@dp9.co.uk

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Plewniak, Martyna

From: [REDACTED]@dp9.co.uk>
Sent: 02 July 2018 18:03
To: Lewis, Victoria
Cc: [REDACTED] O'Connor, Bridin
Subject: ETC - 35% Campaign Letter

Vikki,

No doubt you/Bridin have already considered, but if helpful in advance of tomorrow please find below a brief response (in red) to each of the points raised in the 35% Campaign Letter dated 23.06.2018.

1. We note that the Applicant states that they are able to 'commit unconditionally to the affordable housing offer' given in Appendix 2. This would be for 116 units of social rent, 33 units at London Living Rent (LLR) (Band B), 20 units at LLR (Band C) and 161 units at discounted market rent (DMR).

- i. We welcome the increase of social rented units from 74 units. However, it still does not fulfil the policy requirements of the Core Strategy SP6, which requires 50% social rented housing (about 170 units), or emerging policy P4, which requires 52% LLR (14.7% is offered) and 14% at incomes between £60,000 and £90,000 pa (48.8% is offered). Core Strategy SP6 does not contain a tenure split requirement for affordable housing in Elephant & Castle – I presume this reference should be to the saved Local Plan and/or the E&C SPD? Irrespective, the development plan seeks the maximum amount of affordable housing subject to viability which is the case here, as confirmed by GVA. We are proposing 38% social rent compared to a 34% target in Draft Policy P4; the LLR and DMR tenure splits have been reapportioned to enable greater provision of social rent, which in the context of the draft policy is considered appropriate given it is subject to viability, and GVA have confirmed on behalf of the Council that the offer is the maximum reasonable.
- ii. The Mayor's Affordable Housing and Viability SPG considers that DMR rents should 'preferably' be pegged to LLR, affordable to household incomes of up to £60,000 pa (Officer's Report 16 Jan 2017, para 343). All the Applicant's DMR rents will be for household incomes of £80,000 - £90,000 pa, nearly half of the total affordable housing offer. This reference is superseded by the draft London Plan, Policy H13, which allows for a viability testing route and for discounts below market rate to be agreed with the Borough and/or Mayor where relevant.
- iii. Households with incomes between £60,000 and £90,000 pa should be met by intermediate for sale housing, according to the Mayor's Annual Monitoring Report 2016/17 (Officer's Report 16 Jan 2017, para 343), which the Applicant is not providing. This reference is superseded by the draft London Plan, Policy H13, which supports Built to Rent and allows for a viability testing route, discounts below market rate to be agreed with the Borough and/or Mayor where relevant.

2. The Applicant is applying for grant funding support for the affordable housing offer, totalling £11.24m by our calculation from the figures given in the GLA letter of 14 June 2018. We would be grateful if you could confirm whether this figure is correct. Yes, this is the figure that has been discussed with the GLA.

3. Should the Applicant fail to secure grant funding, for whatever reason, can the Applicant confirm that they would nonetheless deliver the affordable housing offer? Yes, the affordable housing is offered on an unconditional basis.

4. The Applicant states the Social Rented homes will be on Assured Tenancies (Financial Viability Assessment Executive Summary Update, Feb 2018, para 19). While this would be the case, were the social rented landlord a housing association, we assume that they will be on Secure Tenancies, given it is proposed they will be owned and managed by the Council. We would be grateful if you could confirm this. The Social Rented homes will be transferred to a Registered Provider or the Council once delivered (it has not yet been decided which, and won't be until nearer the date of delivery). If the Social Rent homes are transferred to the Council then they would be capable of being let on Secure Tenancies.

5. We assume that Southwark will purchase the social rented units. Would there be any difference in cost of these to Southwark if the Applicant builds a part-Open Market Sale/part- BtR scheme, instead of a 100% BtR scheme? No. The homes will be let on target rents in either scenario, and their design will be unchanged regardless of whether the west site is open market or build to rent.

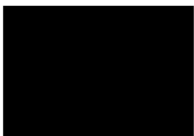
6. Will the London Living Rent and DMR units be owned and managed by the Applicant's affiliated company, T3 residential? Yes, they would be owned by T3 residential (a newly formed company affiliated to the applicant), and they will be managed by Get Living London.

7. The Applicant proposes that 'the social rented housing must be delivered before occupancy of market units on the west site can exceed 75%'. We understand this to mean that 75% of the market units could be built before any social rented units are delivered. If this is correct we object at what would be an unwarranted delay in bringing forward social rented housing. All tenures of housing should be brought forward simultaneously. I understand via Pinsent Masons we have offered to reduce this threshold to 50% (subject to LBS no longer requiring a guarantor for provision of the affordable units). This type of occupation restriction is a normal planning obligation that is evident on many other developments across the Borough and ensures that the social rented homes will be delivered alongside the market homes. The obligation accords with relevant planning policy guidance.

8. Has GVA assessed the viability of a Build for Sale option on the West Site? We note that the Applicant has submitted a development appraisal for this option (20 Feb 2018) and GVA, were awaiting instructions from Southwark on this point (GVA lett 13 April 2018).

Yes GVA has assessed this scenario. They confirm that on a current day basis the affordable housing offer is the maximum reasonable i.e. there is no additional affordable housing or a change in affordable tenure due if a Build for Sale option is pursued on the west site. At the appropriate time in the future a Viability Review, which if it yields a surplus, may enable a change in tenure (more LLR and less DMR), albeit the affordable housing percentage will not exceed 35% overall.

Thanks



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Plewniak, Martyna

From: [REDACTED]@dp9.co.uk>
Sent: 02 July 2018 09:26
To: Lewis, Victoria
Subject: ETC - Trader Letter 23 June

Morning Vikki,

I understand a letter from the Traders was submitted to the Council on 23rd June – do you have a copy, and if so can you share with us please?

Thanks

[REDACTED]
[REDACTED]
e-mail: [REDACTED]@dp9.co.uk

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Plewniak, Martyna

From: [REDACTED]@dp9.co.uk>
Sent: 22 June 2018 17:46
To: Lewis, Victoria; O'Connor, Bridin
Cc: [REDACTED]
Subject: FW: Elephant & Castle Updated Viability Appraisal PRIVATE & CONFIDENTIAL

Vikki, Bridin,

Please see below and attached which was provided to GVA earlier this afternoon.

To remain Private & Confidential until one week prior to planning committee, as per your SPD guidance.

Kind regards

[REDACTED]

[REDACTED]

e-mail: [REDACTED]@dp9.co.uk

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From: [REDACTED]
Sent: 22 June 2018 15:49
To: [REDACTED] (GVA) [REDACTED]@gva.co.uk> [REDACTED] (GVA) <[REDACTED]@gva.co.uk>
Cc: [REDACTED] [REDACTED]@ds2.co.uk>
Subject: FW: Elephant & Castle Updated Viability Appraisal

[REDACTED] Mike,

Further to your emails below please find attached the updated viability appraisal for Elephant & Castle shopping centre.

The attached appraisal assumes the provision of 116 Social Rent homes and the receipt of £11.24m in grant funding from the GLA.

The updated viability appraisal derives an IRR of 7.51%. This has been compared to the agreed target IRR of 11%.

The following changes have been made to the appraisal when compared against the appraisal issued alongside the FVA addendum back in February.

- W3 Building 3 which contains 42 homes has been switched from DMR to Social Rent tenure. The additional 42 Social Rent homes have been valued at an average of £271 per sq ft. The scheme now proposes the delivery of 116 Social Rent units.
- The appraisal includes grant funding from the GLA which has been calculated in accordance with the attached GLA letter. This assumes;
 - £60,000 per Social rent unit
 - £20,000 per DMR unit
 - Paid 50% at start of construction and 50% on PC
 - East Site - £1.65m start of construction and £1.65m at practical completion.
 - West Site - £3.97m start of construction and £3.97m at practical completion. Calculated based upon the below

Phase	Affordable Homes	Tenure	Funding per unit	Total funding	50% at start of construction	50% a
East	165	DMR	£ 20,000	£ 3,300,000	£ 1,650,000	£ 1,6
West	49	DMR	£ 20,000	£ 980,000	£ 490,000	£ 4
	116	SR	£ 60,000	£ 6,960,000	£ 3,480,000	£ 3,4
	330			£ 11,240,000	£ 5,620,000	£ 5,6

The results demonstrate that the updated affordable housing offer derives a return that is below the agreed profit return. The applicant is working with the Council in order to find solutions which enable the applicant to reduce the subsidy required from them in order to bring the scheme forward.

If you have any queries on the above or attached please let us know.

Regards

[Redacted]

[Redacted]

[Redacted]

direct: [Redacted]
 mobile: [Redacted]
 e-mail: [Redacted]@ds2.co.uk

Plewniak, Martyna

From: [REDACTED]@dp9.co.uk>
Sent: 28 June 2018 14:34
To: Lewis, Victoria
Subject: FW: Shopping centre

Not sure the below email reached you because of the Powerpoint attachment.

Thanks

[REDACTED]
[REDACTED]
direct: [REDACTED]
mobile: [REDACTED]
e-mail: [REDACTED]@dp9.co.uk

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From: [REDACTED]
Sent: 28 June 2018 14:26
To: 'Lewis, Victoria' <Victoria.Lewis@southwark.gov.uk>
Cc: [REDACTED]@dp9.co.uk>
Subject: RE: Shopping centre

Vikki,

Thanks for raising this. As you say, it is not a planning issue but the applicant is keen to avoid any misunderstanding or misrepresentation.

Since February 2018, the applicant has been communicating March 2019 as the proposed date for obtaining vacant possession of the shopping centre. This date has been talked about in every meeting and tour with traders over the past four months and was reiterated in the two tenant meetings that have been held during the course of last week and this week. I attach the formal presentation given to Traders over this period that sets out the formal position – at page 2 it confirms that “we continue to move towards closure at the end of March 2019” and at page 19 headed “If Planning Consent is achieved” it refers to closure at end of March 2019.

Irrespective of securing planning permission, the applicant has already transacted with a number of tenants who have opted to leave at end of March 2019, including Palatial Leisure. If planning permission is not obtained, our client has not determined precise timelines. However, irrespective of the planning outcome and planning obligations, the applicant acknowledges the critical importance of providing certainty to these businesses and will continue to work in good faith with them to manage whatever precise timeline ensues efficiently and sympathetically.

Trust the above can be reflected in the Addendum as required.

Thanks



direct: [redacted]
mobile: [redacted]
e-mail: [redacted]@dp9.co.uk

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From: Lewis, Victoria [<mailto:Victoria.Lewis@southwark.gov.uk>]
Sent: 28 June 2018 10:33
To: [redacted]@dp9.co.uk>
Subject: Shopping centre

Dear [redacted]

We've received another comment from the Traders' Association which states that [redacted] at Delancey has advised traders that the shopping centre will close at the end of March 2019 regardless of the outcome of the planning application. Is that correct? This is not a planning issue, but as it has been raised by an objector and will be reported in the addendum, we should really know whether or not this is the case and if traders have been advised as such. I'd appreciate it if you could come back to me this morning on this.

Kind regards
Vikki

Victoria Lewis - Team Leader
Development Management - Strategic Applications Team
Southwark Council
Chief Executive's Department
Planning
Development management
PO Box 64529
London SE1P 5LX

T 020 7525 5410
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Plewniak, Martyna

From: [REDACTED]@dp9.co.uk>
Sent: 28 June 2018 15:30
To: Lewis, Victoria
Subject: FW: Tesco first floor space - as referenced in the planning committee report.

Vikki,

Please see below feedback from the Tesco branch [REDACTED] – clearly relevant to our point that this isn't a community space in planning terms and should be given no weight in the committee report.

[REDACTED]
[REDACTED]
[REDACTED]
direct: [REDACTED]
mobile: [REDACTED]
e-mail: [REDACTED]@dp9.co.uk

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From: [REDACTED]@elephantandcastle.uk.com>
Sent: 28 June 2018 13:45
To: [REDACTED]@delancey.com>
Subject: Tesco first floor space

Good afternoon [REDACTED]

[REDACTED] has just left the office after a very good meeting and he freely provided the answers to your questions.

Regards,
[REDACTED]

From: [REDACTED] [mailto:[REDACTED]@delancey.com]
Sent: 27 June 2018 13:25
To: [REDACTED]@elephantandcastle.uk.com>
Subject: TESCO first floor space

[REDACTED]
You know the Tesco manage fairly well don't you? Would you be able to establish roughly how much the first floor space is being used at the moment (during the course of the past 2 to 3 years) by people that ask to use the space, ie not Tesco? If possible would you be able to answer and extract from him the following?

1. [REDACTED]

2. How many times per month is the space used by people other than Tesco? About one per month. Groups have to pre-book and cannot charge fees as Tesco welcome community users
3. Are there any regular weekly users? Tesco some 4-5 times per week. Regional recruitment / other Tesco businesses in the area / staff meetings
4. If it is or is not used regularly, is he aware of the use of the space for a) dance classes b) Yoga c) community meetings. If he is aware of the use of space for community meetings please can he give us a flavour of which particular local community groups have used it and for what purpose? As per Q2. There used to be a dance troupe (Saturdays) but they started to charge for lessons so Tesco stopped this as it was against their community commitment principles. This stopped before Christmas, back in November.

Regards

T: [REDACTED]
M: [REDACTED]
S: [REDACTED]

T: [REDACTED]

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Plewniak, Martyna

From: [REDACTED]@dp9.co.uk>
Sent: 27 June 2018 12:38
To: Lewis, Victoria
Cc: [REDACTED]
Subject: RE: Elephant and Castle shopping centre application - 16/AP/4458 - further comment

Vikki, I have copied [REDACTED] to this email, contact details below.

[REDACTED]
[REDACTED]@quod.com

Main: [REDACTED]
Mobile: [REDACTED]
Direct: [REDACTED]
www.quod.com

Ingeni Building
17 Broadwick Street
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W1F 0DE

[REDACTED]
direct: [REDACTED]
mobile: [REDACTED]
e-mail: [REDACTED]@dp9.co.uk

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From: Lewis, Victoria [<mailto:Victoria.Lewis@southwark.gov.uk>]
Sent: 27 June 2018 12:31
To: [REDACTED]@dp9.co.uk>
Subject: RE: Elephant and Castle shopping centre application - 16/AP/4458 - further comment

Dear [REDACTED]

Please could I have the contact details for the lady at Quod again? I'd like to drop her an email on a couple of matters, and I'm happy to copy you in.

Vikki

From: [REDACTED] [[mailto:\[REDACTED\]@dp9.co.uk](mailto:[REDACTED]@dp9.co.uk)]
Sent: Thursday, June 21, 2018 1:31 PM
To: Lewis, Victoria
Cc: [REDACTED]
Subject: RE: Elephant and Castle shopping centre application - 16/AP/4458 - further comment

Vikki,

We have reviewed the letter received from Southwark Law Centre (SLC) dated 18th June 2018 in relation to the planning application for the redevelopment of Elephant and Castle Shopping Centre (ref. 16/AP/4458). This letter raises a number of concerns with the potential equalities impacts arising from the application.

We would like to address the various points raised in SLC's letter and clarify numerous inaccuracies in their claims.

Overall, SLC's interpretation of how the Equality Act 2010 ('the Act') relates to the issues raised in the letter is legally inaccurate and misleading. SLC's letter claims that the Applicant has not complied with the Public Sector Equality Duty ('PSED') under Section 149 of the Act. However this duty sits with the Council (as it is part of the public sector) and not the Applicant. SLC also claims that, as previous objections raised by SLC and Elephant Amenity Network have not been resolved, that the PSED has not been complied with. This is inaccurate and a misrepresentation of the PSED. The intention of the PSED is set out above and does not require the Council to resolve all objections to the planning application.

How the PSED relates to planning decisions is set out in section 1 of the Additional Information Equalities Statement submitted to the Council in February 2018 and we refer to this in response rather than repeating in full here.

Various claims within the letter relate to matters which are not relevant considerations under the Act (and in any event the Applicant disputes the claims). For instance, claims are set out within the letter relating to the management and commercial operation of the shopping centre, which do not relate to the PSED (whilst they do not conflict with the wider context and purposes of the Act in any event). The Applicant disputes the accuracy of these claims as set out in detail below. These include:

- **Management of the Shopping Centre** – the Applicant is continuing to maintain and manage the shopping centre in order for it to remain operational and has invested substantial sums of money in recent years. The issues relating to the escalators and toilets have been addressed and are not ongoing problems, nor is the Applicant failing to maintain services within the Centre, as claimed. Maintenance will continue up until the centre ceases trading.
- **Lease negotiations** – all lease negotiations are undertaken within and fall under the bounds of Landlord and Tenant law, and are commercial negotiations. These are not in conflict with the Act and we reiterate that it is the Council and not the Applicant (in lease negotiations or otherwise) who have a duty under the PSED. In relation to the specific reference to UVW, this tenant took an illegal sublet from CASA in breach of the existing lease, and the Applicant was not informed at the time that UVW was in occupation of any floorspace within Hannibal House.
- **Community use of spaces within the site** – the letter discusses various spaces across the site that are used by community groups, particularly the "Tesco" space and office space on the 8th floor of Hannibal House. Neither of these are permitted in planning terms to be used as community spaces nor permitted under the terms of the relevant leases. It therefore follows that the displacement of these uses is not a planning consideration as they are not lawfully permitted for such use.
- **Coronet Theatre** – the lease for the Coronet reached the end of its term on 5 January 2018, following which the venue closed. It is currently vacant. SLC's portrayal of the Coronet as an ongoing venue which is still open is inaccurate and misleading. The planning application includes assembly and leisure floorspace.
- **Nightclubs** – The letter references La Bodeguita and La Distrindiana being operated as nightclubs. If these are indeed being operated as nightclubs then this may be unlawful, and it would be for the Council to enforce under breach of planning legislation. La Bodeguita is a licenced restaurant in planning terms and under the terms of its lease, and not a nightclub. No information on planning use or licencing has been found in relation to La Distrindiana. The Applicant has been in discussions with La Bodeguita to find replacement space for this tenant. La Distrindiana occupies one of the Arches which is not managed nor owned by the Applicant. However, the Applicant has made contact with them and agreed that they are eligible to benefit from the relocation assistance being provided.

There are several other claims made throughout the application which we would like to respond to:

- **Bingo Hall** - SLC claims that the reference by the Council in the Committee Report to there being no planning policy requirement for the retention of the bingo hall on the site is inaccurate as there is a potential equalities effect. SLC is incorrect on this point - planning policy set out in the Development Plan

and the consideration of potential equalities effects under the Act are separate matters, which shouldn't be conflated, and the Council rightly drew a distinction between the two in the committee report.

- The information submitted alongside the planning application has also clearly acknowledged the potential effect on the elderly who currently use the bingo hall. As the Council is aware, the Applicant has committed to provide through the section 106 agreement a first refusal for a bingo operator to lease the leisure space to be provided as part of the proposed development.
- Additionally, the leisure space will not be fitted out until an operator has been confirmed. As such, fit out for a cinema use would not be completed if a bingo operator is intending to take the space.
- **Relocation Fund:** SLC's letter refers to the relocation fund, firstly questioning the figure of £634,700. This amount was requested by the Council who undertook an assessment to calculate an appropriate level of funding. Secondly the letter refers to the timing of access to the fund and states that there is no clarity as to when the relocation fund will be available. This fund is required as a financial contribution secured by a legal agreement under Section 106 of the Town and Country Planning Act 1990 and the Applicant has agreed to provide this contribution at least six months prior to demolition of the Shopping Centre should planning permission be granted. This is to tie in with notices required to be provided by the Applicant to tenants and the Council six months prior to demolition. Such legal agreement will be completed at the same time that the planning permission is granted.
- In addition, as planning permission has not been granted for the development at this time, the Applicant cannot be obligated in planning terms to make such a financial contribution. However, the Applicant has already provided additional and significant support for tenants, including through the Tree Shepherd appointment by the Council and the bilingual community engagement representative, both of which have been funded by the Applicant.
- **Accessibility and Amenity Value of Existing Space:** SLC's letter claims that there is no analysis of the accessibility of relocation options. All new space will be required to be designed and built in accordance with the relevant accessibility standards. The EsQ Additional Information that was submitted by the Applicant to the Council in February 2018, and is referred to within the letter, gave consideration to the social value of the indoor shopping centre and explains how the proposed development will deliver a new town centre that will offer areas of similar social value and, unlike the existing Centre, will have been specifically designed to do so.

The letter raised a number of issues with inaccuracies within the committee report. We assume that the council will address these issues within the revised committee report. In addition, there are a number of issues raised within the letter that are addressed within the EsQ Additional Information which has already been submitted and is attached here again for ease of reference.

Thanks



direct: [REDACTED]
mobile: [REDACTED]
e-mail: [REDACTED]@dp9.co.uk

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From: [REDACTED]
Sent: 20 June 2018 16:39

To: 'Lewis, Victoria' <Victoria.Lewis@southwark.gov.uk>

Cc: [REDACTED]@dp9.co.uk>

Subject: RE: Elephant and Castle shopping centre application - 16/AP/4458 - further comment

Vikki,

We intend to send across the Applicant's response to this around lunchtime tomorrow.

[REDACTED]
[REDACTED]
direct: [REDACTED]
mobile: [REDACTED]
e-mail: [REDACTED]@dp9.co.uk

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From: Lewis, Victoria [<mailto:Victoria.Lewis@southwark.gov.uk>]

Sent: 20 June 2018 13:46

To: [REDACTED]@dp9.co.uk>

Cc: [REDACTED]@dp9.co.uk>

Subject: RE: Elephant and Castle shopping centre application - 16/AP/4458 - further comment

That's fine. I think I've managed to address most of it.

Vikki

From: [REDACTED] [[mailto:\[REDACTED\]@dp9.co.uk](mailto:[REDACTED]@dp9.co.uk)]

Sent: Wednesday, June 20, 2018 11:40 AM

To: Lewis, Victoria

Cc: [REDACTED]

Subject: RE: Elephant and Castle shopping centre application - 16/AP/4458 - further comment

Vikki,

Thanks - we are reviewing this with Quod and the client but won't be in a position to respond by lunch.

[REDACTED]
[REDACTED]
Associate

direct: [REDACTED]
mobil: [REDACTED]
e-mail: [REDACTED]@dp9.co.uk

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From: Lewis, Victoria [<mailto:Victoria.Lewis@southwark.gov.uk>]

Sent: 19 June 2018 16:39

To: [REDACTED] <[\[REDACTED\]@dp9.co.uk](mailto:[REDACTED]@dp9.co.uk)>

Cc: [REDACTED] <[\[REDACTED\]@dp9.co.uk](mailto:[REDACTED]@dp9.co.uk)>

Subject: FW: Elephant and Castle shopping centre application - 16/AP/4458 - further comment

Dear [REDACTED]

We've had a further objection from Southwark Law Centre, which I'll address in the updated report. Please can you ask QUOD for some brief comments on this? I will need these by tomorrow lunchtime.

Kind regards
Vikki

From: [REDACTED] [[mailto:\[REDACTED\]@southwarklawcentre.org.uk](mailto:[REDACTED]@southwarklawcentre.org.uk)]

Sent: Monday, June 18, 2018 12:38 PM

To: Lewis, Victoria; planningpolicy

Cc: [REDACTED]

Subject: Elephant and Castle shopping centre application - 16/AP/4458 - further comment

Dear Vikki,

Please find attached a letter detailing further comments on the Elephant and Castle Shopping Centre application submitted by Southwark Law Centre on behalf of Latin Elephant and Elephant Amenity Network.

I would be grateful if you could register this as an objection to the amended application and include the letter with the documents on the planning register.

With best wishes,

[REDACTED]
[REDACTED]
[REDACTED]
Tel: [REDACTED]

Fax: [REDACTED]

Website: <http://www.southwarklawcentre.org.uk/>

Please also follow us on Twitter [@SouthwarkLawCen](https://twitter.com/SouthwarkLawCen) 

Please note I work Mondays to Wednesdays

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Plewniak, Martyna

From: [REDACTED]@dp9.co.uk>
Sent: 22 June 2018 17:54
To: Lewis, Victoria
Cc: [REDACTED] O'Connor, Bridin
Subject: RE: ETC - Palatial Leisure

Vikki, dated version now attached which I understand is the one in today's post.

[REDACTED]
[REDACTED]
direct: [REDACTED]
mobile: [REDACTED]
e-mail: [REDACTED]@dp9.co.uk

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From: [REDACTED]
Sent: 22 June 2018 16:33
To: 'Lewis, Victoria' <Victoria.Lewis@southwark.gov.uk>
Cc: [REDACTED]@dp9.co.uk>; 'O'Connor, Bridin' <Bridin.O'Connor@southwark.gov.uk>
Subject: ETC - Palatial Leisure

Vikki,

I have just been provided with a copy of the attached letter from [REDACTED] on behalf of Palatial Leisure Ltd and Palace World Leisure Ltd withdrawing their objections to the scheme.

I thought best to pass this on to you now just in case the original doesn't come through until Monday.

Trust you can share this with colleagues as appropriate, and include reference to it in the report to committee.

Thanks

[REDACTED]
[REDACTED]
direct: [REDACTED]
mobile: [REDACTED]
e-mail: [REDACTED]@dp9.co.uk

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Plewniak, Martyna

From: [REDACTED]@dp9.co.uk>
Sent: 28 June 2018 14:48
To: Lewis, Victoria
Subject: RE: FW: ETC Planning Committee Report & Conditions

Vikki,

A couple of additions/responses below:

Para 15 – there is a small reception within the shopping centre (upper ground) with 11 storeys above

Para 72 – the draft NPFF should also be referenced

Para 238 – this condition is not agreed as this is duplication of the section 106 obligations and which provide for trader panel establishment, relocation strategy and relocation fund

Para 365 – there is no opportunity through viability review for the Council to receive more social rent or any additional affordable housing provision – any surplus would go towards providing more LLR with a reduction in DMR.

Para 404 – yes as per the HoTs (and Para 364) the applicant would provide the land and a payment, not a guarantee the SR units would be delivered (this would then fall on the Council)

Para 604 – this is covered in the S106 HoTs

Para 752/755 – as per previous correspondence, the applicant is already contributing more than £67,000 towards monitoring the section 106 obligations. An additional contribution for affordable housing monitoring is not reasonable or necessary and should be deleted.

Thanks

[REDACTED]
[REDACTED]
direct [REDACTED]
mobile [REDACTED]
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From: Lewis, Victoria [mailto:Victoria.Lewis@southwark.gov.uk]
Sent: 28 June 2018 14:23
To: [REDACTED]@dp9.co.uk>
Subject: ML: FW: ETC Planning Committee Report & Conditions

Dear [REDACTED]

I've marked in red where I've made changes or will need to speak to colleagues.

Kind regards

Vikki

From: [redacted] [mailto:[redacted]@dp9.co.uk]
Sent: Thursday, June 28, 2018 12:09 PM
To: Lewis, Victoria
Cc: [redacted]
Subject: ETC Planning Committee Report & Conditions

Dear Vikki,

Please find below our comments on the committee report which I trust you can review and capture in the Addendum.

- Para 3 – reference to leisure provision for groups with protected characteristics is misleading; loss of the bingo was the focus
- Para 5 – it seems to us that there are a number of new elements that haven't been italicised. We would suggest this paragraph is amended to state that for the avoidance of doubt, the full report should be read and reviewed.
- Para 6 – second line, east of the site not west; it should be clarified that the temporary retail space is available to all eligible traders within the red line. It should be noted that the planning application for the Castle Sq temporary retail was submitted to LBS on 26th June.OK.
- Para 15 – Hannibal House is 11 storeys. Does this include the floors which are within the shopping centre, or just the section which projects above it?
- Para 41 - The London Language Centre in Hannibal House occupies 305 sq ft / 28.3sqm. The School of Management Science is not in occupation of Hannibal House. They were not in occupation for many years prior to lease expiry as they sublet their space to Glyndwr University who vacated the premises in July 2015. Wrong para ref given. Para 41 corrects the site address.
- Para 53 – after this you should add reference to the Castle Sq temporary retail was submitted to LBS on 26th June.ok
- Para 72 – remove the word 'very';
- Para 90 – we have raised this point before insofar as there is absolutely no validity to the centre being deliberately run down; this should be amended.
- Para 110 – this is misleading; The lawful use is almost certainly A1 retail if last formally used by Tesco, and therefore its use for community purposes should not be given any weight at all. The tenant does not have permission to sublet or share the space and as far as we are aware there are no regular dance and yoga classes held in that space. A condition for a community use strategy is not accepted – these matters are dealt with in the s.106 HoTs. Please amend.
- Para 134 – reference to the loss of the Coronet having an impact on local nightlife is incorrect as it has already ceased trading as of January 2018. The reference to La Bodeguita and Distriandina being used as late night club venues should be qualified as this is most likely outside of their lawful planning use. Please amend.
- Para 143 – a narrower range of leisure facilities is misleading; we are applying for Class D2 leisure space, the range will only be known when operators come on board. The proposed uses in the new development may well provide a more diverse range of leisure options for local residents. After this paragraph the 22 June letter on behalf of Palatial Leisure should be referenced; it is relevant to note the existing leisure operator has no objection. Please amend.
- Para 146 – Approx. 7,758sq.m is now vacant
- Para 161: References an objection which states that the Applicants Equalities Statement does not include mitigation measures which it does. This should be corrected.
- Para 172 – this paragraph should recognise all of the relocation opportunities for traders that could cater for the needs of the Latin American community.
- Para 174: References the potential effects of arising from the potential relocation of the charities, stating potential health inequalities could arise. This paragraph should point that it is not considered that these charities are spatially tied to this location, and therefore does not represent an equalities issue with respect to the redevelopment of this site. They will have access to relocation support and therefore could relocate within the area or outside of this area and continue to operate. The Coronet Theatre has closed and did not

solely cater to the local population – the Applicant received numerous complaints from the local residents about it asking us when it would close. The passport interview office lease ended on 30th June 2011 – 7 years ago. As above, The London School of Management have not been in occupation of Hannibal House for a number of years and prior to their lease expiry in May 2015 they had sublet their space to Glyndwr University (who moved out in July 2015). Ok.

- Para 196 – the Applicant advises that currently there are independent retailers in the shopping centre occupying 26,137 sq ft /2,428 sq M; Office space in Hannibal House currently occupied by independent businesses – 30,203sq ft /2,806sqM. The Total correct floor space occupied by independent businesses is therefore 56,340sq ft/5,234 sqM The figures in the report relate to the red line, not just the shopping centre.
- Para 194 – this should recognise the Perronet House and Castle Sq applications;
- Para 203: This paragraph should state that the equalities analysis has considered the social value of the space.
- Para 215 – a condition requiring ongoing community engagement is not accepted; there is already coverage for engagement activity through the s.106 HoTs (relocation strategy, trader panel, site notices etc)
- Para 218 – there is 471sq.m space in Elephant One ok.
- Para 216 – should be updated to reflect the Castle Sq application
- Para 221 – combined space of the two developments is 1,822sq.m and the space occupied by independent retailers in the shopping centre is 2,428sq.m (or 2,794sq.m including the arches). Ok.
- Para 227 – a community use agreement and a condition requiring hours, frequency and types of events is not agreed.
- Para 228 - After this paragraph the 22 June letter on behalf of Palatial Leisure should be referenced; it is relevant to note the existing leisure operator has no objection. Please amend.
- Para 230: The reference to the equality analysis on the bowling alley still references White British as being the largest group. As noted in the Additional Equality Information we submitted, and raised by Southwark Law Centre, this is only true if you take Black Caribbean and Black African as two distinct ethnic groups. Collectively users of the bowling alley who are from Black ethnic origins represent 54% of all users. This should be amended.
- Para 233: This deals with the loss of the music/ clubs uses of La Bodeguita and Distriandina again. There is no mention of the fact that these units are not operating under the correct use class to be nightclubs and therefore the loss of this use is not a planning consideration.
- Para 236: There are 5 charities in Hannibal House. Of these 2 charities have been in occupation prior to 2014. The remaining 3 charities have been brought in by Delancey or have connections with Delancey, are well aware of the plans for redevelopment and took space on the basis that they knew that they would have to move out at short notice. Of the other two charities – 1 is a national charity – Victim Support and has other major offices in the South London area. The other charity SickleCell and Young Stroke Survivors occupies 212 sq ft of space and has contracted their space and combined with another charity as they do not have sufficient funding or have sufficient funding to stay in Hannibal House. Delancey has made a charitable contribution to assist them. Of the other three charities, one is Able Child Africa (it does not support people in the UK), one is Best Beginnings – a charity that supports all people to provide the best start in life for their child. Straight Talking Peer Education run classes in Secondary Schools educating people about the realities of unplanned parenthood. It may therefore be misleading to say these charities “may support people sharing protected characteristics”.
- Para 238: A condition requiring ongoing community engagement strategy is not agreed.
- Para 239: There is no agreement to specific measures for those with protected characteristics – the opportunities will be available to all.
- Para 244: The table summarising the equality impacts does not include various considerations that were set out in the February submission of Additional Information. The omitted considerations include the social value of the shopping centre space (Age), the loss of the bowling alley (race), female business owners (sex) and female bingo users (sex). The reference to closure of charities does not qualify that they may have other locations and not be specific to the E&A area. These issues are dealt with in the main part of the report but not here in the summary. Therefore would suggest the council refers to that Feb submission again to include these elements. Ok.
- Para 350 – should also make reference to the Draft New London Plan and the fact it states a Fast Track Route for Build to Rent schemes which the revised affordable housing meets and as such the scheme shouldn't have to provide a review mechanism or viability assessment.

- Para 360 – Typo ‘emrging’ should be ‘emerging’.
- Para 361 (table below) – Figures under column ‘% of AH in hab rooms’ doesn’t total 99%. It should be;
 - Social Rent – 38.1%
 - London Living Rent – 14.7%
 - Discount Market Rent – 47.2% Ok.
- Para 362 (table below) – Figures to be aligned with the above. Ok.
- Para 365 – The reference to 38% Social Rent being provided on the West Site only is incorrect. This is a Site Wide figure. The Social Rent provision on the West Site is 72%. There is no opportunity through viability review for the Council to receive more social rent – any surplus would go towards providing more LLR. I’ll need to discuss this with Bridin.
- Para 366 – Affordable housing split is incorrect, it should be; I’ll need to discuss this with Bridin.
 - East
 - 77% DMR by hab rooms
 - 23% LLR by hab rooms
 - West
 - 72% Social Rent by hab rooms
 - 7% LLR by hab rooms
 - 21% DMR by hab rooms
- Para 374 – 165 units and not 161. I’ll need to discuss this with Bridin.
- Para 375 – The 116 Social Rent units provided in Mansion Blocks with the remaining 49 units provided in the other three towers.
- Para 376 – This table should refer to the 2no 4-bed units being provided I’ll need to discuss this with Bridin.
- Para 378 – Provision of 116 and not 74. Ok.
- Para 383 – Social Rent Equivalent is not applicable, please delete. Ok.
- Para 387 – 15% LLR and 47% DMR (not 14% LLR and 48%). Ok.
- Para 393 to 399 – This refers to the old affordable housing offer in places. The entire section would benefit from being rewritten (see below in particular) I’ll need to discuss this with Bridin.
- Para 397 – This is incorrect. I don’t understand this point.
- Para 398 – This needs to be addressed asap i.e. GVA have assessed the updated AH offer and concluded that it is maximum reasonable. Ok.
- Para 404 - The Applicant has not confirmed that the social rent units will be delivered – this is misleading. We have discussed to providing the land and a payment (to be agreed) in order for Southwark or an RP to construct them. I’ll need to speak to legal. We say elsewhere in the report that the land and a contribution would be provided if the west site is not substantially implemented within 10 years of the east site, directly from the HOTs.
- Para 405 – Any surplus will be used to increase LLR up to P4 compliant levels; the social rent provision already exceeds P4. OK.
- Para 412 – 35% affordable OK.
- Para 414 – Social Rent Equivalent is not applicable, please delete. Ok.
- Para 415 – The Social Rent element is not a new form of affordable housing; please amend. This concluding paragraph should be a lot more positive about the delivery of Social Rent homes.
- Para 451 – the intention is for the soundproofing works to remove the need for high performance glazing (tbc in the future)
- Para 604 – it has been agreed that LBS refuse vehicles would also be excluded from the restrictions I’ll need to discuss this with transport planning.
- Para 616 – further clarification was provided to Mike Glasgow on this point; this para should be updated accordingly. I’ll need to discuss this with transport planning, as Mike Glasgow is on leave for a week.
-
- Para 752 – affordable housing monitoring fee is not agreed. Delete.
- Para 753 – the Castle Square rents are not ‘Affordable’ insofar as LBS definition is concerned, but rather affordable to traders as they will be appropriate to the standard of accommodation being provided. A community use agreement is not agreed. Employment and construction measures specific to those with protected characteristics is not agreed – the opportunities will be open to all. Please amend/delete.
- Para 755 – affordable housing monitoring fee is not agreed. Delete.

- Para 756 – reference to 'LCC' should be replaced with 'education'. As above employment and construction measures specific to those with protected characteristics is not agreed – the opportunities will be open to all. Please amend/delete.
- Para 774 – there was no such exhibition on these dates? ok
- Para 779 – there was also a tour on 4th April 2018 Ok.
- Para 800 – it should be noted at the start of this section that all of the consultation responses are those reported to the January 2018 committee unless otherwise stated. It is misleading, for example, for consultation responses focussing on the affordable housing offer to remain as read given the offer has now moved on. This section or the addendum should also report the Palatial Leisure no objection letter of 22nd June 2018.

Planning Conditions

- Conditions 17, 42, 43, 46 and 90 are all not agreed and should be deleted.
- 3 – delete reference to the GLA (there is no need for GLA to sign off on phasing). Potentially also delete reference to TfL as there is already the requirement in the condition to comply with the EIA Regs.
- 27 and 75 – This condition has not been accepted and is not considered necessary given telecommunications was scoped out of the Environmental Impact Assessment.
- 28 – the Applicant continues to contest the inclusion of this requirement for reasons previously discussed.
- 29 – the applicant's position is that the acoustic assessment must be based on a current baseline position and in respect of which the occupier of 4/5 Elephant Road is operating in compliance with its own entertainment licence provisions and terms of the approved noise management plan. This is not unreasonable or unusual, and in fact was included in the draft condition contained within the recommendation for Planning Committee on 18th December 2017. The wording of this condition as currently drafted cannot be agreed and therefore should be amended.
- 36 and 83 – We have previously advised that based on the assessments undertaken, the scheme is expected to achieve BREEAM 'Very Good' for the retail and leisure uses. The wording of this condition as currently drafted cannot be agreed and therefore should be amended. The commercial and D2 units are "shell and core" ratings as we are not responsible for fit out – this should be reflect in the wording.
- 39 should refer to the education building, not LCC
- 54 – This condition has not been accepted by the Applicant.
- 83 – We have previously advised that this standard is very onerous and we reserve the right to review it again with Officers prior to the East Site coming forward for redevelopment. Flexibility to agree amendments to this condition should be provided.
- 94 – we have agreed to 80% passive provision. However, this is also in the s106 agreement, which can be deleted if to be secured by condition? You were going to discuss with Mike Glasgow? Mike is on leave but I'll raise this with transport planning.

Thanks

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Plewniak, Martyna

From: [REDACTED]@dp9.co.uk
Sent: 03 July 2018 14:10
To: O'Connor, Bridin
Cc: Lewis, Victoria; [REDACTED]
Subject: RE: points of clarification

Bridin,

My understanding is as follows:

T3 Residential Limited has been established as a standalone entity and has commenced a process with the Regulator of Social Housing to become a Registered Provider – this registration is pending.

T3 Residential Limited and the Applicant, Elephant & Castle Properties Co Limited, have the same owners.

The Social Rented homes would be transferred to the Council or another Registered Provider, owned and managed by them.

The LLR and DMR homes would be owned by T3 Residential Limited and managed by Get Living London (in accordance with the management standards required of Registered Providers).

The market homes would be owned by Elephant & Castle Properties Co Limited and managed by Get Living London.

Thanks

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From: O'Connor, Bridin [mailto:Bridin.O'Connor@southwark.gov.uk]
Sent: 03 July 2018 12:30
To: [REDACTED]@dp9.co.uk
Cc: Lewis, Victoria <Victoria.Lewis@southwark.gov.uk>
Subject: ML: points of clarification

HI [REDACTED]

Could you confirm the current states of Delancey in respect of their seeking Registered provider status. And secondly are we correct that Get Living London would be the PRS operator. If not can you say who the operator would be.

This is just to ensure we are accurate in what we say in presenting the item this evening.

Btw – thank you for your note re the 35% email of 23 June – its very clear and helpful and particularly the unconditional offer viz the social rent. This is likely to be a critical point I believe.

Bridin

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Plewniak, Martyna

From: [REDACTED]@dp9.co.uk>
Sent: 27 June 2018 18:22
To: Lewis, Victoria
Subject: RE: RE: Information pack submitted by Delancey for Members' briefing

Vikki,

The E3 Tower 3 figures tally correctly – the issue seems to be W1 Tower 1 which should total 16 not 12.

I will ask our team to check this again now, amend issue updated electronic and paper copies to you first thing in the morning so they can be circulated to Members if that works for you?

Thanks

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From: Lewis, Victoria [mailto:Victoria.Lewis@southwark.gov.uk]
Sent: 27 June 2018 15:40
To: [REDACTED]@dp9.co.uk> [REDACTED]@delancey.com>
Subject: ML: RE: Information pack submitted by Delancey for Members' briefing

Dear [REDACTED]

I've just received the new packs but the following hasn't been addressed:

Page 2 – when you add up all the individual affordable homes on this page they only seem to add up to 320 and there are meant to be 330 affordable homes. I think the issue is with tower E3 which says 22 LLR homes would be provided, but only lists 12.

If you can confirm the missing units for tower E3 we will circulate it to Members with a note for clarification.

Regards
Vikki

From: Lewis, Victoria
Sent: Monday, June 25, 2018 10:41 AM

To: [REDACTED]

Subject: Information pack submitted by Delancey for Members' briefing

Dear both

[REDACTED] because the information pack you sent over for the Members' briefing last week arrived so late we did not have time to verify its content before the briefing. Members therefore asked us to do so, and to circulate the document to them afterwards. I've gone through the document and have a couple of comments / queries.

Page 1 - commitment to ensuring first priority will be given to those living and working in Southwark. The affordable units would be allocated to people from the Council's social rented and intermediate housing list (when completed). What commitment is there for the private units to go to Southwark residents / workers first? I have seen nothing in the s106 heads of terms about this.

Page 5- last text box. First priority is to existing traders would be within the east site red line, not just the shopping centre.

Page 6 - Officers have no information about the commitment to build a Latin American community centre on Pastor Street. This was suggested by Delancey at a meeting with Simon Bevan and myself and the advice we gave that this should not be at the expense of affordable retail space. A community centre would be a D class use so presumably this would be within the leisure floorspace?

Page 12 - car-free except the west site. This is not correct as there would be 3 accessible parking spaces on the east site for LCC staff.

Page 16 - it says there are currently no homes on the site which is not correct. There are understood to be two flats on the east site.

Page 16 - it talks about a bingo hall being on the west site. The applicant's update offer says the location and form of the bingo will be agreed with the Council. I was not aware that it had already been decided that it would go on the west site and this could open up discussions about loss of music venues.

The above must be addressed before we can circulate the document to Members.

Kind regards
Vikki

Victoria Lewis - Team Leader
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