

Matthew Couch
Corporate Information Governance Officer
Information Governance Team
Finance and Governance

accessinfo@southwark.gov.uk

Date 09 October 2018

Ref: 949129

Ms Dmitrovic
Via Email
[request-495895-5a064189@whatdotheyknow.com](#)

Dear Ms Dmitrovic

Your request for information

Thank you for your request for information, which we received on the 5 July 2018. Your request has been reviewed and responded to as a legal obligation pursuant to the Environmental Information Regulations 2004. Please accept my sincerest apologies for the delay in responding to this request.

Your request

- 1) *records of all communications between Delancey and Southwark councillors and/or named officers between 16th January and 3rd July 2018;*
- 2) *minutes of all meetings between Delancey and Southwark councillors and/or named officers during the same period.*

Our response

Please find enclosed documentation in response to your questions. .

Please note that we have redacted personal information in accordance with Regulation 12(3) of the Environmental Information Regulations (EIR) 2004. We are obliged to protect the identity of third party individuals and our junior employees who may be identified from our records. As such, this information has been removed from the response.

In addition, I am also able to confirm that further correspondence between the developer's legal representative and our legal team is held. However, this information is withheld in line with regulation 12 (5) (b) of the Environmental Information Regulations (EIR) 2004; The Course of Justice, the ability of a person to receive a fair trial or the ability of a public authority to conduct an inquiry of a criminal or disciplinary nature and Legal Professional Privilege; in

respect of which a duty of confidentiality is owed by a professional legal advisor to a client of the advisor.

Reliance upon an exception under the EIR is always subject to the requirement under Regulation 12 (1) (b) that the public interest in maintaining the exception outweighs the public interest in disclosing the information.

In arriving at this view, the council has considered the following factors both for and against the release of this information:

Factors in favour of disclosure of the information you have requested include:

- The fact there is a presumption in favour of release of information
- Raising the profile of the issue in order to encourage public debate; and providing local residents with the opportunity to challenge the council on its policies and decisions relating to the matter

Factors in favour of maintaining the exception include:

- The fact that the both parties have a right to seek independent legal advice on a confidential basis in accordance with the long established principles of legal professional privilege, and the need to do so in a free and frank way. Not to be able to do so would undermine the whole basis of the lawyer/client relationship. It is firmly in the public interest for both parties to seek independent legal advice.

Therefore, the council maintains that the factors in favour of withholding this legally privileged information outweigh the factors in favour of release.

Please note that under the Privacy and Electronic Communications (EC Directive) Regulations 2003 Southwark Council ask not to receive unsolicited marketing communications.

You are free to use the information provided for your own purposes, including any non-commercial research you are doing and for the purposes of news reporting. Any other re-use, for example commercial publication, requires the permission of the copyright holder. If you have any queries or concerns then please contact us using the above details.

If you are unhappy with the service you have received in relation to your request and wish to make an appeal for a review of our decision, you should contact us at accessinfo@southwark.gov.uk, quoting the reference number above.

If you are not content with the outcome of your appeal you may apply directly to the Information Commissioner for a decision. Generally, the Information Commissioner cannot make a decision unless you have first exhausted our internal appeal procedure and you should contact her within 2 months of the outcome of your internal appeal. Further information on the Environmental Information Regulations 2004 is available through the Information Commissioner at www.ico.gov.uk.

Yours sincerely

Matthew Couch

Corporate Information Governance Officer

accessinfo@southwark.gov.uk

ELEPHANT & CASTLE

TOWN CENTRE REGENERATION



A NEW TOWN CENTRE FOR EVERYONE

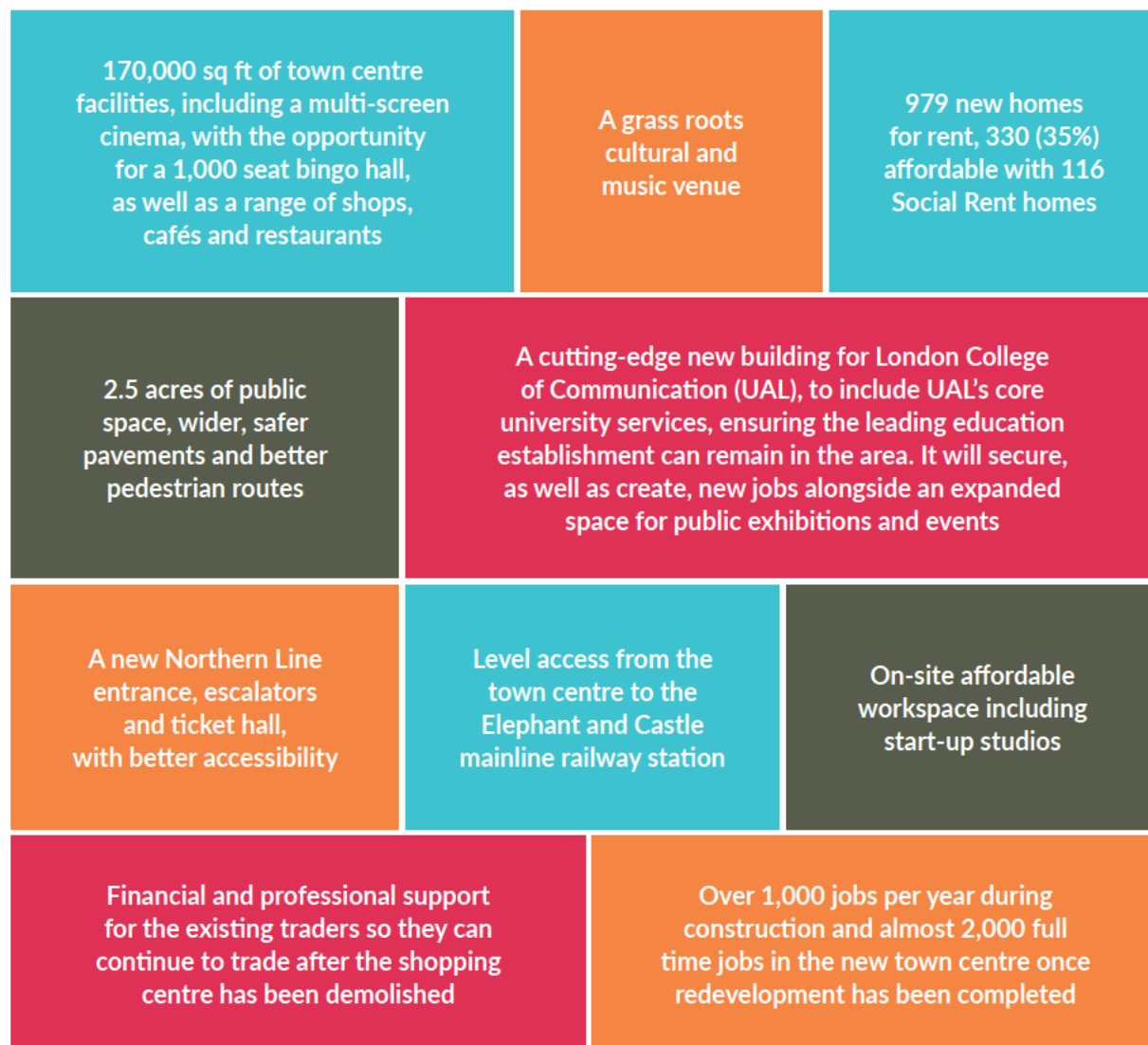
Prior to consideration of the amended application on 3rd July 2018, this note seeks to provide an update on the changes we have made in response to both the committee's and the community's concerns as expressed at the Planning Committee meeting on 30th January 2018.

Who are we?

The project is backed by responsible investors who will remain involved in the project for the long term. It is managed by the development manager Delancey and two well respected organisations who will operate on the site; London College of Communication has been in the area for over 50 years and this will allow it to stay for decades to come; and Get Living, a residential property management company, already a proven responsible landlord in LB Southwark, who is committed to managing the new homes.

DELANCEY

An overview of the benefits of the new town centre:



This is a complex project and one that has required significant work to be undertaken on how best to include the existing community in the transformation – which the Council has been seeking for many years.

We understand that concerns have been expressed about certain elements, not least at the committee in January 2018, and in the responses to the most recent consultation. In direct response to these, we have made a number of changes to the overall offer, as outlined in the Officer's report. We have summarised what we believe you and the community have raised as concerns and how we have listened and responded.

You said there was not enough social housing; we have provided more social housing.

There will be 330 (35%) affordable homes; now more focused on the reprovizion of an increased number of social rent homes from 33 to 116 by reprovizioning the units and the addition of grant funding from the GLA. These will be owned and managed by Southwark Council or another Registered Provider, and priority will be available to those on the Southwark social housing list. Added to these, there will be 53 homes at London Living Rent and 161 homes at Discounted Market Rent. The affordable homes will be spread across the new town centre and all will be provided in perpetuity.

You were concerned about the focus on rental homes and the covenant seemed too short; we have provided reassurances and increased the covenant.

By 2025, 25% of all UK households are expected to be living in the private rented sector (Knight Frank report, 2017) and specially designed rental housing (Build to Rent) is going to be an important part of the homes required by local people. Get Living offers a wide range of rental options at a range of price points to suit many needs.

We have agreed to increase the covenant to 30 years following your concerns. Get Living's approach to residents is revolutionising the rental experience and changing the way people think and feel about renting a home. The offer includes longer leases, annual reviews set at CPI, no fees, no security deposits and the freedom to decorate. This approach, along with the benefit of long term ownership and Get Living's custodianship will help to create an authentic neighbourhood within the wider Elephant & Castle community.

You said we were not supporting local traders enough; we are providing more support for local traders.

We have committed to provide a temporary retail space on Castle Square for existing traders during the construction of the East site. In addition to this, we have also identified clusters within the redevelopment for the location of the affordable retail, and are in discussions regarding the creation of a Pastor Street Advisory Group to direct the vision for Pastor Street as a community focused retail environment.

We have increased our engagement with current tenants both now (including tours of the alternative locations we have identified) and in the future during construction. We are creating a Trader Relocation Panel to oversee the delivery of the relocation strategy for qualifying traders and businesses from the shopping centre. A community engagement facility has been open at the shopping centre since 12th February 2018, to consult on the proposed scheme amendments and provide further details of the relocation options for existing traders.

A bilingual person has been present throughout. A 'Trader Handbook' has been prepared for the existing shopping centre tenants to update them on the planning situation and provide them with further information of what relocation sites will exist. Tours of the relocation sites for the traders and businesses were arranged in conjunction with LB Southwark, who were present.

You said we were not providing enough community space or a bingo hall; **we are providing more space for the community and the opportunity for bingo to return.**

New community space will be provided in the 2.5 acres of public realm as well as the covered arches and first floor walkways. The new UAL: LCC campus will be more open and accessible to the local community than the existing building and will include flexible space for exhibitions and events that will be open to the public.

We will offer the right of first refusal to a bingo operator to occupy up to 20,000 sq ft within the development which will provide a circa. 1,000 seat bingo hall. We are also in discussions to create the Pastor Street Community Centre working with local people to make sure it offers the appropriate facilities.

You said the community was worried about impact on parking; **we have put more focus on the needs of the existing residents.**

No construction vehicles will be allowed to use the southern section of Oswin Street and this will be policed by a dedicated Oswin Street traffic manager. We have confirmed residential occupiers will not be entitled to apply for residential parking permits for parking within the CPZ, unless that occupier is entitled to a disabled person's badge.

This restriction will be included in tenancy agreements for each residential unit. We have also committed to fund a survey of parking provision and use in the vicinity of the West site.

You said that Oswin Street residents were concerned about daylight and sunlight issues; **we have spent time explaining the impact to them.**

We have explained we are re-instating the historic streetscape and have worked with Officers to inform residents about the potential impact to Oswin Street.

There is an overall improvement to the street, including increased distances between the buildings which will create wider, safer pavement and pocket parks for existing and new residents to enjoy.

In summary, we are committed long term custodians of the area and believe in creating a long term legacy for Elephant & Castle which everyone will benefit from.

We continue to welcome any questions you may have about the proposals. Please feel free to email us at info@elephantandcastletowncentre.co.uk or visit us in the Community Engagement Centre, unit 215-216 in the Elephant and Castle shopping centre, opposite Café Nova.

Opening times of Community Engagement Centre:
Mon-Fri 12-3pm Weds: 12-6pm

Project team

Development Manager: Delancey
Master plan architect: Allies & Morrison
Planning Advisors: DP9
Project Manager: Gardiner & Theobald

www.elephantandcastletowncentre.co.uk

Plewniak, Martyna

From: [REDACTED]@delancey.com>
Sent: 21 May 2018 17:35
To: [REDACTED]
Subject: RE: Hannibal House and United Voices of the World

[REDACTED],
Further to your e mail below, I have set out some points for you regarding the current situation in respect of the 8th floor office at Hannibal House.

- CASA were put into the 8th floor on a one year lease only. That was the clear understanding.
- We also provide them 50% of the rates as a charitable contribution .
- They were brought to us by a charitable organisation called ASTOP who put charities into buildings at minimal cost and in the process raise funds for the charity.
- ASTOP rely on their relationship with managing agents and on their good reputation at providing reliable tenants.
- Soon after CASA first took their lease we had reason to believe that people were living in their Hannibal House offices. This was investigated by centre management and ASTOP have twice spoken with CASA and requested that they use the premises as set out in their lease.
- It should also be noted that Hannibal House is not a 24/7 building and access is not permitted late in the evenings or at the weekend and it is not permitted to let members of the public into the building for public gatherings due to health and safety requirements. It turns out that UVW were planning a gathering at the building this past Saturday evening to plan protests against the proposed closure of the building.
- Whilst we are supportive of many organisations who work with the local community, as I'm sure you will understand, we just cannot have tenants in the building who are in breach of their lease and potentially exposing us to unacceptable life safety risk. We cannot have unknown companies and individuals in the building when we believe we have leased space to some other organisation.
- Unfortunately CASA and their associates' integrity is now in question and it is unlikely that they will be able to remain on the 8th floor beyond the end of their tenancy. We have made this position clear.
- We have been and are working with our Tenants to provide detailed relocation information and assistance where this is relevant ie independent / non multiple traders who wish to continue business at Elephant.
- In respect of CASA, they came to us through the charitable organisation ASTOP and with a very clear short term arrangement. They will be able to find alternative premises through them. In respect of UVW they should liaise with CASA but UVW are not part of the Tenant process.

Regards

[REDACTED]

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

Subject: Fwd: Hannibal House and United Voices of the World

Best wishes

> Dear Anood,

[REDACTED]

[REDACTED]

[REDACTED]

A horizontal bar chart with 15 bars, all of which are blacked out for redaction.

Response	Percentage
Yes, the current administration is responsible	85%
No, the current administration is not responsible	15%

AGENDA



DP9 Ltd
100 Pall Mall
London
SW1Y 5NQ

Attendees:	Simon Bevan, LB Southwark Bridin O'Connor, LB Southwark Victoria Lewis, LB Southwark [REDACTED], Delancey [REDACTED], Delancey [REDACTED], DP9 Limited [REDACTED], G&T		
Date & Time of Meeting:	3pm, Wednesday 4 th April 2018	Location:	LB Southwark, Tooley Street, SE1
Subject	ELEPHANT & CASTLE SHOPPING CENTRE – APPLICATION REF. 16/AP/4458 PUBLIC CONSULTATION UPDATE		

Item		Action
1	Introductions	All
2	Delancey – Consultation Update <ul style="list-style-type: none">Community Engagement Facility (Shopping Centre)Community & Stakeholder MeetingsResponses to FeedbackConsultation Next Steps	Delancey
3	LB Southwark – Consultation Update <ul style="list-style-type: none">Statutory Consultee ResponsesPublic, Local Stakeholders & Other Responses	LBS
4	Planning Committee Date	
5	Listing Application – Shopping Centre	
6	Alternative Shopping Centre Proposals – Pre-App	Delancey
7	AOB	All

5th February 2018

Ms Vikki Lewis
 Team Leader
 Development Management - Strategic Applications Team
 London Borough of Southwark
 160 Tooley Street
 London
 SE1 2TZ

DP9 Ltd
 100 Pall Mall
 London SW1Y 5NQ

Registered No. 05092507

telephone 020 7004 1700
 facsimile 020 7004 1790

www.dp9.co.uk

Dear Ms Lewis,

ELEPHANT & CASTLE SHOPPING CENTRE AND LCC SITE - PLANNING APPLICATION REF: 16/AP/4458

Following the Planning Committee meetings on 16th and 30th January and subsequent discussions with key stakeholders, we hereby submit revisions to the S106 obligations associated with the above mentioned planning application to address comments made by members and the proposed reasons for refusal published by the Council on Friday 26th January. These revisions are submitted on behalf of our client, Elephant & Castle Properties Co. Ltd.

Agreed Affordable Housing Offer

The affordable housing offer presented to Planning Committee on 16th January is set out below in Table 1:

Table 1 – Agreed Affordable Housing Offer

	Social Rent Equivalent	London Living Rent (household incomes up to £60k)			DMR			
		B	C	D	E	F	G	
	A	B	C	D	E	F	G	Total
West								
1b MR	3	5	7	3	1	15		34
2b MR	13	20	25	13	8	20	32	128
3b MR	1	1	1	1	1	-	-	5
East	-	-	-	-	-	-	-	-
1b MR	6	21	10	6	20			63
2b MR	8	15	15	8	2	13	23	84
3b MR	2	4	4	2	2	4	4	22
Total unit mix	33	63	62	33	34	52	59	336
Unit %	10%	19%	18%	10%	10%	15%	18%	100%
Hab room %	10%	17%	19%	10%	8%	15%	20%	100%



The Council confirmed that the above mentioned affordable housing offer, was deemed to be 'maximum reasonable' in planning policy terms and represented an offer that Officers had deemed to be acceptable.

Updated Affordable Housing Offer

The Agreed Affordable Housing Offer has been reviewed and Table Two below represents the Updated Affordable Housing Offer.

Table 2 – Updated Affordable Housing Offer

	Social Rent	London Living Rent (household incomes up to £60k)			DMR			
		B	C	D	E	F	G	Total
West	A							
1b MR	12	2	10	-	-	-	10	34
2b MR	41	10	25	-	-	-	27	103
3b MR	21	-	7	-	-	-	-	28
East								
1b MR	-	9	9	-	-	-	35	53
2b MR	-	12	11	-	-	-	89	112
3b MR	-	-	-	-	-	-	-	-
Total unit mix	74	33	62	-	-	-	161	330
Unit %	22.4%	10.0%	18.8%	0%	0%	0%	48.8%	100%
Hab room %	24.9%	9.4%	18.5%	0%	0%	0%	47.2%	100%

The key components of the Updated Affordable Housing Offer are:

- The provision of 35% affordable housing calculated by habitable room, in accordance with the Council's existing and emerging policy requirement and the GLA's Threshold requirement for Build to Rent schemes;
- The provision of 74 social rented units to be located on Plots W1 & W2 on the western part of the West Site. This replaces the 33 social rent Equivalent units included in the Agreed Affordable Housing Offer. The 74 social rented units will be owned and operated by either LB Southwark or a Registered Provider.
- The 42 units in Plot W3 on the West Site will be offered for London Living Rent (Band C) at this stage. At practical completion, these units will be provided as social rented units if:
 - an independent viability review demonstrates there is sufficient profit from the whole scheme to enable the viable transfer of these homes into social rent, and/or;
 - sufficient grant funding subsidy is obtained.
- The social rented housing must be delivered before occupancy of market units on the west site can exceed 75%.

- Rental bands D, E, F & G will be merged into a single band (G) such that all these homes would be available at a 20% discount to market for households earning up to £90,000 per annum.
- We propose a 30 year covenant on the East 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).

Local Business Support & Relocation Strategy Update

Following recent discussions with key stakeholders, our client proposes the following additional local business support measures:

- To create a new Elephant Box Park retail offer on Castle Square as an interim use when the shopping centre has been demolished. These units will be offered in priority to independent retailers currently located within the shopping centre - either direct tenants or occupiers under license or sharing - and all at affordable rents. The proposed Elephant Box Park will remain open and trading until the new town centre on the East Site has been completed.
- To develop a vision for the reinstated Pastor Street on the West Site to provide a cluster of affordable retail and commercial spaces as part of the formal affordable retail offer.
- A full time community engagement representative will be employed by our client. The representative will be based in the shopping centre, will be multi-lingual and will be available to advise on potential relocation opportunities that are and will be available in the new Elephant Box Park, the Elephant phase 1 development adjacent to Castle Square, the Lend Lease Elephant Park development and elsewhere in the wider Elephant & Castle locality.

We also understand that the Council will explore opportunities to direct Community Infrastructure Levy receipts from the proposed scheme towards further assisting existing traders beyond the applicants agreed commitments.

Bingo & Leisure

Our client has made significant progress in its discussions with Palatial Leisure since the 16th January Planning Committee to have them fully engaged and leading in the re-provision of a bingo operation in both the short and long term. The commitment of this operational exercise from a trusted local business represents a significant and positive development.

We can also confirm that our client will give first refusal to a bingo operator (on commercial terms) to lease the proposed leisure floorspace located on the West Site, adjacent to the Metropolitan Tabernacle.

Timing & Process

As we have discussed, time is of the essence in respect of determining this application. Huge uncertainty in respect of this critically important strategic project is impacting all stakeholders for the worst; it is unacceptable and unnecessary. We have been very clear that we would urge you to reconvene for a decision at the planning committee on March 6th.



We are agreed that a full statutory consultation process should present these revised proposals, as well as provide better clarity on other important issues including TFL / London Underground commitment and Oswin Street potential impacts. We are in discussion with the local Ward Councillors and other stakeholders in order to thoroughly plan this process from our perspective in good time for committee. Your commitment to this process is of course essential and welcome.

Please contact Richard Ward or Alan Hughes of this office should you require any clarification or further information at this stage.

Yours sincerely

DP9 Ltd

DP9 Ltd

Elephant and Castle
East Site Towers - Unit Mix Breakdown

E2 Tower 1						
Level	Unit Type	Adapt.	Duplex	Aspect	Bedrooms	Size sq.m
3rd	-		Duplex	single	2	95
3rd	-		Duplex	single	2	88
3rd	-		Duplex	dual	3	106
4th	C			dual	2	72
4th	-	Adaptable		single	2	85
4th	H	Adaptable		dual	2	85
4th	C			dual	2	75
4th	A			single	1	52
4th	C			dual	2	77
4th	C			dual	2	77
5th	G	Adaptable		single	1	70
5th	H	Adaptable		dual	2	85
5th	C			dual	2	75
5th	A			single	1	52
5th	C			dual	2	77
5th	A			dual	1	55
5th	A			single	1	58
6th	E			dual	3	100
6th	C			dual	2	77
6th	G	Adaptable		single	1	70
6th	H	Adaptable		dual	2	85
6th	C			dual	2	75
6th	A			single	1	52
6th	C			dual	2	77
6th	A			dual	1	55
6th	A			single	1	58
7th	E			dual	3	100
7th	C			dual	2	77
7th	G	Adaptable		single	1	70
7th	H	Adaptable		dual	2	85
7th	C			dual	2	75
7th	A			single	1	52
7th	C			dual	2	77
7th	A			dual	1	55
7th	A			single	1	58
7th	E			dual	3	100
8th	C			dual	2	77
8th	G	Adaptable		single	1	70
8th	H	Adaptable		dual	2	85
8th	C			dual	2	75
8th	A			single	1	52
8th	A			dual	1	55
8th	A			dual	2	77
8th	E			dual	3	100
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10th	A			single	1	58
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11th	A			single	1	52
11th	C			dual	2	77
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11th	A			single	1	58
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12th	C			dual	2	77
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15th	A			single	1	52
15th	C			dual	2	77
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15th	A			single	1	58
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16th	C			dual	2	77
16th	A			dual	1	55
16th	A			single	1	58
17th	E			dual	3	100
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17th	C			dual	2	75
17th	A			single	1	52
17th	C			dual	2	77
17th	A			dual	1	55
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18th	C			dual	2	77
18th	G	Adaptable		single	1	70
18th	H	Adaptable		dual	2	85
18th	C			dual	2	75
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18th	A			single	1	58
18th	E			dual	3	100
19th	C			dual	2	77
19th	G	Adaptable		single	1	70
19th	H	Adaptable		dual	2	85
19th	C			dual	2	75
19th	A			single	1	52
19th	C			dual	2	77
19th	A			dual	1	55
19th	A			single	1	58
19th	E			dual	3	100
20th	C			dual	2	77
20th	G	Adaptable		single	1	70
20th	H	Adaptable		dual	2	85
20th	C			dual	2	75
20th	A			single	1	52
20th	C			dual	2	77
20th	A			dual	1	55
20th	A			single	1	58
21st	C			dual	2	77
21st	G	Adaptable		single	1	70
21st	H	Adaptable		dual	2	85
21st	C			dual	2	75
21st	A			single	1	52
21st	C			dual	2	77
21st	A			dual	1	55
21st	A			single	1	58
21st	E			dual	3	100
22nd	C			dual	2	77
22nd	G	Adaptable		single	1	70
22nd	H	Adaptable		dual	2	85
22nd	C			dual	2	75
22nd	A			single	1	52
22nd	C			dual	2	77
22nd	A			dual	1	55
22nd	A			single	1	58
22nd	E			dual	3	100
23rd	C			dual	2	77
23rd	G	Adaptable		single	1	70
23rd	H	Adaptable		dual	2	85
23rd	C			dual	2	75
23rd	A			single	1	52
23rd	C			dual	2	77
23rd	I	Adaptable		dual	3	112
23rd	E			dual	3	100
24th	C			dual	2	77
24th	G	Adaptable		single	1	70
24th	H	Adaptable		dual	2	85
24th	C			dual	2	75
24th	A			single	1	52
24th	C			dual	2	77
24th	I	Adaptable		dual	3	112
24th	E			dual	3	100
25th	H	Adaptable		dual	2	85
25th	C			dual	2	75
25th	A			single	1	52
25th	C			dual	2	77
25th	I	Adaptable		dual	3	116
26th	C			dual	2	77
26th	C			dual	2	77
26th	J			dual	44	44
27th	I	Adaptable		dual	3	116
27th	C			dual	2	77
27th	C			dual	2	77
27th	J			dual	44	44
28th	I	Adaptable		dual	3	116
28th	C			dual	2	77
28th	C			dual	2	77
29th	I	Adaptable		dual	3	116
29th	C			dual	2	77
29th	C			dual	2	77
29th	J			dual	44	44
30th	I	Adaptable		dual	3	116
30th	C			dual	2	77
30th	C			dual	2	77
30th	J			dual	44	44
Total					15	472

	Total	LLR	DMR
1bed		0	0
2bed		12	0
3bed			
4bed			
Total		12	0

Tower 2						
Level	Unit Type	Adapt.	Duplex	Aspect	Bedrooms	Size sq.m
2nd	-		Duplex	single	2	91.2
2nd	-		Duplex	single	2	69.6
2nd	-		Duplex	dual	2	81.5
rd	C			dual	2	70.9
rd	D			single	2	72.3
rd	C			dual	2	70.5
rd	A			single	1	52.7
rd	C			dual	2	69.8
rd	-			single	1	48.3
4th	C			dual	2	70.9
4th	D			single	2	72.3
4th	C			dual	2	70.5
4th	A			single	1	52.7
4th	C			dual	2	69.8
4th	B			single	1	51.2
4th	B			single	1	50.8
4th	E			dual	3	102
5th	C			dual	2	70.9
5th	D			single	2	72.3
5th	C			dual	2	70.5
5th	A			single	1	52.7
5th	B			single	1	51.2
5th	B			single	1	50.8
5th	E			dual	3	102
6th	C			dual	2	70.9
6th	D			single	2	72.3
6th	C			dual	2	70.5
6th	A			single	1	52.7
6th	C			dual	2	69.8
6th	B			single	1	51.2
6th	B			single	1	50.8
6th	E			dual	3	102
7th	C			dual	2	70.9
7th	D			single	2	72.3
7th	C			dual	2	70.5
7th	A			single	1	52.7
7th	C			dual	2	69.8
7th	B			single	1	51.2
7th	B			single	1	50.8
7th	E			dual	3	102
8th	C			dual	2	70.9
8th	D			single	2	72.3
8th	C			dual	2	70.5
8th	A			single	1	52.7
8th	C			dual	2	69.8
8th	B			single	1	51.2
8th	B			single	1	50.8
8th	E			dual	3	102
9th	C			dual	2	70.9
9th	D			single	2	72.3
9th	C			dual	2	70.5
9th	A			single	1	52.7
9th	C			dual	2	69.8
9th	B			single	1	51.2
9th	B			single	1	50.8
9th	E			dual	3	102
10th	C			dual	2	70.9
10th	D			single	2	72.3
10th	C			dual	2	70.5
10th	A			single	1	52.7
10th	C			dual	2	69.8
10th	B			single	1	51.2
10th	B			single	1	50.8
10th	E			dual	3	102
11th	C			dual	2	70.9
11th	D			single	2	72.3
11th	C			dual	2	70.5
11th	A			single	1	52.7
11th	C			dual	2	69.8
11th	B			single	1	51.2
11th	B			single	1	50.8
11th	E			dual	3	102
12th	C			dual	2	70.9
12th	D			single	2	72.3
12th	C			dual	2	70.5
12th	A			single	1	52.7
12th	C			dual	2	69.8
12th	B			single	1	51.2
12th	B			single	1	50.8
12th	E			dual	3	102
13th	C			dual	2	70.9
13th	D			single	2	72.3
13th	C			dual	2	70.5
13th	A			single	1	52.7
13th	C			dual	2	69.8
13th	B			single	1	51.2
13th	B			single	1	50.8
13th	E			dual	3	102
14th	C			dual	2	70.9
14th	D			single	2	72.3
14th	C			dual	2	70.5
14th	A			single	1	52.7
14th	C			dual	2	69.8
14th	B			single	1	51.2
14th	B			single	1	50.8
14th	E			dual	3	102
15th	C			dual	2	70.9
15th	D			single	2	72.3
15th	C			dual	2	70.5
15th	A			single	1	52.7
15th	B			single	1	51.2
15th	B			single	1	50.8
15th	E			dual	3	102
6th	C			dual	2	70.9
6th	F			dual	Manhattan	38.9
6th	E			dual	2	51.2
6th	B			single	1	50.8
6th	E			dual	3	102
7th	C			dual	2	70.9
7th	F			dual	Manhattan	38.9
7th	B			single	1	51.2
7th	E			dual	3	102
8th	C			dual	2	70.9
8th	F			dual	Manhattan	38.9
8th	B			dual	1	51.2
8th	B			single	1	50.8
8th	E			dual	3	102
9th	C			dual	2	70.9
9th	F			dual	Manhattan	38.9
9th	B			dual	1	51.2
9th	B			single	1	50.8
9th	E			dual	3	102
10th	C			dual	2	70.9
10th	F			dual	Manhattan	38.9
10th	B			dual	1	51.2
10th	B			single	1	50.8
10th	E			dual	3	102
11th	C			dual	2	70.9
11th	F			dual	Manhattan	38.9
11th	B			dual	1	51.2
11th	B			single	1	50.8
11th	E			dual	3	102
12th	C			dual	2	70.9
12th	F			dual	Manhattan	38.9
12th	B			dual	1	51.2
12th	B			single	1	50.8
12th	E			dual	3	102
13th	C			dual	2	70.9
13th	F			dual	Manhattan	38.9
13th	B			dual	1	51.2
13th	B			single	1	50.8
13th	E			dual	3	102
14th	C			dual	2	70.9
14th	F			dual	Manhattan	38.9
14th	B			dual	1	51.2
14th	B			single	1	50.8
14th	E			dual	3	102
15th	C			dual	2	70.9
15th	D			single	2	72.3
15th	C			dual	2	70.5
15th	A			single	1	52.7
15th	B			single	1	51.2
15th	B			single	1	50.8
15th	E			dual	3	102
6th	C			dual	2	70.9
6th	F			dual	Manhattan	38.9
6th	E			dual	2	51.2
6th	B			single	1	50.8
6th	E			dual	3	102
7th	C			dual	2	70.9
7th	F			dual	Manhattan	38.9
7th	B			single	1	51.2
7th	E			dual	3	102
8th	C			dual	2	70.9
8th	F			dual	Manhattan	38.9
8th	B			dual	1	51.2
8th	B			single	1	50.8
8th	E			dual	3	102
9th	C			dual	2	70.9
9th	F			dual	Manhattan	38.9
9th	B			dual	1	51.2
9th	B			single	1	50.8
9th	E			dual	3	102
10th	C			dual	2	70.9
10th	F			dual	Manhattan	38.9
10th	B			dual	1	51.2
10th	B			single	1	50.8
10th	E			dual	3	102
11th	C			dual	2	70.9
11th	F			dual	Manhattan	38.9
11th	B			dual	1	51.2
11th	B			single	1	50.8
11th	E			dual	3	102
12th	C			dual	2	70.9
12th	F			dual	Manhattan	38.9
12th	B			dual	1	51.2
12th	B			single	1	50.8
12th	E			dual	3	102
13th	C			dual	2	70.9
13th	F			dual	Manhattan	38.9
13th	B			dual	1	51.2
13th	B			single	1	50.8
13th	E			dual	3	102
14th	C			dual	2	70.9
14th	D			single	2	72.3
14th	C			dual	2	70.5
14th	A			single	1	52.7
14th	C			dual	2	69.8
14th	B			single	1	51.2
14th	B			single	1	50.8
14th	E			dual	3	102
15th	C			dual	2	70.9
15th	D			single	2	72.3
15th	C			dual	2	70.5
15th	A			single	1	52.7
15th	B			single	1	51.2
15th	B			single	1	50.8
15th	E			dual	3	102
6th	C			dual	2	70.9
6th	F			dual	Manhattan	38.9
6th	E			dual	2	51.2
6th	B			single	1	50.8
6th	E			dual	3	102
7th	C			dual	2	70.9
7th	F			dual	Manhattan	38.9
7th	B			single	1	51.2
7th	E			dual	3	102
8th	C			dual	2	70.9
8th	F			dual	Manhattan	38.9
8th	B			dual	1	51.2
8th	B			single	1	50.8
8th	E			dual	3	102
9th	C			dual	2	70.9
9th	F			dual	Manhattan	38.9
9th	B			dual	1	51.2
9th	B			single	1	50.8
9th	E			dual	3	102
10th	C			dual	2	70.9
10th	F			dual	Manhattan	38.9
10th	B			dual	1	51.2
10th	B			single	1	50.8
10th	E			dual	3	102
11th	C			dual	2	70.9
11th	F			dual	Manhattan	38.9
11th	B			dual	1	51.2
11th	B			single	1	50.8
11th	E			dual	3	102
12th	C			dual	2	70.9
12th	F			dual	Manhattan	38.9
12th	B			dual	1	51.2
12th	B			single	1	50.8
12th	E			dual	3	102
13th	C			dual	2	70.9
13th	F			dual	Manhattan	38.9
13th	B			dual	1	51.2
13th	B			single	1	50.8
13th	E			dual	3	102
14th	C			dual	2	70.9
14th	D			single	2	72.3
14th	C			dual	2	70.5
14th	A			single	1	52.7
14th	C			dual	2	69.8
14th	B			single	1	51.2
14th	B			single	1	50.8
14th	E			dual	3	102
15th	C			dual	2	70.9
15th	D			single	2	72.3
15th	C			dual	2	70.5
15th	A			single	1	52.7
15th	B			single	1	51.2
15th	B			single	1	50.8
15th	E			dual	3	102
6th	C			dual	2	70.9
6th	F			dual	Manhattan	38.9
6th	E			dual	2	51.2
6th	B			single	1	50.8
6th	E			dual	3	102
7th	C			dual	2	70.9
7th	F			dual	Manhattan	38.9
7th	B			single	1	51.2
7th	E			dual		

Elephant and Castle
West Site Towers - Unit Mix Breakdown

W1_ Tower 1					
Level	Unit Type	Adapt.	Aspect	Bedrooms	Size sq.m
	1 NW 3	Adapt.	single	1	69.1
	1 NW 1		dual	2	77.1
	1 NW 2		dual	2	75.9
	1 NW 4		dual	3	99.9
	1 NW 5		dual	1	74.7
	1 NW 5		single	1	53.6
	2 NW 3	Adapt.	single	1	69.1
	2 NW 1		dual	2	77.1
	2 NW 2		dual	2	75.9
	2 NW 4		dual	3	99.9
	2 NW 6		dual	2	74.7
	2 NW 5		single	1	53.6
	3 NW 3	Adapt.	single	1	69.1
	3 NW 1		dual	2	77.1
	3 NW 2		dual	2	75.9
	3 NW 4		dual	3	99.9
	3 NW 6		dual	2	74.7
	3 NW 5		single	1	53.6
	4 NW 3	Adapt.	single	1	69.1
	4 NW 1		dual	2	77.1
	4 NW 2		dual	2	75.9
	4 NW 4		dual	3	99.9
	4 NW 6		dual	2	74.7
	4 NW 5		single	1	53.6
	5 NW 3	Adapt.	single	1	69.1
	5 NW 1		dual	2	77.1
	5 NW 2		dual	2	75.9
	5 NW 4		dual	3	99.9
	5 NW 6		dual	2	74.7
	5 NW 5		single	1	53.6
	6 NW 3	Adapt.	single	1	69.1
	6 NW 1		dual	2	77.1
	6 NW 2		dual	2	75.9
	6 NW 4		dual	3	99.9
	6 NW 6		dual	2	74.7
	6 NW 5		single	1	53.6
	7 NW 8		dual	1	54.8
	7 NW 9		dual	1	56.7
	7 NW 3	Adapt.	single	1	69.1
	7 NW 7	Adapt.	dual	1	65.4
	7 NW 2		dual	2	75.9
	7 NW 4		dual	3	99.9
	8 NW 8		dual	1	54.8
	8 NW 9		dual	1	56.7
	8 NW 3	Adapt.	single	1	69.1
	8 NW 7	Adapt.	dual	1	65.4
	8 NW 2		dual	2	75.9
	8 NW 4		dual	3	99.9
	9 NW 8		dual	1	54.8
	9 NW 9		dual	1	56.7
	9 NW 3	Adapt.	single	1	69.1
	9 NW 7	Adapt.	dual	1	65.4
	9 NW 2		dual	2	75.9
	9 NW 4		dual	3	99.9
	10 NW 8		dual	1	54.8
	10 NW 12		dual	1	54.1
	10 NW 11		dual	1	54.6
	10 NW 9		dual	1	56.7
	10 NW 10		dual	2	73.6
	10 NW 4		dual	3	99.9
	11 NW 8		dual	1	54.8
	11 NW 12		dual	1	54.1
	11 NW 11		dual	1	54.6
	11 NW 9		dual	1	56.7
	11 NW 10		dual	2	73.6
	11 NW 4		dual	3	99.9
	12 NW 8		dual	1	54.8
	12 NW 12		dual	1	54.1
	12 NW 11		dual	1	54.6
	12 NW 9		dual	1	56.7
	12 NW 10		dual	2	73.6
	12 NW 4		dual	3	99.9
	13 NW 8		dual	1	54.8
	13 NW 12		dual	1	54.1
	13 NW 11		dual	1	54.6
	13 NW 9		dual	1	56.7
	13 NW 10		dual	2	73.6
	13 NW 4		dual	3	99.9
	14 NW 8		dual	1	54.8
	14 NW 12		dual	1	54.1
	14 NW 11		dual	1	54.6
	14 NW 9		dual	1	56.7
	14 NW 10		dual	2	73.6
	14 NW 4		dual	3	99.9
	15 NW 9		dual	1	57.4
	15 NW 10		dual	2	73.6
	15 NW 4		dual	3	99.9
	16 NW 9		dual	1	57.4
	16 NW 13		dual	2	80.9
	16 NW 4		dual	3	99.9
	17 NW 9		dual	1	57.4
	17 NW 13		dual	2	80.9
	17 NW 4		dual	3	99.9
	18 NW 9		dual	1	57.4
	18 NW 13		dual	2	80.9
	18 NW 4		dual	3	99.9

Total	Total	LLR	DMR
1bed	48	2	4
2bed	30	10	
3bed	18		
4bed	0		
Total	96	12	4

16

W2_ Tower 2					
Level	Unit Type	Adapt.	Aspect	Bedrooms	Size sq.m
	1 NE 3		single	1	53.5
	1 NE 6		dual	2	75.5
	1 NE 2		dual	2	74.8
	1 NE 1		dual	2	77.4
	1 NE 5		single	2	76.8
	2 NE 3		single	1	53.5
	2 NE 5		single	2	76.8
	2 NE 6		dual	2	75.5
	2 NE 2		dual	2	74.8
	2 NE 1		dual	2	77.4
	2 NE 4	Adapt.	dual	2	87.1
	3 NE 3		single	1	53.5
	3 NE 5		single	2	76.8
	3 NE 6		dual	2	75.5
	3 NE 2		dual	2	74.8
	3 NE 1		dual	2	77.4
	3 NE 4	Adapt.	dual	2	87.1
	4 NE 3		single	1	53.5
	4 NE 5		single	2	76.8
	4 NE 6		dual	2	75.5
	4 NE 2		dual	2	74.8
	4 NE 1		dual	2	77.4
	4 NE 4	Adapt.	dual	2	87.1
	5 NE 3		single	1	53.5
	5 NE 5		single	2	76.8
	5 NE 6		dual	2	75.5
	5 NE 2		dual	2	74.8
	5 NE 1		dual	2	77.4
	5 NE 4	Adapt.	dual	2	87.1
	6 NE 3		single	1	53.5
	6 NE 5		single	2	76.8
	6 NE 6		dual	2	75.5
	6 NE 2		dual	2	74.8
	6 NE 1		dual	2	77.4
	6 NE 4	Adapt.	dual	2	87.1
	7 NE 3		single	1	53.5
	7 NE 5		single	2	76.8
	7 NE 6		dual	2	75.5
	7 NE 2		dual	2	74.8
	7 NE 1		dual	2	77.4
	7 NE 4	Adapt.	dual	2	87.1
	8 NE 3		single	1	53.5
	8 NE 5		single	2	76.8
	8 NE 6		dual	2	75.5
	8 NE 2		dual	2	74.8
	8 NE 1		dual	2	77.4
	8 NE 4	Adapt.	dual	2	87.1
	9 NE 3		single	1	53.5
	9 NE 5		single	2	76.8
	9 NE 6		dual	2	75.5
	9 NE 2		dual	2	74.8
	9 NE 1		dual	2	77.4
	9 NE 4	Adapt.	dual	2	87.1
	10 NE 7		dual	studio	43.7
	10 NE 3		single	1	53.5
	10 NE 8		dual	2	80.1
	10 NE 2		dual	2	74.8
	10 NE 1		dual	2	77.4
	10 NE 4	Adapt.	dual	2	87.1
	11 NE 7		dual	studio	43.7
	11 NE 3		single	1	53.5
	11 NE 8		dual	2	80.1
	11 NE 2		dual	2	74.8
	11 NE 1		dual	2	77.4
	11 NE 4	Adapt.	dual	2	87.1
	12 NE 12		dual	1	53.8
	12 NE 11		dual	1	54.5
	12 NE 10		dual	1	55.6
	12 NE 9		dual	1	57.5
	12 NE 8		dual	2	80.1
	12 NE 4	Adapt.	dual	2	87.1
	13 NE 12		dual	1	53.8
	13 NE 11		dual	1	54.5
	13 NE 10		dual	1	55.6
	13 NE 9		dual	1	57.5
	13 NE 8		dual	2	80.1
	13 NE 4	Adapt.	dual	2	87.1
	14 NE 12		dual	1	53.8
	14 NE 11		dual	1	54.5
	14 NE 10		dual	1	55.6
	14 NE 9		dual	1	57.5
	14 NE 8		dual	2	80.1
	14 NE 4	Adapt.	dual	2	87.1
	15 NE 12		dual	1	53.8
	15 NE 11		dual	1	54.5
	15 NE 10		dual	1	55.6
	15 NE 9		dual	1	57.5
	15 NE 8		dual	2	80.1
	15 NE 4	Adapt.	dual	2	87.1
	16 NE 12		dual	1	53.8
	16 NE 11		dual	1	54.5
	16 NE 10		dual	1	55.6
	16 NE 9		dual	1	57.5
	16 NE 8		dual	2	80.1
	16 NE 4	Adapt.	dual	2	87.1
	17 NE 12		dual	1	53.8
	17 NE 11		dual	1	54.5
	17 NE 10		dual	1	55.6
	17 NE 9		dual	1	57.5
	17 NE 8		dual	2	80.1
	17 NE 4	Adapt.	dual	2	87.1
	18 NE 13		dual	3	87.5
	18 NE 4		dual	2	87.1
	18 NE 9		dual	1	57.5
	19 NE 9		dual	1	57.5
	19 NE 13		dual	3	87.5
	19 NE 4	Adapt.	dual	2	87.1
	20 NE 9		dual	1	57.5
	20 NE 13		dual	3	87.5
	20 NE 4	Adapt.	dual	2	87.1
	21 NE 9		dual	1	57.5
	21 NE 13		dual	3	87.5
	21 NE 4	Adapt.	dual	2	87.1
	22 NE 9		dual	1	57.5
	22 NE 13		dual	3	87.5
	22 NE 4	Adapt.	dual	2	87.1

Total	Total	LLR	DMR
studio	2		0
1bed	40		3
2bed	69		14
3bed	5		
4bed	0		
Total	116	0	17

8,244

W2_ Tower 3					
Level	Unit Type	Adapt.	Aspect	Bedrooms	Size sq.m
1	SE 4			1	52
	SE 3		dual	2	74.6
	SE 5		dual	2	75.6
	SE 6		single	2	75.5
	SE 1		dual	2	76.3
2	SE 4		single	1	52
	SE 5		dual	2	75.6
	SE 6		single	2	75.5
	SE 1		dual	2	76.3
	SE 2		dual	2	77.3
	SE 3		dual	2	74.6
	SE 4		single	1	52
	SE 5		dual	2	76
	SE 6		single	2	76
	SE 1		dual	2	76
	SE 2		dual	2	77
	SE 3		dual	2	75
	SE 4		single	1	52
	SE 5		dual	2	76
	SE 6		single	2	76
	SE 1		dual	2	76
	SE 2		dual	2	77
	SE 3		dual	2	75
	SE 4		single	1	52
	SE 5		dual	2	76
	SE 6		single	2	76
	SE 1		dual	2	76
	SE 2		dual	2	77
	SE 3		dual	2	75
	SE 4		single	1	52
	SE 5		dual	2	76
	SE 6		single	2	76
	SE 1		dual	2	76
	SE 2		dual	2	77
	SE 3		dual	2	75
	SE 4		single	1	52
	SE 5		dual	2	76
	SE 6		single	2	76
	SE 1		dual	2	76
	SE 2		dual	2	77
	SE 3		dual	2	75
	SE 4		single	1	52
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	SE 1		dual	2	76
	SE 2		dual	2	77
	SE 3		dual	2	75
	SE 4		single	1	52
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	SE 3		dual	2	75
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	SE 4		single	1	52
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	SE 6		single	2	76
	SE 1		dual	2	76
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	SE 3		dual	2	75
	SE 4		single	1	52
	SE 5		dual	2	76
	SE 6		single	2	76
	SE 1		dual	2	76
	SE 2		dual	2	77
	SE 3		dual	2	75
	SE 4		single	1	52
	SE 5		dual	2	76
	SE 6		single	2	76
	SE 1		dual	2	76
	SE 2		dual	2	77
	SE 3		dual	2	75
	SE 4		single	1	52
	SE 5		dual	2	76
	SE 6		single	2	76
	SE 1		dual	2	76
	SE 2		dual	2	77
	SE 3		dual	2	75
	SE 4		single	1	52
	SE 5		dual	2	76
	SE 6		single	2	76
	SE 1		dual	2	76
	SE 2		dual	2	77
	SE 3		dual	2	75
	SE 4		single	1	52
	SE 5		dual	2	76
	SE 6		single	2	76
	SE 1		dual	2	76
	SE 2		dual	2	77
	SE 3		dual	2	75
	SE 4		single	1	52
	SE 5		dual	2	76
	SE 6		single	2	76
	SE 1		dual	2	76
	SE 2		dual	2	77
	SE 3		dual	2	75
	SE 4		single	1	52
	SE 5		dual	2	76
	SE 6		single	2	76
	SE 1		dual	2	76
	SE 2		dual	2	77
	SE 3		dual	2	75
	SE 4		single	1	52
	SE 5		dual	2	76
	SE 6		single	2	76
	SE 1		dual	2	76
	SE 2		dual	2	77
	SE 3		dual	2	75
	SE 4		single	1	52
	SE 5		dual	2	76
	SE 6		single	2	76
	SE 1		dual	2	76
	SE 2		dual	2	77
	SE 3		dual	2	75
	SE 4		single	1	52
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	SE 1		dual	2	76
	SE 2		dual	2	77
	SE 3		dual	2	75
	SE 4		single	1	52
	SE 5		dual	2	76
	SE 6		single	2	76
	SE 1		dual	2	76
	SE 2		dual	2	77
	SE 3		dual	2	75
	SE 4		single	1	52
	SE 5		dual	2	76
	SE 6		single	2	76
	SE 1		dual	2	76
	SE 2		dual	2	77
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	SE 1		dual	2	76
	SE 2		dual	2	77
	SE 3		dual	2	75
	SE 4		single	1	52
	SE 5		dual	2	76
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	SE 1		dual	2	76
	SE 2		dual	2	77
	SE 3		dual	2	75
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	SE 2		dual	2	77
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	SE 5		dual	2	76
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	SE 6		single	2	76
	SE 1		dual	2	76
	SE 2		dual	2	77
	SE 3		dual	2	75
	SE 4		single	1	52
	SE 5		dual	2	76
	SE 6		single	2	76
	SE 1		dual	2	76
	SE 2		dual	2	77
	SE 3		dual	2	75
	SE 4		single	1	52
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	SE 5		dual	2	76
	SE 6		single	2	76
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	SE 5		dual	2	76
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	SE 2		dual	2	77
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	SE 6		single	2	76
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	SE 2		dual	2	77
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	SE 5		dual	2	76
	SE 6		single	2	76
	SE 1		dual	2	76
	SE 2		dual	2	77
	SE 3		dual	2	75
	SE 4		single	1	52
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	SE 6		single	2	76
	SE 1		dual	2	76
	SE 2		dual	2	77
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	SE 4		single	1	52
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	SE 2		dual	2	77
	SE 3		dual	2	75
	SE 4		single	1	52
	SE 5		dual	2	76
	SE 6		single	2	76
	SE 1		dual	2	76
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	SE 2		dual	2	77
	SE 3		dual	2	75
	SE 4		single	1	52
	SE 5		dual	2	76
	SE 6		single	2	76
	SE 1		dual	2	76
	SE 2				

Elephant and Castle
West Site - Mansion Blocks Unit Breakdown

W3 - Building 1 : ALL SOCIAL RENT						
Level	Type	Adaptable	Duplex	Aspect	Bedrooms	Size sq.m
G & UG	A1		Duplex	dual	3	102
G & UG	A2		Duplex	single	3	102
G & UG	A2		Duplex	single	3	102
G & UG	A1		Duplex	single	3	102
1	B1			dual	1	56
1	C5			dual	2	76
1	D1			dual	3	106
1	C8	Adapt.		dual	2	87
1	C2			single	2	74
1	C1			single	2	74
1	B4	Adapt.		dual	1	71
2	B1			dual	1	56
2	C5			dual	2	76
2	D1			dual	3	106
2	C8	Adapt.		dual	2	87
2	C2			single	2	74
2	C1			single	2	74
2	B4	Adapt.		dual	1	71
3	B1			dual	1	56
3	C5			dual	2	76
3	D3	Adapt.		dual	3	106
3	C8	Adapt.		dual	2	87
3	C2			single	2	74
3	C1			single	2	74
3	C6			dual	2	70
4	B1			dual	1	56
4	C5			dual	2	76
4	D3	Adapt.		dual	3	106
4	C8	Adapt.		dual	2	87
4	C3			single	2	74
4	C1			single	2	74
4	C6			dual	2	70
5	C5			dual	2	74
5	E1			dual	4	133
6	C5			dual	2	74
6	E1			dual	4	133

		Social	LLR	DMR
1bed	6	6		
2bed	20	20		
3bed	8	8		
4bed	2	2		
Total	36	36		

W3 - Building 2 : ALL SOCIAL RENT						
Level	Type	Adaptable	Duplex	Aspect	Bedrooms	Size sq.m
G & UG	A1		Duplex	single	3	101.8
G & UG	A2		Duplex	single	3	101.6
G & UG	A2		Duplex	single	3	101.6
G & UG	A1		Duplex	single	3	101.8
1	B1a			dual	1	53
1	C5			dual	2	76.2
1	D1			dual	3	105.6
1	C8	Adapt.		dual	2	86.9
1	C2			single	2	74.2
1	C1			single	2	74.2
1	D2			dual	3	102.2
2	B1a			dual	1	53
2	C5			dual	2	76.2
2	D1			dual	3	105.6
2	C8	Adapt.		dual	2	86.9
2	C2			single	2	74.2
2	C1			single	2	74.2
2	D2			dual	3	102.2
3	B1a			dual	1	53
3	C5			dual	2	76.2
3	D3	Adapt.		dual	3	105.6
3	C8	Adapt.		dual	2	86.9
3	C2			single	2	74.2
3	C1			single	2	74.2
3	D2			dual	3	102.2
4	B1			dual	1	56.1
4	C5			dual	2	76.2
4	D3	Adapt.		dual	3	105.6
4	C8	Adapt.		dual	2	86.9
4	C3			single	2	74.2
4	C1			single	2	74.2
4	C6			dual	2	70.2
5	C5			dual	2	76
5	C4			dual	2	75.6
5	B3			dual	1	55.7
6	C5			dual	2	76
6	C4			dual	2	75.6
6	B3			dual	1	55.7

		Social	LLR	DMR
1bed	6	6		
2bed	21	21		
3bed	11	11		
4bed	0	0		
Total	38	38		

W3- Building 3 : ALL LONDON LIVING RENT BAND C						
Level	Type	Adaptable	Duplex	Aspect	Bedrooms	Size sq.m
G & UG	A1		Duplex	single	3	101.8
G & UG	A2		Duplex	single	3	101.6
G & UG	A2		Duplex	single	3	101.6
G & UG	A1		Duplex	dual	3	101.8
1	B1a			dual	1	53
1	C5			dual	2	76.2
1	C4			dual	2	75.6
1	B2			single	1	50
1	C7			dual	2	63.9
1	C3			single	2	72.7
1	C1			single	2	74.2
1	D2			dual	3	102.2
2	B1a			dual	1	53
2	C5			dual	2	76.2
2	C4			dual	2	75.6
2	B2			single	1	50
2	C7			dual	2	63.9
2	C3			single	2	72.7
2	C1			single	2	74.2
2	D2			dual	3	102.2
3	B1a			dual	1	53
3	C5			dual	2	76.2
3	C4			dual	2	75.6
3	B2			single	1	50
3	C7			dual	2	63.9
3	C3			single	2	72.7
3	C1			single	2	74.2
3	D2			dual	3	102.2
4	B1			dual	1	56.1
4	C5			dual	2	76.2
4	C4			dual	2	75.6
4	B2			single	1	50
4	C7			dual	2	63.9
4	C3			single	2	72.7
4	C1			single	2	74.2
4	C6			dual	2	70.2
5	C5			dual	2	76
5	C4			dual	2	75.6
5	B3			dual	1	55.7
6	C5			dual	2	76
6	C4			dual	2	75.6
6	B3			dual	1	55.7

		Social	LLR	DMR
1bed	10		10	
2bed	25		25	
3bed	7		7	
4bed	0		0	
Total	42		42	

Plewniak, Martyna

From: Plewniak, Martyna
Sent: 03 October 2018 12:20
To: Plewniak, Martyna
Subject: FW: E&C Town Centre Proposals - Planning Committee
Attachments: 32711_Delancey_Elephant_and_Castle_4pp_PDF_v7[11].pdf; ATT00001.htm

Follow Up Flag: Follow up
Flag Status: Flagged

From: [REDACTED] <[REDACTED]@delancey.com>
To: "Seaton, Martin" <Martin.Seaton@southwark.gov.uk>, "Lauder MBE, Lorraine" <Lorraine.LauderMBE@southwark.gov.uk>, "McAsh, James" <James.McAsh@southwark.gov.uk>, "McCallum, Hamish" <Hamish.McCallum@southwark.gov.uk>, "Morris, Adele" <Adele.Morris@southwark.gov.uk>, "Ochere, Jason" <Jason.Ochere@southwark.gov.uk>, "Soanes, Cleo" <Cleo.Soanes@southwark.gov.uk>, "Whittam, Kath" <Kath.Whittam@southwark.gov.uk>, "Coldwell, James" <James.Coldwell@southwark.gov.uk>, "Flynn, Tom" <Tom.Flynn@southwark.gov.uk>, "Hamvas, Renata" <Renata.Hamvas@southwark.gov.uk>, "Salmon, Jane" <Jane.Salmon@southwark.gov.uk>
Cc: [REDACTED] <[REDACTED]@delancey.com>, "Bevan, Simon" <Simon.Bevan@SOUTHWARK.GOV.UK>, "Lewis, Victoria" <Victoria.Lewis@southwark.gov.uk>
Subject: E&C Town Centre Proposals - Planning Committee

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]

[REDACTED]

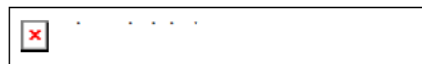
T: + [REDACTED]

[REDACTED]

S: + [REDACTED]

[REDACTED]

[REDACTED]



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Plewniak, Martyna

From: Plewniak, Martyna
Sent: 03 October 2018 12:25
To: Plewniak, Martyna
Subject: FW: Elephant & Castle Town Centre
Attachments: image001.jpg

Begin forwarded message:

From: [REDACTED] <[REDACTED]@delancey.com>
Date: 30 January 2018 at 13:15:36 GMT
To: "'Lury, Rebecca'" <Rebecca.Lury@southwark.gov.uk>
Cc: "Merrill, Darren" <Darren.Merrill@southwark.gov.uk>, "Seaton, Martin" <Martin.Seaton@southwark.gov.uk>, "Noakes, David" <David.Noakes@southwark.gov.uk>, "Linforth-Hall, Maria" <Maria.Linforth-Hall@southwark.gov.uk>, "John, Peter" <Peter.John@SOUTHWARK.GOV.UK>, "Williams, Mark" <Mark.Williams@southwark.gov.uk>, "Mitchell, Michael" <Michael.Mitchell@southwark.gov.uk>, "Lauder MBE, Lorraine" <Lorraine.LauderMBE@southwark.gov.uk>, "Soanes, Cleo" <Cleo.Soanes@southwark.gov.uk>, "Morris, Adele" <Adele.Morris@southwark.gov.uk>, "McCallum, Hamish" <Hamish.McCallum@southwark.gov.uk>, "Green, Lucas" <Lucas.Green@southwark.gov.uk>, "Dolezal, Nick" <Nick.Dolezal@southwark.gov.uk>
Subject: RE: Elephant & Castle Town Centre

Thanks Rebecca

This is not a press release but nor is it confidential. Communication of it is a matter for the Council and for all of whom we have copied it to.

Kind regards

[REDACTED]

[REDACTED]
[REDACTED]

T: [REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]



From: Lury, Rebecca [<mailto:Rebecca.Lury@southwark.gov.uk>]
Sent: 30 January 2018 12:59
To: [REDACTED]
Cc: Merrill, Darren; Seaton, Martin; Noakes, David; Linforth-Hall, Maria; John, Peter; Williams, Mark; Mitchell, Michael; Lauder MBE, Lorraine; Soanes, Cleo; Morris, Adele; McCallum, Hamish; Green, Lucas; Dolezal, Nick
Subject: Re: Elephant & Castle Town Centre

Thanks [REDACTED]. Is this being made publicly available?

Rebecca

Councillor Rebecca Lury
Labour Councillor for East Walworth
Chair, Healthy Communities Committee

On 30 Jan 2018, at 12:53, [REDACTED]@delancey.com> wrote:

Dear Members

I enclose a copy of a letter that has significant relevance to tonight, which has been sent to the Chief Executive of the Council earlier today, for your information.

Yours sincerely

[REDACTED]

Dear Eleanor

I am writing to summarise the significant progress we have made towards formulating a revised section 106 offer for the Town Centre regeneration. This is in response to the various issues that have been raised by some members of the local community and Planning Committee, council leadership and the local Ward Councillors, and the constructive dialogue with those parties since the 16th January committee.

It is important to stress that, in all these dialogues, there appears to be a strong consensus that the principle of these regeneration proposals are most welcome. This is a significant and positive achievement given the scale and complexity of the project.

For the avoidance of doubt, there is nothing in these proposals that override the conclusion of the independent viability review of the current proposals.

We believe the issues now under scrutiny, whilst critically important, can be isolated and are resolvable in a timeframe consistent with our requested deferral of a planning committee decision on the application tonight; if all parties continue to engage in this positive and constructive manner. We also consider there is time to discuss and consult on the best solution within this timeframe, but time does remain very much of the essence if we are to deliver this ambitious regeneration.

1. Social Rented Housing

We are positively reviewing the prospect of the mansion block sites on Oswin Street being entirely offered on a social rented tenure.

We have already indicated that 2 of these 3 blocks could be delivered to this tenure (74 homes). In order to achieve this value transfer from private to public, we are considering the merger of our rental bands D, E, F and G into a single band such that all these homes would be available at a 20% discount to market for households with total joint earnings up to £90,000.

We would be willing to accept a 30 year build to rent covenant on the east site, but it is unlikely we could accept any covenant on the west site, thus enabling more market tenure flexibility in the future (sales or rent).

We have been firmly encouraged to consider all 3, not just 2 of these blocks for social rented tenure (116 homes / 38% of the affordable homes by habitable room / 35% by unit number,) and the additional block is now our primary focus.

To be clear, despite the above initiatives being able to deliver further value and subsidy to achieve the 2 blocks to social rent, there currently remains a further viability gap if we are to deliver all 3 blocks as we would all like. We are looking again at grant funding options to introduce further subsidy to the project together with Council ownership and management, which make this route more likely to be deliverable, and we are actively engaged in confirming these technical details with the relevant parties.

2. Traders & Latin Quarter

We have always wanted to retain the very positive aspects of the Elephant today, in particular the vibrancy of independent retail trade and the Latin quarter. As well as being the responsible thing to do, retention of this vibrancy is very important to our long term investment plans at Elephant. It should be a 'win-win' situation.

We have clearly failed to communicate this intention in a convincing manner, which is most regrettable. We are re-addressing the manner of our approach in a general sense and understand the need to be more engaged. We have confidences to be won and we know this will only occur through our immediate and long term actions.

In addition, we set out below proposals that we hope will make our good intentions more tangible.

- Firstly, we are prepared, subject to planning, to create a box park environment on Castle Square as an interim use when shopping centre is demolished. This would be offered in priority to displaced independent traders. We need to discuss the details with you and your planning colleagues, but believe this is a real opportunity for Elephant.
- We want to set out, more clearly, an exciting vision for the flexible commercial space that we are already delivering within

the reinstated Pastor Street. The location will, in a market context, have rents at a discount to the town centre and some units will be within the 'formal' affordable offer. Whilst always part of our plans and a great opportunity to welcome a diverse and thriving business environment for all at the Elephant, improved visioning will help all stakeholders fully understand this potential.

- We will increase our efforts, alongside Lendlease, to better communicate the offer of our affordable retail units within our phase 1 Project and the wider Elephant Park.

You have agreed to consider allocating some of the CIL collected in the area, to which our development will be making a substantial contribution, to a fund which will further support the business and residential community through this period of rapid change. We note that the Planning Committee has already been advised to take account of the significant financial contributions associated with our development as a material consideration.

3. Bingo & Leisure

We are now in a very positive dialogue with the current bingo operator to have them fully engaged and leading in the re-provision of a bingo operation in the locality in the short and longer term. The commitment of this operational expertise from a trusted local business represents a significant and positive development.

In the longer term we are prepared to offer a proportion of the 50,000 sq ft leisure use in the project, in first priority, on commercial terms, to a bingo operator. It may be relevant to consider some or all of the space labelled music venue on the west site for bingo and consider an interplay with the basement space created by the zero parking commitment creating that space as a music venue.

The point here is that there are alternatives and we are offering a contractual prioritisation of the bingo. In addition, in a practical sense time will tell if this option is required, in that the relocation post demolition may settle the location long term in a natural manner. However, having the option available will offer a further tangible commitment to this important leisure amenity for the wider community.

Accordingly, we are now moving towards revised proposals that seek to:

- Deliver over one third of the affordable housing at social rents ie 116 units and to be managed by Southwark Council.
- Provide more tangible relocation plans for all independent traders.
- Prioritise bingo in the short and long term, as well as existing commitments around wider community leisure use.

We approach tonight's planning committee at a truly critical stage. There is quite clearly the prospect of an outcome where we are forced to proceed in confrontation to a lengthy, costly and damaging third party process that would most likely deliver our current plans. However, there is also the potential for a different outcome and one that might deliver even more benefits for all.

We appreciate, these revised proposals have arrived very late in the day, and that the revisions may require further public consultation, we will guided by the council on these points.

Finally to ensure openness and transparency and our genuine desire to reach a satisfactory outcome for all parties, we have copied this letter to the Ward Councillor's, Members of the Planning Committee, The Cabinet Member and the Leader of the Council.

Yours sincerely

[REDACTED]

Subject to Contract

[REDACTED]

T: [REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]

<image001.jpg>

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Plewniak, Martyna

From: [REDACTED]@dp9.co.uk>
Sent: 03 July 2018 10:07
To: Lewis, Victoria
Subject: RE: RE: RE: Updated presentations x 20

Vikki, it seems to me from the below that both answers to your questions are 'yes'.

My understanding is that a purpose built campus for London College of Printing opened in E&C in the early 60s.

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From: Lewis, Victoria [mailto:Victoria.Lewis@southwark.gov.uk]
Sent: 03 July 2018 09:56
To: [REDACTED]@dp9.co.uk>
Subject: ML: RE: RE: Updated presentations x 20

Dear [REDACTED]

This doesn't answer either of my questions. Have the college been at the site for the last 50 years and was the building purpose built for them when they first occupied? I didn't ask how old the buildings are.

Kind regards
Vikki

From: [REDACTED] [mailto:[REDACTED]@dp9.co.uk]
Sent: Monday, July 02, 2018 4:58 PM
To: Lewis, Victoria
Subject: RE: RE: Updated presentations x 20

Vikki, further response below from UAL.

"Yes, the buildings the College currently own are approximately 50 years. However, the College has been in Southwark for much longer than that, dating back to our origins as the London College of Printing.

The College is housed in a cluster of buildings, of which the main set were constructed in the 50s and 60s. The current entrance and Media Block were built in 2002. While the buildings were designed for us at the time, the

creative industries have developed significantly since. IT infrastructure did not exist in the 50s and digital technologies are critical to the teaching deliverables of the College. "

Thanks

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

Sent: 02 July 2018 11:09

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

Subject: RE: RE: Updated presentations x 20

Dear [REDACTED]

Thanks for this. Has the college been at the site for the last 50 years? Can you tell me roughly when they occupied it and whether the building was designed for them?

Kind regards
Vikki

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

Sent: Monday, July 02, 2018 9:05 AM

To: Lewis, Victoria

Subject: RE: RE: Updated presentations x 20

Vikki,

Text below provided by LCC.

"As a world-leader in creative communications education, we need to offer world-class facilities that meet our teaching, research and industry partnership needs. Students invest heavily in their education and we need to invest in our site to offer a high quality and inspirational environment for students and staff.

Our current site is over 50 years old and cannot meet our future needs. The financial cost of running an old and inefficient site is an ineffective use of funds and not sustainable in the short or long term. Staying in our existing building in its current form isn't an option.

Our current site also restricts us from delivering the kinds of public events and community engagement activities which we'd like to and would be able to with the new building.

We have undertaken extensive studies on how we might refurbish our existing building. Our studies showed that we would have to close up to 40% of the existing building at any given time, and that this type of phased approach would take approximately 10 years. As our existing building operates at capacity we would then need to look at temporary facilities as building sections became unavailable. We cannot maintain an operable college to the standards our students expect and make a refurbishment project happen.

Demolishing our current building and rebuilding on our existing site is not an option. We would need to find and then refurbish a suitable temporary facility with the College's specialist teaching facilities and equipment, relocate for approximately 5 years during construction and then move back in to the building. This isn't a practical or financially feasible option.

In 2014 we were close to committing to a scheme which would see us move out of Southwark and into a new facility in Stratford alongside our sister college, London College of Fashion. Through the Elephant and Castle Town Centre redevelopment project, the opportunity arose for us to have a cutting edge new building and stay in Elephant and Castle, which has been our home for over half a century."

Thanks

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

Sent: 29 June 2018 10:25

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

Cc: [REDACTED]@delancey.com>

Subject: ML: RE: Updated presentations x 20

Dear [REDACTED]

I don't have time to check it as I'm actually on leave today and am about to go out for an appointment. It may be information overload because we only received the full packs yesterday, which are going to Members today.

On another matter, please can you provide me with some brief information for the officer presentation about why LCC need to move? I understand they have looked at remodelling the existing building but that it still wouldn't suit their requirements. I assume they have also considered completely demolishing it and rebuilding, and it would be useful to know why they have ruled that out too and why it's therefore necessary for them to leave the site entirely. Is it something about the actual site which no longer works for them?

Please could I have some brief information on this by Monday morning?

Kind regards
Vikki

From: [redacted] [mailto:[redacted]@dp9.co.uk]
Sent: Friday, June 29, 2018 9:48 AM
To: Lewis, Victoria
Cc: [redacted]
Subject: RE: Updated presentations x 20

Hi Vikki,

Attached is the condensed 4-pager that has been prepared – the intention is for this to issued directly to Cllrs via email.

Please let me know if you have any comments this morning, otherwise we will issue as drafted.

Many thanks

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From: [redacted] [mailto:[redacted]@delancey.com]
Sent: 28 June 2018 14:02
To: 'Victoria.Lewis@southwark.gov.uk' <Victoria.Lewis@southwark.gov.uk>
Cc: [redacted] [mailto:[redacted]@dp9.co.uk]
Subject: Updated presentations x 20

Hi Victoria

They are on their way to you now.

[redacted] my colleague is hand delivering.

Many thanks

Delancey
Lansdowne House
Berkeley Square
London W1J 6ER

T: [REDACTED]
M: [REDACTED]

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Plewniak, Martyna

From: [REDACTED] <[REDACTED]@dp9.co.uk>
Sent: 27 June 2018 19:26
To: Lewis, Victoria
Cc: [REDACTED]
Subject: RE: RE: Shopping Centre - overshadowing to the Hayles Buildings and Oswin Street gardens

Vikki,

[REDACTED] from GIA is around tomorrow until 3pm and is very happy to discuss any queries – [REDACTED] is copied to this email, with telephone details below:

[REDACTED]
[REDACTED]
GIA
[REDACTED]

Thanks

[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: 27 June 2018 18:32
To: [REDACTED]@dp9.co.uk
Subject: ML: RE: Shopping Centre - overshadowing to the Hayles Buildings and Oswin Street gardens

Thank you. Would it be possible for me to speak to the daylight / sunlight consultant this week? I have some queries about how to respond to possible questions on the night, and it would be helpful if I could talk this through with someone.

From: [REDACTED] [[mailto:\[REDACTED\]@dp9.co.uk](mailto:[REDACTED]@dp9.co.uk)]
Sent: Wednesday, June 27, 2018 6:30 PM
To: Lewis, Victoria
Subject: RE: Shopping Centre - overshadowing to the Hayles Buildings and Oswin Street gardens

Vikki,

GIA have looked at this and confirm the proposed development will have no impact on the Hayles Buildings outdoor areas (the majority is car park / access road in any event) – that conclusion is borne out by the lack of impact to the gardens of the Oswin Street properties further east (as per the SHoG assessment which was undertaken at your request, outside of the ES). On that basis, there is no need to undertake an assessment of the Hayles Building areas.

Regards

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 10:09

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

Subject: ML: Shopping Centre - overshadowing to the Hayles Buildings and Oswin Street gardens

Dear [REDACTED]

I recall that I asked some time ago whether the daylight and sunlight consultant could confirm that overshadowing impacts to the rear gardens on Oswin Street would comply with the BRE guidance, and the answer I received was yes, with only one property on the northern end experiencing a reduction of less than 20%. Presumably because the Hayles Buildings are further away the impact upon their open space would also comply with the guidance – but can you ask the consultant to confirm this **this morning**?

A resident has contacted Neil Coyle (MP) raising concerns that the overshadowing impacts on the outdoor space to these properties are not included in the ES, which I believe is correct. I think there therefore needs to be some kind of formal update to address this from the daylight and sunlight consultant. Please could you ask them to send something through by tomorrow morning? I would appreciate it if you could ask Watermans how this should be treated, given that a formal update to the ES usually requires re-consultation.

Kind regards

Vikki

Victoria Lewis - Team Leader
Development Management - Strategic Applications Team
Southwark Council
Chief Executive's Department
Planning
Development management
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Plewniak, Martyna

From: [REDACTED]@dp9.co.uk>
Sent: 27 June 2018 18:01
To: Lewis, Victoria
Subject: RE: RE: Update letter of 13th February

Vikki,

I don't quite follow – the bands are as labelled. This table represents the agreed affordable housing offer reported to the 16th January committee.

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From: Lewis, Victoria [mailto:Victoria.Lewis@southwark.gov.uk]
Sent: 27 June 2018 16:06
To: [REDACTED]@dp9.co.uk>
Subject: ML: RE: Update letter of 13th February

Dear [REDACTED]

On your table below are bands A to E LLR and F and G DMR?

Regards
Vikki

From: [REDACTED] [mailto:[REDACTED]@dp9.co.uk]
Sent: Tuesday, June 26, 2018 6:43 PM
To: Lewis, Victoria
Subject: FW: Update letter of 13th February

Vikki,

Updated Table 1 from our 13th Feb letter is copied below.

TABLE 1 – AGREED AFFORDABLE HOUSING OFFER		
---	--	--

Social	London Living	DMR
--------	---------------	-----

	Rent Equiv.	Rent (household incomes up to £60k)						
	A	B	C	D	E	F	G	Total
West								
1b MR	3	5	7	3	1	15		34
2b MR	13	20	25	13	8	20	32	128
3b MR	1	1	1	1	1	-	-	5
East	-	-	-	-	-	-	-	-
1b MR	6	21	10	6	20			63
2b MR	8	15	15	8	2	13	23	84
3b MR	2	4	4	2	2	4	4	22
Total unit mix	33	63	62	33	34	52	59	336
Unit %	9.8%	18.8%	18.4%	9.8%	10.1%	15.5%	17.6%	100%
Hab room %	9.9%	17.4%	18.6%	9.9%	8.3%	15.5%	20.4%	100%

Thanks

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From: "Lewis, Victoria" <Victoria.Lewis@southwark.gov.uk>

Date: 26 June 2018 at 17:03:16 BST

To: [REDACTED]@dp9.co.uk

Subject: RE: Update letter of 13th February

Members want to see how the offer has changed over time. Can you update it tomorrow morning?

Vikki

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

Sent: Tuesday, June 26, 2018 3:17 PM

To: Lewis, Victoria

Subject: RE: Update letter of 13th February

Hi Vikki,

Not at my desk this afternoon, but not sure how relevant the tables are in the 13th Feb later given the AH offer has been superseded?

Thanks

[REDACTED]
Associate

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

Sent: 26 June 2018 14:52

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

Subject: Update letter of 13th February

Dear [REDACTED]

There are rounding errors on table 1 as the hab rooms only add up to 99%. Please can you send me the correct figures this afternoon?

Kind regards
Vikki

Victoria Lewis - Team Leader
Development Management - Strategic Applications Team
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Plewniak, Martyna

From: [REDACTED]@dp9.co.uk
Sent: 19 June 2018 17:24
To: O'Connor, Bridin
Cc: Lewis, Victoria
Subject: RE: Rental levels @shopping centre

Bridin,

As discussed, the table below shows gross rental levels for the updated affordable housing offer, split by tenure and unit size. This should supersede the table in the January committee report

	Social Rent	London Living Rent		DMR			
West	A	B	C	D	E	F	G
1 bed	£ 155	£ 258	£ 258				£ 522
2 bed	£ 182	£ 287	£ 287				£ 539
3 bed	£ 216	£ 316	£ 316				£ 539
East							
1 bed		£ 208	£ 208				£ 407
2 bed		£ 231	£ 231				£ 526
3 bed		£ 254	£ 254				£ 539

Any queries please let me know.

Thanks

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From: O'Connor, Bridin [mailto:Bridin.O'Connor@southwark.gov.uk]
Sent: 19 June 2018 16:19
To: [REDACTED]@dp9.co.uk
Cc: Lewis, Victoria <Victoria.Lewis@southwark.gov.uk>
Subject: Rental levels @shopping centre

I have a query regarding the 1 bed DMR units on the East site.

The table supplied by DS2 in relation to Indicative Gross Affordable rental levels – which was included in the cttee report, and still is, indicates that for 1bed units in E3 –T2 & T3 the rents at at F & G income levels are n/a. I'm not sure what this means. It could be interpreted as saying that rents at 80% market for those within that income threshold wouldn't be affordable.

However since the 1 bed DMR units on the east site are only for those on the upper income levels and the table is indicating that these rents aren't affordable then the assigning of these as AH is therefore in question.

Or maybe at that point there were no higher income DMR 1 bed units

I hope my query makes sense and I would be grateful for someone to clarify.

Many thanks

Bridin

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Plewniak, Martyna

From: [REDACTED]@dp9.co.uk>
Sent: 18 June 2018 10:42
To: Lewis, Victoria
Cc: O'Connor, Bridin
Subject: RE: Shopping centre affordable housing schedule

Vikki,

Updated version attached – the 99% total was a rounding error. References to 'MR' removed.

Thanks
[REDACTED]
[REDACTED]
[REDACTED]

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mobile: [REDACTED]
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From: Lewis, Victoria [mailto:Victoria.Lewis@southwark.gov.uk]
Sent: 17 June 2018 13:56
To: [REDACTED]@dp9.co.uk>
Cc: O'Connor, Bridin <Bridin.O'Connor@southwark.gov.uk>
Subject: RE: Shopping centre affordable housing schedule

Dear [REDACTED]

Please can you re-do the hab room percentages on the bottom row? They only add up to 99%. Also, what does the MR stand for?

Kind regards
Vikki

From: [REDACTED] [mailto:[REDACTED]@dp9.co.uk]
Sent: Friday, June 15, 2018 4:59 PM
To: O'Connor, Bridin; Lewis, Victoria
Cc: [REDACTED]
Subject: RE: Shopping centre affordable housing schedule

Bridin, Vikki,

Further to my email of yesterday, please now also find attached:

- DP9 Letter dated 15th June (with appendices) – this sets out the Applicant's further updated affordable housing offer (116 social rent units on the west site), as well as our comments on the reasons for refusal that were reported to committee in January 2018; A letter from the GLA re. grant funding is appended;
- SCI Addendum, June 2018 – [download link](#) to full resolution document. We can arrange a 5mb split version if you require this for uploading to the Council website.

Can you please confirm by reply that the application is on the agenda for the 3rd July committee?

Any queries please contact [REDACTED] or myself.

Kind regards

[REDACTED]
Associate

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

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From: [REDACTED]
Sent: 14 June 2018 18:43
To: O'Connor, Bridin <Bridin.O'Connor@southwark.gov.uk>; 'Lewis, Victoria' <Victoria.Lewis@southwark.gov.uk>
Cc: [REDACTED]@dp9.co.uk
Subject: RE: Shopping centre affordable housing schedule

Dear Bridin, Vikki,

In response to your various emails in respect of affordable housing matters, please find attached:

- A spreadsheet containing the residential unit breakdowns by East and West Site, split per block/building. This contains the hab room counts (allowing for 27.5sq.m rule), with DMR, LLR and SR units colour coded. You will note W3 Building 3 is shown as Social Rent in the spreadsheet and on the plans, as per recent discussions this is subject to GLA grant funding. We expect to be able to issue a letter to you tomorrow which sets this offer out formally, together with a letter from the GLA;
- A download link to the proposed floor plans coloured-up to identify the AH units, consistent with the schedule; <https://we.tl/svOfQAYkM>
- An updated Affordable Housing 'Site Plan' for use at member briefing and planning committee, as required.
- For completeness, an updated DS2 Appraisal to reflect the 116 social rent unit offer – you will see this derives an IRR of 6.96%.

Any queries please let me know.

Thanks

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From: O'Connor, Bridin [<mailto:Bridin.O'Connor@southwark.gov.uk>]
Sent: 12 June 2018 16:03
To: [REDACTED]@dp9.co.uk
Subject: RE: Shopping centre affordable housing schedule

Hi [REDACTED]

Further to my earlier emails – and in addition to those requests – my final request is for a disaggregation of the affordable provision for each of the east and west site. The revised offer submitted on 13th Feb provides 2 tables of previous and revised offers. The totals provided are the combined figures. Bearing in mind that the provision on each site is significantly different (less compliant rental distribution on the east than the west) any assessment against policy P4 needs to be done on an individual site basis hence my request for the disaggregation. (I note that in any event the social rented will come forward). It would be extremely helpful if I could have this as a matter of urgency as I am aiming to complete this section of the report by cob tomorrow – Wednesday.

If you have any query please give me a call.

Thanks in anticipation

Bridin

[REDACTED]
From: [REDACTED] [[mailto:\[REDACTED\]@dp9.co.uk](mailto:[REDACTED]@dp9.co.uk)]
Sent: Friday, June 08, 2018 5:57 PM
To: Lewis, Victoria
Cc: O'Connor, Bridin; [REDACTED]
Subject: RE: Shopping centre affordable housing schedule

Vikki,

Attached is the schedule issued to you on 21/5, together with site-wide summary location of where the affordable units are located.

Based on your email below I assume you want proposed floor plans identifying the affordable units, together with accompanying schedules – if so this will take a little longer to prepare. Please confirm?

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

Sent: 06 June 2018 17:36

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

Cc: O'Connor, Bridin <Bridin.O'Connor@southwark.gov.uk>

Subject: Shopping centre affordable housing schedule

Dear [REDACTED]

Please can you provide us with:

1. An affordable housing schedule which includes the unit number and the number of hab rooms each unit would contain (bearing in mind rooms larger than 27.5sqm are counted as two).
2. A set of annotated plans with the affordable units clearly highlighted, including the tenure, unit number and the number of habitable rooms.

I appreciate there may be some changes to this, but we need to verify the proposed habitable room count and we can't do this from the schedule you sent through on 21st May. The plan would be useful to show Members where it is intended that the AH units would be located.

Please can you send this through by the end of the week and copy in Bridin?

Kind regards
Vikki

Victoria Lewis - Team Leader
Development Management - Strategic Applications Team
Southwark Council
Chief Executive's Department
Planning
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Plewniak, Martyna

From: [REDACTED]@dp9.co.uk>
Sent: 27 June 2018 18:05
To: Lewis, Victoria
Cc: [REDACTED]
Subject: RE: Shopping Centre

I understand from Delancey that YSS have now merged with another charity as they were economically unviable. They now have a lease of c.200sq.ft in Hannibal House and are called 'Sickle Cell and Young Stroke Survivors'.

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

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From: Lewis, Victoria [<mailto:Victoria.Lewis@southwark.gov.uk>]
Sent: 27 June 2018 17:23
To: [REDACTED] <[REDACTED]@dp9.co.uk>; [REDACTED] <[REDACTED]@dp9.co.uk>
Subject: Shopping Centre

Dear both

Can you tell me whether the Young Stroke Survivors charity is still operating from Hannibal House?

Kind regards
Vikki

Victoria Lewis - Team Leader
Development Management - Strategic Applications Team
Southwark Council
Chief Executive's Department
Planning
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Plewniak, Martyna

From: [REDACTED]@dp9.co.uk>
Sent: 04 June 2018 17:05
To: Lewis, Victoria
Subject: E&C Shopping Centre - HE Responses
Attachments: Historic England response 23.12.2016.pdf

Hi Vikki,

Quick query I hoped you could help with – aside from the attached, do you have any subsequent consultation responses on file from HE? I am thinking in response to any of the formal re-consultations?

Thanks

[REDACTED]

[REDACTED]

[REDACTED]

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

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Plewniak, Martyna

From: [REDACTED]@dp9.co.uk>
Sent: 05 June 2018 16:10
To: Lewis, Victoria; O'Connor, Bridin
Cc: [REDACTED]
Subject: E&C

Dear Bridin & Vikki

As just discussed, please find attached the DS2 viability review note which was sent to GVA earlier this afternoon.

DS2 aim to speak to GVA and discuss further before our 12pm meeting tomorrow.

Regards

[REDACTED]
[REDACTED]
direct [REDACTED]
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Plewniak, Martyna

From: [REDACTED] <[REDACTED]@dp9.co.uk>
Sent: 21 May 2018 15:19
To: O'Connor, Bridin
Cc: Lewis, Victoria; [REDACTED]
Subject: Elephant & Castle Shopping Centre - East & West Site Affordable Units Allocation
Attachments: Elephant & Castle Shopping Centre - East & West Site Affordable units allocation.pdf

Hi Bridin,

I understand at the last s.106 HoTs meeting you requested a schedule setting out where the affordable housing units were located within the proposed development – please see attached prepared by DS2.

Any queries please let us know.

Thanks

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mobile [REDACTED]
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Plewniak, Martyna

From: [REDACTED]@dp9.co.uk>
Sent: 30 January 2018 12:00
To: Lewis, Victoria
Cc: [REDACTED]
Subject: ETC - Impact upon daylight and sunlight to Oswin Street

Vikki,

Having reviewed the committee addendum for this evening, in respect of Members' suggested reason for refusal No 8 (Impact upon daylight and sunlight to Oswin Street), we wish to draw to your attention relevant guidance which is not currently reflected in the 'Policies' or 'Compliance / conflict with policies' columns.

Paragraph 1.3.45 of the Mayor's 2016 Housing SPG states *"Policy 7.6Bd requires new development to avoid causing 'unacceptable harm' to the amenity of surrounding land and buildings, particularly in relation to privacy and overshadowing and where tall buildings are proposed. **An appropriate degree of flexibility needs to be applied when using BRE guidelines to assess the daylight and sunlight impacts of new development on surrounding properties, as well as within new developments themselves. Guidelines should be applied sensitively to higher density development, especially in opportunity areas, town centres, large sites and accessible locations, where BRE advice suggests considering the use of alternative targets. This should take into account local circumstances; the need to optimise housing capacity; and scope for the character and form of an area to change over time.**"*

This is particularly applicable to the proposed scheme which as you are aware is a high density development within an opportunity area, a town centre, a large site and an accessible location. We would therefore suggest that this guidance is referred to Members this evening.

Regards

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Plewniak, Martyna

From: [REDACTED]@dp9.co.uk>
Sent: 11 June 2018 09:45
To: Lewis, Victoria
Subject: ETC - SCI

Morning Vikki,

Quick one – we have prepared a SCI Addendum summarising the consultation activity undertaken since January and intend to submit this to you shortly.

Assuming a 3rd July committee, would the end of this week work for submission of the document?

Thanks

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

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Plewniak, Martyna

From: [REDACTED]@dp9.co.uk>
Sent: 04 April 2018 10:18
To: Lewis, Victoria
Subject: RE: E2 - Community and Stakeholder Engagement
Attachments: ETC Consultation Update Meeting Agenda 04.04.2018.pdf

Vikki,

Suggested agenda attached for our 3pm meeting.

Thanks

[REDACTED]
[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: 01 March 2018 13:44
To: [REDACTED]@dp9.co.uk>
Subject: RE: E2 - Community and Stakeholder Engagement

Dear [REDACTED]

This is confirmed.

Kind regards
Vikki

From: [REDACTED] [mailto:[REDACTED]@dp9.co.uk]
Sent: Thursday, March 01, 2018 9:58 AM
To: Lewis, Victoria
Subject: RE: E2 - Community and Stakeholder Engagement

Hi Vikki, we'll go with 3pm on 4th April.

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 February 2018 15:43

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

Subject: RE: E2 - Community and Stakeholder Engagement

Dear [REDACTED]

The earliest we could do on 3rd is 11.30, and then any time for the rest of that day.

We could also do 3pm on 4th April. Attendees would be Simon Bevan, Bridin and I.

Kind regards
Vikki

From: [REDACTED] [[mailto:\[REDACTED\]@dp9.co.uk](mailto:[REDACTED]@dp9.co.uk)]
Sent: Wednesday, February 28, 2018 11:35 AM
To: Lewis, Victoria
Subject: RE: E2 - Community and Stakeholder Engagement

Vikki,

Community engagement remains ongoing.

2nd April is a bank holiday so I think 3rd may be better! Our team appear available on the 3rd in the morning so if you could please hold a 10am slot?

Who will be attending from the Council?

Thanks
[REDACTED]
[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: 26 February 2018 12:01
To: [REDACTED]@dp9.co.uk>
Subject: FW: E2 - Community and Stakeholder Engagement

Dear [REDACTED]

Further to the attachments, we would advise that this community engagement continues in the run up to committee. Could we meet with you the 2nd or 3rd of April for a consultation update?

Kind regards
Vikki

From: [REDACTED] [[mailto:\[REDACTED\]@delancey.com](mailto:[REDACTED]@delancey.com)]
Sent: Tuesday, February 20, 2018 5:29 PM
To: Bevan, Simon
Cc: [REDACTED]
Subject: RE: E2 - Community and Stakeholder Engagement

Simon,
Please find attached this week's update to our Community and Stakeholder Engagement plan as promised.
If you have any questions on the attached then please let me know.
Regards,
[REDACTED]

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

DELANCEY

From: [REDACTED]
Sent: 12 February 2018 11:29
To: Bevan, Simon (Simon.Bevan@SOUTHWARK.GOV.UK)
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]

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

DELANCEY

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Plewniak, Martyna

From: [REDACTED]@dp9.co.uk>
Sent: 22 May 2018 15:58
To: Lewis, Victoria
Cc: [REDACTED] O'Connor, Bridin
Subject: RE: Elephant & Castle Shopping Centre - East & West Site Affordable Units Allocation

Dear Vikki

Since our last S106 (affordable housing) meeting, DS2 have held further discussions with GVA regarding viability reviews. DS2 are currently waiting for an email from GVA to provide further detail on the issue as agreed between both parties.

If you could give them the hurry up that would be appreciated.

Regards

[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: 22 May 2018 09:16
To: [REDACTED]@dp9.co.uk>; O'Connor, Bridin <Bridin.O'Connor@southwark.gov.uk>
Cc: [REDACTED]@dp9.co.uk>
Subject: RE: Elephant & Castle Shopping Centre - East & West Site Affordable Units Allocation

Dear [REDACTED]

At the last s106 meeting (affordable housing) it was left that DS2 were going to do some more modelling linked to the timing of viability reviews. Is this in hand? My view is that we need to have an agreed position on the viability reviews before the application goes back to committee. I'm conscious that we don't have another affordable housing meeting in the diary.

Kind regards
Vikki

From: [REDACTED] [[mailto:\[REDACTED\]@dp9.co.uk](mailto:[REDACTED]@dp9.co.uk)]
Sent: Monday, May 21, 2018 3:19 PM

To: O'Connor, Bridin
Cc: Lewis, Victoria [REDACTED]
Subject: Elephant & Castle Shopping Centre - East & West Site Affordable Units Allocation

Hi Bridin,

I understand at the last s.106 HoTs meeting you requested a schedule setting out where the affordable housing units were located within the proposed development – please see attached prepared by DS2.

Any queries please let us know.

Thanks

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

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Plewniak, Martyna

From: [REDACTED]@dp9.co.uk>
Sent: 06 February 2018 18:17
To: Lewis, Victoria
Cc: [REDACTED]
Subject: RE: Elephant and Castle shopping centre - revised offer

Dear Vikki,

Please see below responses in red.

We are looking at your other information / clarification requests and will revert.

Thanks
[REDACTED]
[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: 05 February 2018 17:00

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

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

Subject: Elephant and Castle shopping centre - revised offer

Dear [REDACTED]

Thank you for sending through the applicant's revised offer. Before we re-consult on this we need further information regarding the following, which would be included within the re-consultation documents.

Affordable Housing Offer

We need a letter or paragraph setting out how the changes to the affordable housing offer impact upon the viability of the scheme.

The affordable housing obligation as originally detailed in the 18 December Planning Committee report was subject to a financial viability assessment, the outputs of which were agreed between the Applicant and Southwark and their advisor, GVA. The reported Internal Rate of Return was 7.15%. The Updated Affordable Housing Offer, as presented in the 16 January Planning Committee report addendum, required a £2.5 million additional Applicant subsidy in order to maintain the 7.15% internal Rate of Return. The Updated Affordable Housing Offer, as per DP9's

5th February letter, containing 74 social rented homes on the West Site, derives an Internal Rate of Return of 7%. Whilst the concession is significant in real terms, the overall impact is relatively limited within the context of the scale of the wider project and one which the Applicant is willing to agree to. The target rate of return, as also agreed, remains at 11%.

Local Business Support and Relocation Strategy

Box Park To be referred to as Castle Square – Temporary Retail

How many square metres of floorspace would the Castle Square – Temporary Retail create? We are aiming to create 300sq.m / 3,000sq.ft, the detail of which will form part of a future planning application.

How many of the existing independent businesses could this potentially accommodate? The existing retailers in the shopping centre occupy space ranging in size from 123sq.ft to 3,100sq.ft so there is no straightforward answer to this. The space created in Castle Square will form part of the wider opportunities for trader relocation space in the immediate Elephant and Castle area.

What is the strategy to support those businesses which could not be housed in the Castle Square – Temporary Retail? The Relocation Strategy remains as previously proposed, with Castle Square providing an additional relocation option. As above, all relocation options need to be considered in totality. The creation of the Castle Square space provides an additional 300sq.m, all of which will be made available and offered to existing shopping centre tenants first. As referred to in the 16th January committee report, 3,820sq.m of affordable retail space is estimated to be available within the opportunity area, not including the Council's own proposals at Perronet House garages (550sq.m). It is worth noting that to date Tree Shepherd have engaged with 24 retailers. Of 20 retailers who have reached the relevant stage in the Tree Shepherd Business consultation process, 17 have confirmed they wish to relocate upon closure of the shopping centre. Whilst this is a high proportion, it demonstrates that not all tenants are looking to relocate once the shopping centre closes and therefore it is unlikely that the same amount of 'relocation' floorspace will be needed. Furthermore, of the 46 independent retailers within the shopping centre, 13 took short term leases on the specific understanding that redevelopment was coming forward, and that they would not be able to claim relocation assistance from the owner.

What is meant by affordable rents? Is this the SPD definition? Or a more affordable rate than the SPG given the temporary nature of the accommodation? We envisage that the rent would be discounted in line with the standard of accommodation provided. It will not relate to the SPD definition.

Would there be space on the market square for existing market stall holders, in addition to the Castle Square – Temporary Retail? The space that is available on Castle Square is very much limited by access requirements for Fire Engines, vents for the Elephant 1 building and planters. Therefore it is unlikely there will be dedicated space for day traders (i.e. those existing market traders that do not open daily and do not occupy space out of a shipping container within the moat area) If so, how many, and what is the strategy for dealing with stall holders which could not be accommodated there? The Applicant will be working with the Council's Markets team about how market stalls could be relocated to East Street Market. They will also be engaging with the leaseholder, Urban Space Management, and their licence holders to communicate the other market opportunities within the Elephant and Castle area.

Pastor Street - The previous offer was for this part of the site was 10% affordable retail space and up to 10% affordable workspace (B1 class). Has this changed at all? Presumably the 10% affordable retail space on the east site remains unchanged. No change to either affordable retail offer, but a recognition that the Applicant will be developing a vision for these retail/commercial uses as a cluster.

Community engagement representative – How does this differ to what Tree Shepherd has been appointed to provide?

Tree Shepherd have been appointed to provide specific business support to the traders as detailed in the Planning Committee report.

This additional Community Engagement Representative will be on site specifically to speak to traders about retail properties available for them to relocate to. This person will have more specific details about the different locations and would be able to explain (or have access to other contacts), to be able to explain all aspects of these relocation spaces, together with information on arrangements for moving, rents, service charges etc. This will enable traders to have a single point of direct contact with the Applicant, in addition to Tree Shepherd who will be providing wider-ranging support in accordance with their scope of services. Initially, this Community Engagement Representative will

be supported by members of the Applicant team, and in the short term will also be able to answer questions from the public on the recent changes to the planning application. The representative will be based in unit 215/216 on the upper level of the shopping centre directly opposite Café Nova.

Timing and process - This paragraph advises that the re-consultation should present the revised proposals, as well as provide better clarity on the other important issues including TfL / London Underground commitments and Oswin Street potential impacts. What exactly is meant by the underlined section? Are you providing further information to address this which you want included in the re-consultation? Or are you expecting the Council to provide something? The Applicant is preparing boards for a public exhibition space within the shopping centre to explain these latest proposed scheme changes, part of which will be addressing queries on Oswin Street and potential impacts of the development. In terms of the TfL / London Underground commitments, we are expecting a letter in support of the proposals from them which, subject to your receipt, should be reported to the next Planning Committee.

We have comments about some aspects of the proposed offer, which we will email to you by the end of the day 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
London SE1P 5LX

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F 020 7525 5432
W victoria.lewis@southwark.gov.uk

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Plewniak, Martyna

From: [REDACTED]@dp9.co.uk>
Sent: 14 June 2018 13:52
To: Lewis, Victoria
Subject: RE: ETC - SCI

Hi Vikki,

The SCI Addendum is with Delancey for sign-off; we will try for today but it is more likely tomorrow.

Thanks

[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: 14 June 2018 13:19
To: [REDACTED]@dp9.co.uk>
Subject: RE: ETC - SCI

Dear [REDACTED]

Are you still on track to send the updated SCI to me? If there's any chance I could have it today that would be great, as I'd like to finish updating the report, and read through it tomorrow.

Kind regards
Vikki

From: [REDACTED] [[mailto:\[REDACTED\]@dp9.co.uk](mailto:[REDACTED]@dp9.co.uk)]
Sent: Monday, June 11, 2018 9:45 AM
To: Lewis, Victoria
Subject: ETC - SCI

Morning Vikki,

Quick one – we have prepared a SCI Addendum summarising the consultation activity undertaken since January and intend to submit this to you shortly.

Assuming a 3rd July committee, would the end of this week work for submission of the document?

Thanks

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

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Plewniak, Martyna

From: [REDACTED] <[REDACTED]@dp9.co.uk>
Sent: 16 January 2018 12:50
To: [REDACTED]
Cc: [REDACTED] Lewis, Victoria
Subject: RE: Meeting arrangements

Thank you, [REDACTED]

On a related matter, please find attached a short Member briefing document that has been prepared for the Committee's information.

I would be grateful if you could circulate this to Committee Members via email this afternoon, and if possible add a colour version to their respective briefing packs.

I have copied in Vikki Lewis so that planning officers are aware this briefing note has been provided.

Kind regards

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

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From: [REDACTED] [mailto:[REDACTED]@southwark.gov.uk]
Sent: 16 January 2018 12:12
To: [REDACTED] <[REDACTED]@dp9.co.uk>
Subject: RE: Meeting arrangements

Thank you [REDACTED] - I have updated the list for my colleagues who will be at reception.

Kind regards

[REDACTED]
Finance and Governance Department
2nd Floor, Hub 2
Southwark Council
PO BOX 64529
London, SE1P 5LX

Tel: 020 7525 [REDACTED]
www.southwark.gov.uk

From: [REDACTED] [mailto:[REDACTED]@dp9.co.uk]
Sent: Tuesday, January 16, 2018 11:46 AM
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Meeting arrangements

[REDACTED]

Further to the below, our final list of 15 attendees is copied below. Trust you can arrange for these names to be on the list at reception.

For the Chair's benefit, [REDACTED] of Delancey will be speaking on behalf of the Applicant, and [REDACTED] of DP9 will coordinate the Q&A from our team.

1. [REDACTED] (DP9)
2. [REDACTED] Delancey)
3. [REDACTED] (Delancey)
4. [REDACTED] (Carvil Ventures)
5. [REDACTED] Get Living London)
6. [REDACTED] (UAL:LCC)
7. [REDACTED] (Allies & Morrison)
8. [REDACTED] (Allies & Morrison)
9. [REDACTED] WSP)
10. [REDACTED] (DS2)
11. [REDACTED] (GTMS)
12. [REDACTED] (GIA)
13. [REDACTED] (Quod)
14. [REDACTED] (Hoare Lea)
15. [REDACTED] (DP9)

Kind regards

[REDACTED]

[REDACTED]

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From: [REDACTED] [mailto:[REDACTED]@carvil-ventures.co.uk]
Sent: 16 January 2018 10:12

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

Subject: Fwd: Meeting arrangements

Begin forwarded message:

From: [REDACTED]@southwark.gov.uk>

Subject: RE: Meeting arrangements

Date: 15 January 2018 at 16:36:15 GMT

To: [REDACTED]@carvil-ventures.co.uk>

Dear [REDACTED]

Thank you for letting me know. I've heard nothing to the contrary, so I've made arrangements for 15.

Kind regards

[REDACTED]
[REDACTED]
Finance and Governance Department
2nd Floor, Hub 2
Southwark Council
PO BOX 64529
London, SE1P 5LX
Tel: 020 7525 [REDACTED]
www.southwark.gov.uk

From: [REDACTED]@carvil-ventures.co.uk]

Sent: Monday, January 15, 2018 2:02 PM

To: [REDACTED]

Cc: Dolezal, Nick; [REDACTED]

Subject: Meeting arrangements

[REDACTED]
I was speaking to Nick Dolezal earlier today and he confirmed that he was happy for the Applicant to for 15 confirmed tickets for the planning committee tomorrow.

Please can you make arrangements with [REDACTED] to arrange distribution.

Best wishes

CARVIL
CARVIL VENTURES LIMITED

Strategy and Public Affairs for Real Estate

Strategy & Public Affairs for Real Estate
Mobile: [REDACTED]
Email: [REDACTED]@carvil-ventures.co.uk
Website: www.carvil-ventures.co.uk

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Plewniak, Martyna

From: [REDACTED] <[REDACTED]@dp9.co.uk>
Sent: 30 January 2018 12:21
To: Lewis, Victoria
Cc: [REDACTED]
Subject: RE: Shopping centre: Comments for Planning Application 16/AP/4458

Vikki, response below from Quod.

In response to Vikki's question below regarding the potential equalities issue around the gender of the traders, whilst there is not a statutory method against which to assess Equalities Impacts, some effects of the proposed development will affect users including those with protected characteristics. However, this does not necessarily result in an equalities issue. An equalities issue could arise when an adverse effect on those with a protected characteristic is either a disproportionate effect or a differential effect.

A disproportionate effect is where people with a particular protected characteristic make up a greater proportion of those affected than within the wider population. A differential effect is one where people with a protected characteristic are affected differently to the general population as a result of vulnerabilities or restrictions they face because of that protected characteristic.

Bringing this back to the Council's public sector duty under the Equalities Act, it is to have due regard to the need to do the following:

- Eliminate unlawful discrimination, harassment, and victimisation*
- Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it*
- Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.*

The fact that there are female business owners, would not result in a disproportionate or differential effect on these female business owners compared to the male business owners. Both groups would be effected in the same way.

In relation to the comment on the breakdown of ethnicities within the users of the bowling alley I cannot comment on AECOM's conclusions. They are correct overall, as the proportion of BAME people using the bowling alley is similar to that of the local population (37% white, 63% non white in the survey results, this compares to the same split within the surrounding 5 wards and a 42%/ 58% split across LBS as a whole – according to Census 2011 Data). However, looking at the detailed data, I don't think I would have come to the exact same conclusion as they have. There is a higher proportion of people of black Caribbean and black African ethnic origin within the survey results compared to the local population. This could indicate that this group could experience a disproportionate effect. That said, this could be connected to the detailed demographic profile. There is a high proportion of young people of black Caribbean and black African ethnic background living locally and therefore represent a higher proportion of users of this type of a leisure facility (i.e. more young people use the bowling alley). However this cannot be verified by the survey data available from the AECOM report.

The proposed development will include the provision of leisure uses which could cater for a similar demographic as those who use the bowling. Therefore the potential disproportionate effect on this particular group using the bowling alley may not result in an adverse effect in terms of equalities.

Thanks

[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: 30 January 2018 09:54
To: [REDACTED] <[REDACTED]@dp9.co.uk>
Cc: [REDACTED] <[REDACTED]@dp9.co.uk>
Subject: RE: Shopping centre: Comments for Planning Application 16/AP/4458

Dear [REDACTED]

Thanks for this. I'll go through it in detail shortly.

Regarding paragraph one, why does the 32.5% (or 41% of Latin traders) not result in equality issues?

Regarding the final paragraph, there is a breakdown of ethnicities in the AECOM bowling document. If you add all of the non-white ethnicities together, that is where the 60% comes from. Can Quod advise on this this morning? I've asked AECOM to substantiate their reason for concluding the impact is not significant, but I've not heard back from them yet.

Kind regards
Vikki

From: [REDACTED] [mailto:[REDACTED]@dp9.co.uk]
Sent: Tuesday, January 30, 2018 9:14 AM
To: Lewis, Victoria
Cc: [REDACTED]
Subject: RE: Shopping centre: Comments for Planning Application 16/AP/4458

Vikki,

Response below from Quod.

1. Equality implications

The development will have a huge impact on ethnic minorities and old people. Fully 93% of businesses surveyed by officers were minority owned. Of those 41% are owned by women (data drawn from trader's submission to LB Southwark). 32.5% are women according to the AECOM survey. This does not raise an additional equalities issue around gender.

The officers argue that the mitigation is sufficient. However, providing consultation on relocation and a translated database of retail opportunities for traders will not prevent the dispersal of an important cluster. The report refers repeatedly to "opportunities on the Walworth Road" without clarifying where these might be. There will also be financial funds available and advice provided through Tree Shepherd

to support occupiers in their relocation. According to Latin Elephant's database, there are 110 Latin Businesses within the Elephant Cluster, 16 of which are within the boundary of the application site. This equates to 14.5%. The relocation service and funding has been set up in order to support these businesses, along with others affected, in finding alternative accommodation. This includes building a database of local available property for those who wish to remain in the area, which will include Walworth Road. Furthermore, 10% of the retail space on-site will be affordable and available to eligible businesses displaced during the shopping centre redevelopment.

It cites "improved community cohesion" as positive impact on equalities while conceding in the same paragraph the significant damage that will be done to protected communities by the scheme, thus contradicting itself. There are a number of factors which promote community cohesion. The scheme will deliver many benefits to the site which will help to promote community cohesion. The physical redevelopment of the site will improve accessibility in an east west direction. It will break down the physical barrier created by the existing shopping centre, improving links through the site. This will particularly be facilitated by opening up the railway arches to address the severance caused by the railway line. The improved public realm and covered areas will create new, higher quality spaces for people (both those with and without protected characteristics as defined by the Equalities Act) to meet and dwell. The shopping centre currently offers space for people to use, which has an important social value. The redeveloped site will also create spaces with a similar nature, but of an improved quality. In addition the redevelopment of the site will help to improve sense of security and improved design will reduce opportunities for crime.

However the process of redevelopment will come with consequences. These include the disruption to the users of the existing facilities such as the bingo hall. The Applicant is working with the council to address these issues. This includes working with the existing occupier to understand their requirements. It is understood that the scale of the space currently occupied by the bingo hall, or more than is required when at peak use. Therefore it is possible for the existing bingo facility to be accommodated within less floorspace. Potential alternative locations have been sent to the existing operator for consideration to relocate. In addition the Applicant has agreed to undertake a feasibility study to look at the potential for additional leisure floorspace, which could accommodate uses such as bingo, within the basement.

It mentions: "the equality analysis advises that there are 61 music and nightclub venues within a mile of the Coronet, and consequently concludes that there is a reasonable provision of these facilities in the locality" while absolutely failing to consider what kind of provision these are offering. La Bodeguita and La Distriandina cater specifically for a Latin American audience, hence the equality impact of their closure. The report therefore misses the whole point of equalities impact.

The reference to other local music venues relates to the loss of the Coronet and the potential impacts on its users specifically. This section does not seek to consider the specific music/ entertainment events held within the La Bodeguita and La Distriandina bar/ restaurants, which by their very nature are ancillary activities and therefore secondary to the main restaurant/bar use. The impact on the loss of the Latin businesses and their local customer base as a result of the proposed development has been considered as part of the overall equalities assessment. These businesses will have access to relocation support to order to assist them in remaining within the local area.

In addition there are a number of other bar/ restaurants within the surrounding area according to Latin Elephant's database. Venues such as Cabanas del Sur and Tito's Restaurant/ La Pollera Colora host music events of a similar nature.

The officers' report also contains incorrect and misleading statements, such as: "the bowling alley... is used primarily by people of traditional working age, and from White English/Welsh/Scottish/Northern Irish/British' backgrounds. In light of this it isn't considered that there would not be any equality issues arising from the loss of this facility." This is wholly misleading. In fact the Borough's own survey shows its respondents as being 41% white and 60% non-white - yes, that's 101%.

The AECOM survey referred to in the Committee report (which was undertaken following the Applicant's Equalities Statement) states that 37% of users are White and 63% are from BAME ethnic backgrounds. I am unsure where the 41%/ 60% statistics referred to above are taken from.

Thanks

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

Sent: 18 January 2018 13:15

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

Subject: Shopping centre: Comments for Planning Application 16/AP/4458

Dear [REDACTED]

Please can you ask QUOD to look at the email below and provide some comments on the equality information?

Thanks
Vikki

From: noreply@Southwark.gov.uk [<mailto:noreply@Southwark.gov.uk>]

Sent: Tuesday, January 16, 2018 5:13 PM

To: Lewis, Victoria

Subject: Comments for Planning Application 16/AP/4458

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 5:11 PM on 16 Jan 2018 from [REDACTED]

Application Summary

Address: SHOPPING CENTRE SITE, ELEPHANT AND CASTLE, 26,
28, 30 AND 32 NEW KENT ROAD, ARCHES 6 AND 7
ELEPHANT ROAD, AND LONDON COLLEGE OF
COMMUNICATIONS SITE, LONDON SE1

Proposal: Phased, mixed-use redevelopment of the existing
Elephant and Castle shopping centre and London College
of Communication sites comprising the demolition of all
existing buildings and structures and redevelopment to
comprise buildings ranging in height from single storey to
35 storeys (with a maximum building height of 124.5m
AOD) above multi-level and single basements, to provide
a range of uses including 979 residential units (use class
C3), retail (use Class A1-A4), office (Use Class B1),
Education (use class D1), assembly and leisure (use class
D2) and a new station entrance and station box for use
as a London underground operational railway station;
means of access, public realm and landscaping works,

parking and cycle storage provision, plant and servicing areas, and a range of other associated and ancillary works and structures. In the Council's opinion the proposal may affect the setting of the following listed buildings and conservation areas: Metro Central Heights, Newington Causeway; Metropolitan Tabernacle, Newington Butts; Michael Faraday Memorial, Elephant and Castle; the Imperial War Museum, St George's Road; and the Obelisk at St George's Circus. Elliot's Row; St George's Circus and West Square Conservation Areas and the listed buildings therein, and the Walcot Square Conservation Area in Lambeth The application is accompanied by an Environmental Statement (ES) submitted pursuant to the Town and Country Planning (Environmental Impact Assessment) 2011 (as amended). Copies of the ES may be obtained from Waterman Infrastructure & Environment Ltd, Pickford's Wharf, Clink Street, London SE1 9DG at a charge of ?950 (printed) or ?25 (CD). HARD COPIES OF THE APPLICATION DOCUMENTS ARE AVAILABLE FOR INSPECTION AT NEWINGTON TEMPORARY LIBRARY, SECOND FLOOR ARTWORKS BUILDING, ELEPHANT ROAD (Monday to Friday 9am to 8pm, Saturday 9am to 5pm, Sunday 12pm to 4pm)

Case Officer: Victoria Lewis

[Click for further information](#)

Customer Details

Name: [REDACTED]

Email: [REDACTED]

Address: [REDACTED]

Comments Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: I urge you not to grant planning consent to the application for Elephant & Castle Shopping Centre 16/AP/4458 this evening for the following reasons: 1. Equality implications The development will have a huge impact on ethnic minorities and old people. Fully 93% of businesses surveyed by officers were minority owned. Of those 41% are owned by women (data drawn from trader's submission to LB Southwark). The officers argue that the mitigation is sufficient. However, providing consultation on relocation and a translated database of retail opportunities for traders will not prevent the dispersal of an important cluster. The report refers repeatedly to "opportunities on the Walworth Road" without clarifying where these might be. It cites "Improved community cohesion" as positive impact on equalities while conceding in the same paragraph the significant damage that will be done to protected communities by the scheme, thus contradicting itself. It

mentions: "the equality analysis advises that there are 61 music and nightclub venues within a mile of the Coronet, and consequently concludes that there is a reasonable provision of these facilities in the locality" while absolutely failing to consider what kind of provision these are offering. La Bodeguita and La Distriandina cater specifically for a Latin American audience, hence the equality impact of their closure. The report therefore misses the whole point of equalities impact. The officers' report also contains incorrect and misleading statements, such as: "the bowling alley... is used primarily by people of traditional working age, and from White English/Welsh/Scottish/Northern Irish/British' backgrounds. In light of this it isn't considered that there would not be any equality issues arising from the loss of this facility." This is wholly misleading. In fact the Borough's own survey shows its respondents as being 41% white and 60% non-white - yes, that's 101%. 2. Design, heritage assets and tall buildings including views The report fails to consider The Coronet in the context of heritage because it is not listed. Reputedly, its listing was blocked by personal intervention with English Heritage by the former Mayor of London, Boris Johnson seeking to clear obstacles in the way of this application. That aside its interior retains many key art deco features, from the stage surround to the ceiling decorations. Moreover, behind the cladding is the original art deco exterior. This is the same theatre where Charlie Chaplin performed as a child which has survived both the Blitz and the redevelopment of the mid 1960s. It is one of the last remaining pre-war structures on the Elephant & Castle roundabout. To not consider it as part of the area's heritage is shortsighted and disingenuous. 3. Cultural and leisure provision The officers' report defines The Coronet as a "nightclub". This is entirely wrong; it is a "receiving house" (theatre for hire) with a fully equipped stage and lighting rig that hosts regular live music, theatre, cabaret and sport alongside club nights (all of which feature live performers). Please see attached pictures of the stage. The officer's report is based on viewing the venue's listings online for the month of August (the quietest month in the entertainment calendar - many venues are actually closed) rather than visiting the venue or asking for a full events listing. When considering nightclubs, the report mentions Corsica Studios but fails to mention La Bodeguita or La Distriandina, both of which function as dancing and music venues for the Latin community. Why does it not consider BME-owned venues as part of cultural provision? The SPD states that leisure should be an important component of the town centre uses. With the loss of The Coronet, Palace Bowling, Palace Bingo and La Bodeguita this application represents a substantial reduction in cultural provision. In the words of the officers' report "The loss of each of the existing D class uses is considerable." 4. Socio-economic impacts Currently small retail businesses occupy 4,005 sqm. The proposed 10% affordable proposes only 1,823.4 - 2,109.4sqm and offers only 5 years affordability, leading to a significant impact to the sector. I hope you will recognise that many local residents and families such as mine welcome the

provision of new spaces, but the new scheme needs to recognise important cultural and social assets that already exist in the area and should be incorporated within the development. The developers should see the Latin American community and the current cultural provision as an asset that can work for them as an attractor. Peter John says that he asked the developer for "something special". There is nothing special in this application as it stands, and its impact on equality, heritage, culture and leisure provision and small business are unacceptable.

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Plewniak, Martyna

From: [REDACTED]@dp9.co.uk>
Sent: 30 January 2018 14:27
To: Lewis, Victoria
Cc: [REDACTED]
Subject: RE: Shopping centre - playspace

Vikki,

I'm told that the playspace calculation assumed the affordable element was intermediate. This technically remains the case as all of the affordable BtR units are intermediate products by definition, albeit some will be available at social rent equivalent levels and occupied by tenants from the Council's waiting list so child yield and therefore playspace may be higher.

[REDACTED]
[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: 30 January 2018 12:30
To: [REDACTED]@dp9.co.uk>
Subject: RE: Shopping centre - playspace

Ok thanks. I doubt we got into that level of detail at pre-app.

Vikki

From: [REDACTED] [mailto:[REDACTED]@dp9.co.uk]
Sent: Tuesday, January 30, 2018 11:06 AM
To: Lewis, Victoria
Subject: RE: Shopping centre - playspace

I've asked the question as it was produced by the author of the ES Socio-Economic chapter – I don't have a copy of the calculation.

From correspondence I have it seems like the method may have been agreed during pre-app, and the playspace was a worst case scenario i.e. largest potential space requirement.

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

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

Sent: 30 January 2018 10:16

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

Subject: Shopping centre - playspace

Dear [REDACTED]

Can I check with you that when the playspace requirements were calculated the social rent equivalent units were based on the child yield for social rented units and not intermediate?

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
F 020 7525 5432
W victoria.lewis@southwark.gov.uk

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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]
[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: 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
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Plewniak, Martyna

From: [REDACTED] <[REDACTED]@dp9.co.uk>
Sent: 08 June 2018 17:57
To: Lewis, Victoria
Cc: O'Connor, Bridin; [REDACTED]
Subject: RE: Shopping centre affordable housing schedule

Vikki,

Attached is the schedule issued to you on 21/5, together with site-wide summary location of where the affordable units are located.

Based on your email below I assume you want proposed floor plans identifying the affordable units, together with accompanying schedules – if so this will take a little longer to prepare. Please confirm?

[REDACTED]
[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: 06 June 2018 17:36
To: [REDACTED]@dp9.co.uk
Cc: O'Connor, Bridin <Bridin.O'Connor@southwark.gov.uk>
Subject: Shopping centre affordable housing schedule

Dear [REDACTED]

Please can you provide us with:

1. An affordable housing schedule which includes the unit number and the number of hab rooms each unit would contain (bearing in mind rooms larger than 27.5sqm are counted as two).
2. A set of annotated plans with the affordable units clearly highlighted, including the tenure, unit number and the number of habitable rooms.

I appreciate there may be some changes to this, but we need to verify the proposed habitable room count and we can't do this from the schedule you sent through on 21st May. The plan would be useful to show Members where it is intended that the AH units would be located.

Please can you send this through by the end of the week and copy in Bridin?

Kind regards
Vikki

Victoria Lewis - Team Leader
Development Management - Strategic Applications Team
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Plewniak, Martyna

From: [REDACTED]@dp9.co.uk>
Sent: 04 June 2018 17:49
To: Lewis, Victoria
Cc: Richard Ward
Subject: RE: Shopping centre planning committee briefing

Vikki,

Please take this email as confirmation we will attend the briefing on 19th.

Thanks

[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: 31 May 2018 09:05
To: [REDACTED]@dp9.co.uk>; [REDACTED]@dp9.co.uk>
Subject: Shopping centre planning committee briefing

Dear both

When Simon Bevan and I met with Delancey last week we advised that the developer would need to brief the planning committee on the proposals. This has now been arranged for Tuesday 19th June at 6pm. Please come along prepared to spend 30 minutes presenting the proposal and 30 minutes answering members' questions. After this the briefing will continue, with members and officers only.

I will endeavour to organise IT within the room for your presentation, but I'd advise that you bring your own laptop and projector just in case.

Please confirm your acceptance to attend the briefing.

Kind regards
Vikki

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Plewniak, Martyna

From: [REDACTED]@dp9.co.uk>
Sent: 08 June 2018 18:00
To: Lewis, Victoria
Subject: RE: Shopping centre PRIVATE & CONFIDENTIAL

Hi Vikki,

As per the submission made by my colleague [REDACTED] on 12th February, the FVA Addendum and Exec Summary are attached.

Both are Private & Confidential until one week prior to planning committee.

Thanks

[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: 08 June 2018 16:27
To: [REDACTED]@dp9.co.uk>
Subject: Shopping centre

Dear [REDACTED]

Please can you send me DS2's updated FVA referred to in the DP9 offer update letter?

Kind regards
Vikki

Victoria Lewis - Team Leader
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Plewniak, Martyna

From: [REDACTED] <[REDACTED]@dp9.co.uk>
Sent: 16 April 2018 17:07
To: Lewis, Victoria
Subject: RE: Shopping centre s106 meeting

Vikki,

Yes that is now confirmed, thanks.

We haven't seen the GVA report and nor have DS2 – can you send over please?

[REDACTED]
[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: 16 April 2018 17:04
To: [REDACTED]@dp9.co.uk>
Subject: Shopping centre s106 meeting

Dear [REDACTED]

I understand that this has now been confirmed for 25th April at 12.30.

Have you received the GVA report yet?

Kind regards
Vikki

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Plewniak, Martyna

From: [REDACTED]@dp9.co.uk>
Sent: 09 March 2018 12:54
To: Lewis, Victoria
Subject: RE: Shopping centre

Vikki,

GIA have looked at the overshadowing queries.

They are of the view that the Transient Overshadowing Assessment remains valid. Firstly as the distance of the 360 / Uncle building from the application site is such that it will have no impact on the proposed development or its amenity spaces. Secondly the assessment already shows the shadow cast by the surrounding context (in grey) and the additional shadow cast by the proposed development (in blue), hence the report submitted presents a worst case scenario and remains valid. Given the distance from the site and the location of the relevant adjoining residential receptors, the 360/Uncle building is not expected to have any cumulative impact on the daylight and sunlight amenity of any surrounding residential unit.

Thanks

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From: Lewis, Victoria [<mailto:Victoria.Lewis@southwark.gov.uk>]
Sent: 06 March 2018 18:25
To: [REDACTED]@dp9.co.uk>
Subject: Shopping centre

Dear [REDACTED]

Please can you advise me when the daylight / sunlight consultant will respond regarding the 360 tower issue?

Also, we have yet to receive a response as to why the original viability report can be released prior to committee, but not now. Please can you chase up on this?

Kind regards
Vikki

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Plewniak, Martyna

From: [REDACTED] [REDACTED]@dp9.co.uk>
Sent: 22 May 2018 15:58
To: Lewis, Victoria
Cc: [REDACTED] O'Connor, Bridin
Subject: RE: Elephant & Castle Shopping Centre - East & West Site Affordable Units Allocation

Dear Vikki

Since our last S106 (affordable housing) meeting, DS2 have held further discussions with GVA regarding viability reviews. DS2 are currently waiting for an email from GVA to provide further detail on the issue as agreed between both parties.

If you could give them the hurry up that would be appreciated.

Regards

[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: 22 May 2018 09:16
To: [REDACTED] [REDACTED]@dp9.co.uk>; O'Connor, Bridin <Bridin.O'Connor@southwark.gov.uk>
Cc: [REDACTED]@dp9.co.uk>
Subject: RE: Elephant & Castle Shopping Centre - East & West Site Affordable Units Allocation

Dear [REDACTED]

At the last s106 meeting (affordable housing) it was left that DS2 were going to do some more modelling linked to the timing of viability reviews. Is this in hand? My view is that we need to have an agreed position on the viability reviews before the application goes back to committee. I'm conscious that we don't have another affordable housing meeting in the diary.

Kind regards
Vikki

From: [REDACTED] [[mailto:\[REDACTED\]@dp9.co.uk](mailto:[REDACTED]@dp9.co.uk)]
Sent: Monday, May 21, 2018 3:19 PM

To: O'Connor, Bridin
Cc: Lewis, Victoria; [REDACTED]
Subject: Elephant & Castle Shopping Centre - East & West Site Affordable Units Allocation

Hi Bridin,

I understand at the last s.106 HoTs meeting you requested a schedule setting out where the affordable housing units were located within the proposed development – please see attached prepared by DS2.

Any queries please let us know.

Thanks

[REDACTED]
[REDACTED]
[REDACTED]
direct: [REDACTED]
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Plewniak, Martyna

From: [REDACTED]@dp9.co.uk>
Sent: 03 July 2018 15:29
To: O'Connor, Bridin
Cc: Lewis, Victoria; [REDACTED]
Subject: E&C

Bridin

As discussed, please can you ensure the attached images are available for us to show on screen if/when we are asked about daylight, sunlight & overshadowing issues.

Thanks

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mobil: [REDACTED]
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Plewniak, Martyna

From: [REDACTED]@dp9.co.uk>
Sent: 03 July 2018 13:24
To: Lewis, Victoria
Subject: RE: RE: Updated presentations x 20

Hi Vikki

For the avoidance of any doubt, I have just spoken to [REDACTED] from UAL.

The answers to your questions are yes and yes.

Regards

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

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From: Lewis, Victoria [mailto:Victoria.Lewis@southwark.gov.uk]
Sent: 03 July 2018 09:57
To: [REDACTED]@dp9.co.uk>
Subject: FW: RE: Updated presentations x 20

Dear [REDACTED]

Please see below - in case you're able to assist.

Kind regards
Vikki

From: Lewis, Victoria
Sent: Tuesday, July 03, 2018 9:56 AM
To: [REDACTED]
Subject: RE: RE: Updated presentations x 20

Dear [REDACTED]

This doesn't answer either of my questions. Have the college been at the site for the last 50 years and was the building purpose built for them when they first occupied? I didn't ask how old the buildings are.

Kind regards
Vikki

From: [redacted] [mailto:[redacted]@dp9.co.uk]

Sent: Monday, July 02, 2018 4:58 PM

To: Lewis, Victoria

Subject: RE: RE: Updated presentations x 20

Vikki, further response below from UAL.

"Yes, the buildings the College currently own are approximately 50 years. However, the College has been in Southwark for much longer than that, dating back to our origins as the London College of Printing.

The College is housed in a cluster of buildings, of which the main set were constructed in the 50s and 60s. The current entrance and Media Block were built in 2002. While the buildings were designed for us at the time, the creative industries have developed significantly since. IT infrastructure did not exist in the 50s and digital technologies are critical to the teaching deliverables of the College. "

Thanks

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

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

Sent: 02 July 2018 11:09

To: [redacted] [mailto:[redacted]@dp9.co.uk]

Subject: RE: RE: Updated presentations x 20

Dear [redacted]

Thanks for this. Has the college been at the site for the last 50 years? Can you tell me roughly when they occupied it and whether the building was designed for them?

Kind regards
Vikki

From: [redacted] [mailto:[redacted]@dp9.co.uk]

Sent: Monday, July 02, 2018 9:05 AM

To: Lewis, Victoria

Subject: RE: RE: Updated presentations x 20

Vikki,

Text below provided by LCC.

"As a world-leader in creative communications education, we need to offer world-class facilities that meet our teaching, research and industry partnership needs. Students invest heavily in their education and we need to invest in our site to offer a high quality and inspirational environment for students and staff.

Our current site is over 50 years old and cannot meet our future needs. The financial cost of running an old and inefficient site is an ineffective use of funds and not sustainable in the short or long term. Staying in our existing building in its current form isn't an option.

Our current site also restricts us from delivering the kinds of public events and community engagement activities which we'd like to and would be able to with the new building.

We have undertaken extensive studies on how we might refurbish our existing building. Our studies showed that we would have to close up to 40% of the existing building at any given time, and that this type of phased approach would take approximately 10 years. As our existing building operates at capacity we would then need to look at temporary facilities as building sections became unavailable. We cannot maintain an operable college to the standards our students expect and make a refurbishment project happen.

Demolishing our current building and rebuilding on our existing site is not an option. We would need to find and then refurbish a suitable temporary facility with the College's specialist teaching facilities and equipment, relocate for approximately 5 years during construction and then move back in to the building. This isn't a practical or financially feasible option.

In 2014 we were close to committing to a scheme which would see us move out of Southwark and into a new facility in Stratford alongside our sister college, London College of Fashion. Through the Elephant and Castle Town Centre redevelopment project, the opportunity arose for us to have a cutting edge new building and stay in Elephant and Castle, which has been our home for over half a century."

Thanks

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From: Lewis, Victoria [mailto:Victoria.Lewis@southwark.gov.uk]
Sent: 29 June 2018 10:25
To: [REDACTED]@dp9.co.uk>
Cc: [REDACTED]@delancey.com>
Subject: ML: RE: Updated presentations x 20

Dear [REDACTED]

I don't have time to check it as I'm actually on leave today and am about to go out for an appointment. It may be information overload because we only received the full packs yesterday, which are going to Members today.

On another matter, please can you provide me with some brief information for the officer presentation about why LCC need to move? I understand they have looked at remodelling the existing building but that it still wouldn't suit their requirements. I assume they have also considered completely demolishing it and rebuilding, and it would be useful to know why they have ruled that out too and why it's therefore necessary for them to leave the site entirely. Is it something about the actual site which no longer works for them?

Please could I have some brief information on this by Monday morning?

Kind regards
Vikki

From: [REDACTED] [mailto:[REDACTED]@dp9.co.uk]
Sent: Friday, June 29, 2018 9:48 AM
To: Lewis, Victoria
Cc: [REDACTED]
Subject: RE: Updated presentations x 20

Hi Vikki,

Attached is the condensed 4-pager that has been prepared – the intention is for this to issued directly to Cllrs via email.

Please let me know if you have any comments this morning, otherwise we will issue as drafted.

Many thanks
[REDACTED]

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

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From: [REDACTED] [mailto:[REDACTED]@delancey.com]
Sent: 28 June 2018 14:02

To: 'Victoria.Lewis@southwark.gov.uk' <Victoria.Lewis@southwark.gov.uk>
Cc: [REDACTED]@dp9.co.uk>
Subject: Updated presentations x 20

Hi Victoria

They are on their way to you now.

[REDACTED] my colleague is hand delivering.

Many thanks

[REDACTED]

Delancey
Lansdowne House
Berkeley Square
London W1J 6ER

T: [REDACTED]
M: [REDACTED]

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