

	PAPER NO: PC.05(12)
Committee:	Property Committee
Date:	29 February 2012
Subject:	Elephant and Castle Supplementary Planning Document (SPD) - update
Author:	Stephen Wells, Director of Estates and Facilities
Executive sponsor:	Martin Earwicker, Vice Chancellor
Recommendation by the Executive:	To note the contents of the paper.

Executive summary

1. Since 27th December 2011 the formal consultation on the draft Elephant and Castle Supplementary Planning document (SPD) commenced, the formal consultation closed on the 7th February 2012. As a significant land owner and occupier, LSBU formally responded to the consultation (see appendix 1). Current timeline indicates that the SPD will be submitted to Southwark Cabinet and adopted in March 2012.
2. The Elephant and Castle SPD sets out Southwark's vision for the Elephant and Castle opportunity area. It provides a framework which will guide development over the next 15 years, ensuring that regeneration is coordinated and sustainable. Located in South London, the Elephant and Castle opportunity area covers an area of 122 hectares(ha). It is identified in the London Plan (2011) and Southwark's Core Strategy (2011). LSBU Southwark campus defines the most northerly part discussed within the SPD.
3. The London Plan states that opportunity areas can accommodate significant levels of growth, contributing to London's need for housing, commercial and other development. Typically they can accommodate at least 5,000 jobs or 2,500 new homes or a combination of the two.
4. The purpose of the Elephant and Castle SPD is to provide a planning framework to coordinate growth, directing development to those areas in which it is appropriate and desirable, protecting areas which are sensitive and ensuring that growth is supported by appropriate physical, as well as social and community infrastructure. The SPD provides guidance on;
 - The mix of shops and other activities which will be provided
 - The amount of new homes that may be built and their location

- The size and design of new buildings
 - Public realm improvements
 - The infrastructure needed to ensure that growth in the area can be accommodated sustainably, including improvements to public transport, open spaces, health facilities and schools.
5. The SPD will be part of Southwark’s framework of planning documents. Once adopted, it will be a material planning consideration in deciding planning applications in the opportunity area. It will help ensure that Southwark council makes decisions transparently, providing clarity for members of the public and giving more confidence to developers to invest in the area.
 6. The Director of Estates and Facilities and LSBU’s new planning framework adviser, BDP, met with Southwark (Tim Cutts and Barbara-Ann Overwater) to discuss matters associated with the draft SPD on the 26th January 2012. The meetings discussed the following areas;
 7. Role of LSBU, Campus/Southwark Estate Vision, Enterprise Quarter, Student Accommodation, Heritage and Conservation, University owned sites beyond the Enterprise Quarter, Central area and Section 106 contributions. The formal response from this meeting is enclosed in Appendix 1, this was approved by the Vice Chancellor on the 1st February 2012.

	Board/Committee	Date
Matter previously considered by:	N/A.	
Further approval required?	N/A	

Communications – who should be made aware of the decision?	N/A
--	-----

Appendix 1 – LSBU response to Draft Elephant and Castle SPD.