



LONDON BOROUGH OF SOUTHWARK

Elephant and Castle Supplementary Planning Document

Housing Background Paper

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1. INTRODUCTION

- 1.1 The policy context for the housing policies across Southwark is set out in the Core Strategy housing background papers (CDB2, CDB3 and CDB4). This paper sets out updated policy and guidance since we prepared these background papers and provides more information on the policies which specifically relate to the Elephant and Castle opportunity area/opportunity planning framework area.

2. POLICY BACKGROUND

NATIONAL

Planning Policy Statement 3 (2011) (CDN119)

- 2.1 National government consulted on a revision to annex A of Planning Policy Statement 3 in 2011. On the 9 June 2011 the amended Planning Policy Statement 3 was adopted.
- 2.2 The revision changes the definition of affordable housing by introducing affordable rent as a new form of affordable housing which will sit alongside social rent and intermediate housing.
- 2.3 It inserts the following definition of affordable rented housing:
Rented housing let by registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is not subject to the national rent regime but is subject to other rent controls that require a rent of no more than 80 per cent of the local market rent.

Draft National Planning Policy Framework (July 2011) (CDN125)

- 2.4 Since the Core Strategy was adopted, the government consulted upon its draft National Planning Policy Framework. The Government wants to produce a simple national planning policy framework setting out their priorities for the planning system in England in a single, concise document covering all major forms of development proposals handled by local authorities. The NPPF will set out the Government's economic, environmental and social planning policies. The policies will apply to the preparation of local and neighbourhood plans, and to development management decisions.
- 2.5 In terms of housing, the Government's key objective is to maximise the delivery of new homes. "Everyone should have the opportunity to live in high quality, well designed homes, which they can afford, in a community where they want to live" (draft NPPF, para 107, page 30). We are currently required to identify and allocate five years' worth of land for housing. The draft NPPF says that the supply should "include an additional allowance of at least 20 per cent to ensure choice and competition in the market for land" (draft NPPF, para 109, page 30).

The draft Framework retains the existing evidence-based approach to justifying the Local Plan policies and ensuring that they can meet the need for housing in the area. The priority for providing affordable housing on site has been retained; however, the option to spend off-site contributions (where they are justified) on improving or making more effective use of the existing housing stock is introduced.

- 2.6 Affordable rent is referred to in the glossary as a type of affordable housing

REGIONAL

London Plan July 2011 (CDR91)

- 2.7 Policy 2.13 identifies Elephant and Castle as an 'Opportunity Area'. Annex 1 to this policy identifies that Elephant and Castle should provide a minimum of 4000 new homes to 2031.
- 2.8 Policy 3.3 sets out the overall annual housing target for Southwark of 2005 net new homes between 2011 and 2021.
- 2.9 Policy 3.4 says that LDFs should optimise housing potential in line with the density matrix table (table 3.2) taking into account local context and character, the design principles in chapter 7 and public transport capacity.
- 2.10 Policy 3.5 states that LDFs should incorporate minimum space standards that generally conform with table 3.3 and that boroughs should seek to ensure that new developments reflect the standards. Paragraph 3.36 also states that "when designing homes for more than six persons/bedspaces, developers should allow approximately 10 sqm per extra bedspace/person".
- 2.11 Policy 3.8 requires developments to offer a range of housing choices in terms of the mix of housing sizes and types.
- 2.12 Policy 3.10 sets out the definition of affordable housing which includes social rent and intermediate housing.
- 2.13 Policy 3.11 requires boroughs to set an overall amount of affordable housing provision needed over the plan period in their areas. It sets out a list of factors to take into account when setting the target including current and future housing requirements, the need to promote mixed and balanced communities and the viability of future development and resources.
- 2.14 Policy 3.12 requires the maximum reasonable amount of affordable housing to be sought when negotiating on private residential and mixed use schemes, whilst having regard to a number of factors.

- 2.15 Policy 3.13 states that affordable housing should normally be required on sites which have the capacity to provide 10 or more homes. A lower threshold can be set by boroughs in their LDFs if it can be justified.

Draft early minor alterations to the London Plan (November 2011 and February 2012) (CDR98)

- 2.16 In November 2011 the Mayor published the draft early alterations to the London Plan for informal consultation. The alterations include introducing and recognising affordable rent within the following policies:
- Policy 3.10: includes affordable rent within definition of affordable housing. Gives it its own definition in accordance with PPS3
 - Policy 3.11: requires boroughs to still set two targets. One for social rent/affordable rent. One for intermediate. The supporting text explains that affordable rent is for the same people as social rent.
- 2.17 It also proposes a change to Policy 3.12 by adding into the policy text to clarify that affordable housing will be required on site (previously it was just in the supporting text) and about ring fencing the money for new, additional affordable housing.
- 2.18 The Mayor published an updated version of the early minor alterations for formal consultation in February 2012. This version includes a new section on hazardous substances/installations and some new wording in the housing chapter, for example to clarify that boroughs should not be setting rent levels for affordable rented housing through their LDF documents or policies.

Mayor's draft Affordable Housing note (published November 2011) (CDR99)

- 2.19 Prior to the publication of the draft housing SPG, the Mayor has published an interim note on how policies 3.10, 3.11 and 3.12 of the London Plan will operate following the introduction of affordable rent. It explains that affordable rent should be considered to be in the same category as social rent. It also discourages boroughs from setting their own affordable rent targets e.g. 65% of market rent, as this would constrain the number of affordable housing units delivered and be contrary to national guidance and London Plan Policy 3.11.

Mayor's draft Housing Supplementary Planning Guidance (published December 2011)

- 2.20 The Mayor formally publish the draft Housing Supplementary Planning Guidance (SPG) for public consultation on 1st December 2011. This draft document sets out proposed guidance to supplement the housing policies in the recently published 2011 London Plan. It includes chapters on the quality and design of homes, affordable housing, investment and the supply of new housing. It also takes affordable rent into account.

LOCAL

- 2.21 The detailed policy context for the housing policies across Southwark is set out in the Core Strategy housing background papers (CDB2, CDB3 and CDB4). This paper sets out the key issues relating to Elephant and Castle as well as providing an update on any policy updates since the background papers.

Core Strategy (adopted April 2011) (CDCS3)

- 2.22 Objective 5A, Developing in growth areas, sets out how we will adopt a growth area approach to achieving the Core Strategy vision to improve places, prioritising development in certain areas including the Elephant and Castle opportunity area.
- 2.23 Strategic targets policy 2 sets out housing targets for Elephant and Castle of 4000 net new homes between 2011 and 2026. Strategic policy 5 also sets out the housing target for Elephant and Castle opportunity area and states that development will meet the housing needs of people who want to live in Southwark and London by providing high quality new homes in attractive environments, particularly in our growth areas.
- 2.24 Strategic policy 6 sets out that development will provide homes including social rented, intermediate and private for people on a wide range of incomes. Strategy policy 6 sets a target of providing 1400 affordable housing units in Elephant and Castle between 2011 and 2026.
- 2.25 Strategic targets policy 7 Family homes sets out requirements for at least 10% of units in the Elephant and Castle Opportunity Area to have 3, 4 or 5 bedrooms. The policy also states that all developments will be expected to meet the Council's minimum overall floor sizes.

Saved Southwark Plan (2007)

- 2.26 Policy 4.2 – Quality of Residential Accommodation provides the standards that all new residential development should meet. Further detail is provided in the Residential Design Standards SPD.
- 2.27 Policy 4.3 – Mix of dwellings has been superseded in part by Strategic Policy 7 of the Core Strategy. The part of the policy that has been saved relates to the need for 10% wheelchair accessible housing and the restriction on existing housing which prevents it from being converted into flats.

- 2.28 Policy 4.5 – Wheelchair Affordable Housing states that for every affordable housing units which complies with the wheelchair design standards, one less habitable room will be required.
- 2.29 Policy 4.6 – Loss of Residential Accommodation resists the loss of all housing.
- 2.30 Policy 4.7 – Non-self Contained Housing sets out where new non-self contained housing will be acceptable.

Residential Design Standards supplementary planning document (October 2011)

- 2.31 The council adopted an updated Residential Design Standards supplementary planning document (SPD) on 18 October 2011.
- 2.32 The update to the SPD inserts a new table of overall dwelling sizes based on occupancy levels to include an average requirement for different types of dwellings.
- 2.33 An additional appendix has been inserted into the SPD to provide further guidance to core strategy strategic policy 5 on calculating density. This appendix is also part of the Southwark Plan.
- 2.34 The updated SPD replaces the 2008 Residential Design Standards SPD.

Draft Affordable Housing supplementary planning document (June 2011)

- 2.35 The council consulted on a new Affordable Housing supplementary planning document (SPD) (CDSPD17) from June to September 2011. Once adopted this will replace the existing 2008 Affordable Housing SPD.
- 2.36 The SPD provides guidance on delivering affordable housing, including:
- When affordable housing is required
 - The amount of affordable housing required
 - Where affordable housing should be located
 - The design of affordable housing
 - Financing affordable housing
- 2.37 Our intention was to adopt the SPD in November/December 2011, however, following the introduction of the affordable rent we decided to postpone the adoption so that we can clarify our approach to affordable rent and take the adopted NPPF into account. We are looking to consult on an updated draft of the SPD in Spring 2012.

3. RESEARCH AND EVIDENCE

- 3.1. This section sets out the research and evidence that has informed our housing policies in the Elephant and Castle SPD. The research and evidence that applies across the borough are set out in the Core Strategy housing background papers 1, 2 and 3.

Southwark Housing Requirements Study 2009 (CDH4)

- 3.2. The Core Strategy housing background paper 1 sets out an overview of our Housing Requirements Study 2009. The study looks at the need for affordable housing and different types of dwellings including family housing. The study also included sub-reports for each of the 8 community council areas. The Elephant and Castle area is covered by the Walworth Community Council, part of the Borough and Bankside Community Council area and a very small part of Camberwell Community Council area. Around 40,000 people live in 17,000 households in across the two main Community Council areas. Owner occupation forms only a minority of the housing stock in both areas where over half of the stock is socially rented.

Affordable Housing Viability Study 2010 (CDH16)

- 3.3. Paragraph 9 of PPS3 requires us to undertake an assessment of the viability of affordable housing. As a result BMP Paribas and Christopher Marsh & Co were commissioned to undertake an affordable housing viability study. It looked at 10 real sites and 10 notional sites that are typical of developments proposals in Southwark. 3 of the real sites mentioned in the report (table 4.3.1) are within the Elephant and Castle area. Notional site 6 was Elephant and Castle – Immediate Area, covering the East Walworth ward, with a public transport accessibility level of 6b. The study concluded that notional site 6 had quite a low sales value which impacts on the percentage of affordable housing that it can deliver – only 10% without grant. The study is reviewed in full in the Core Strategy housing background paper 1. Information on viability has been updated in 2011 through the Development Infrastructure Funding Study.
- 3.4. Overall the study concludes that a 35% minimum affordable housing policy is viable across the borough. .

Affordable Rent in Southwark Study 2011

- 3.5. This study looks at the affordability of affordable rent across the nine different postcode areas of Southwark. It models a range of scenarios from 40% to 80% market rents for one, two, three and four bedrooms dwellings. It shows that it will be very difficult for people in housing need to afford the affordable rent model, particularly family homes.

Impact of the affordable rent tenure on the viability of developments in Southwark 2011

- 3.6. This report looks at the viability of affordable rent in Southwark. It builds on the work in the initial Affordable Rent in Southwark Study (2011) looking at the viability of a number of options across the nine postcodes in the borough. The study recommends maintaining our existing policy of a split between social rent and intermediate, and requiring a financial appraisal to justify a departure from our adopted policy.

Past housing completions in Elephant and Castle

- 3.7. We record past completions in our annual monitoring report (AMR). As part of the preparation for our AMR 2010-2011 (which will be published in December 2011), we have recently carried out our completions survey.
- 3.8. Table 1 below sets out how much housing, including how much affordable housing, we have delivered in Elephant and Castle over the past six years (2005/06-2010/11).

Table 1: Elephant and Castle housing completions 2005/06-2010/11

Tenure	FY2005	FY2006	FY2007	FY2008	FY2009	FY2010	Total (gross)
Market	30	119	182	74	29	414	848
Intermediate	29	4	26	20	22	141	242
Social rented	13	25	18			24	80
Total	72	148	226	94	51	579	1170

- 3.9. The largest number of units were completed at Castle House, Walworth Road, the Newington Industrial Estate on Crampton Road and the ex printing works on Amelia Street.

Heygate Replacement Programme

- 3.10. The Heygate Replacement Programme will provide an additional 600 homes across 10 sites (some of these have already been completed but are not counted in the figures above). It is predicted that 512 of these will be affordable (422 social rent and 90 intermediate).

Future housing development

- 3.11. We have developed a Development Capacity Assessment (DCA) which is a tool that we use to estimate potential future housing capacity that may come forward across a number of sites in the borough. The DCA looks in more detail at the potential housing sites over 0.25 Hectares identified through Southwark's input into the Mayor's Strategic Housing Land Availability Assessment (2009) alongside smaller sites.

- 3.12. We use the DCA to help develop our housing trajectory and for Elephant and Castle it suggests that approximately 6,000 homes (gross) (5,000 net) could be provided on the sites we have identified (which include those with permission) over the life of the plan. Appendix A shows the housing trajectory and the table of sites for Elephant and Castle as at November 2011.
- 3.13. It is important to note that the figures in the trajectory are an estimate of capacity and it does not mean that planning permission will be granted for the development. It also does not mean that all these sites will come forward, as they are estimates and there may be other sites which also come forward that we have not identified. In many instances they are based on estimates provided by developers of the capacity of their sites. Their inclusion in the DCA does not imply that the council endorses the capacity or that we can ensure that the sites will come forward. We will keep our Development Capacity Assessment up to date. As sites come forward for development and gain planning permission, the figures in the DCA will be adjusted accordingly. We will use the DCA to monitor progress towards the target number of homes and affordable homes. This enables us to identify new sites over the period of the SPD's operation. The trajectory will be updated every year in our Annual Monitoring Report (AMR).

4. THE OPTIONS

- 4.1. In order to ensure that the SPD contributes to sustainable development as far as possible, three different options were initially assessed for overall sustainability. 21 identified issues were evaluated in each option.

Option one – Business as Usual

- 4.2. Establishing the business-as-usual scenario involved asking how current policies, practices and trends might change in the future in the absence of any active intervention through an SPD. 21 identified issues were evaluated in terms of growth already committed or planned in the Core Strategy, existing transport proposals; and the continuation of certain trends (e.g. in terms of levels of job creation).
- 4.3. In this option we would aim to provide 4,000 new homes on development sites throughout the Opportunity area. However there would be uncertainty on the timing and delivery of new homes and it would be more difficult to coordinate delivery with increased transport capacity. Fewer homes may be built as a result.

Option two – Managed growth: A major new town centre destination

- 4.5. In this option, the character of the central area of the Opportunity Area would become much more like a major town centre, because at present

it is not fulfilling its role to its full potential. A critical mass of new shopping and leisure space would be provided creating a destination and new shopping option for Southwark residents. The Heygate development site would be developed for a mix of uses which include a significant amount of new retail space. The Enterprise Quarter would also become more mixed use, with the introduction of residential use.

- 4.6 In this option we would provide at least 4,000 new homes. There would be more certainty over the delivery as we would be able to ensure that infrastructure is upgraded to cope with increased demand. Additional guidance would be needed to ensure that new residential use does not impact on existing businesses, particularly in the Enterprise Quarter.

Option C: Managed growth: A district centre which meets local needs

- 4.7 In this option, the town centre would be regenerated, but with a smaller increase in shopping and business space. New shopping space would meet the needs of a smaller and more local catchment area. The Heygate development site would be redeveloped as a primarily residential scheme. The Enterprise Quarter would remain primarily in commercial and educational use.
- 4.8 This option was similar to option B, with the difference that the Heygate development site would be a largely residential quarter. Fewer homes would be provided in the Enterprise Quarter. The result of the latter however is that it is likely that the area around Newington Causeway would not benefit from regeneration. This is because office land values are much lower than residential use values and because demand for office space is not sufficient to sustain very large office schemes.

5. SUSTAINABILITY APPRAISAL

- 5.1. The Sustainability Appraisal has helped to identify the areas of concern to be addressed through the refinement of the SPD or through the use of mitigation measures, to help avoid potential conflicts.
- 5.2. The results of the appraisal showed that the overall social, environmental and economic impacts of Option B were more positive than for Options A and C.
- 5.3. The appraisal for Option A obtained more uncertain impacts as there would be more uncertainty on the timing and delivery of new development in the absence of guidance and a strategy for the area and there was more uncertainty whether the necessary infrastructure to support existing and future development could be secured.
- 5.4. Option B presented more of a regenerative approach to the growth of the area. It not only promoted the protection and enhancement of existing assets and facilities, but also a higher level of growth in the

area by focusing more on consolidating Elephant and Castle and the Walworth Road as a major town centre through the promotion of a diverse mix of uses within the central area.

- 5.5. The appraisal of Option B received a higher number of major positive impacts through the promotion of a higher quantum of retail and business floorspace in comparison to the other two spatial options. The appraisal of Option B including the promotion of a higher level of retail floorspace, in the central area, which would attract more shoppers from further away and in turn had more positive impact on creating employment opportunities, promoting increased leisure opportunities, and providing more opportunities for supporting SMEs and local businesses with the potential for the generation of new skills.
- 5.6. The appraisal of the draft SPD policies found that the majority of the policies will have a positive impact. Policies 1, 3, 4 and 5 were shown to have a small negative impact on 4 of the sustainability objectives. The reason for the negative result is that the quantum of new development is likely to have negative impacts in both construction and operation upon climate change, air quality and noise as a result of an increase in carbon emissions from energy consumption and traffic. The development will also increase the amount of waste produced.
- 5.7. However, the development will be necessary in order to regenerate the area. Negative impacts can be addressed through suitable mitigation measures such as the requirement to reduce carbon emissions through implementing the energy hierarchy, the proposed district heating network and the application of the core strategy policies and supplementary planning documents.

6. EQUALITIES IMPACT ASSESSMENT

- 6.1. In preparing the SPD, the findings of the EqIA exercise were considered. The EQIA looked at both the impacts of consultation on the SPD and impacts associated with the implementation of the SPD. As we have been preparing the SPD, we have considered the following issues to ensure we minimise the impact on groups with protected characteristics:
 - The plan could unintentionally fail to meet local housing needs by not providing the right housing type and mix for the local community which could sustain or result in overcrowding and poor quality accommodation which in turn disproportionately affects older people, young and BME community. There may also be a need to ensure access to specialist housing such as care homes and supported housing. This is likely to have the greatest impact on elderly people and people with disabilities. The SPD will help to ensure that more homes of all types are provided in the area to meet the needs of local residents;
 - The regeneration of Elephant and Castle may result in a rise in house prices and housing may become unaffordable to those

currently living in the area, especially for, lone parents, disabled people, the BME community and elderly people. This may also result in a dilution of the community as people are forced to move out of the area as they no longer can afford to live there. People may view the Elephant and Castle SPD as gentrification rather than regeneration therefore it is important that the guidance in the SPD makes it clear that the policies consider the needs of existing residents and local businesses as well as seeking to attract more investment into the area;

- People currently living in the area may feel resentful towards large numbers of people moving in to the area as the scale of development increases. This tension could be further exacerbated if people moving into the area buy up newer and higher quality housing. The SPD will promote new homes of a high standard of accommodation, including generously sized rooms and ensure that a proportion of the new housing is affordable to existing residents;
- Owner occupation forms only a minority of the housing stock in the area. Only 15% of all properties across the area are owned outright or owned with a mortgage with over 59% of the stock socially rented and the remaining 26% in the private rented-sector. People may feel that the needs of certain groups are being prioritised over others such as the need to have designated locations for homes for larger families or wheelchair users. People who are married or in a civil partnership may feel that the needs of single people are prioritised over their needs and vice versa;
- Flats account for the majority of the stock at over 80% with 16% terraced housing and less than 1% of the stock comprising detached and semi-detached properties. If we do not allocate enough sites for housing, we may find we do not have enough space to build housing to meet local needs. This may result in the building of more one and two bedroom dwellings which may have a negative impact on some groups, such as some groups and some ethnic groups which are more likely to have larger families. The SPD will help to ensure we can provide enough housing to meet local needs by ensuring an appropriate level of development is achieved on sites in the area;
- Redevelopment and regeneration of areas may result in the disruption of communities
- An important consideration is the need to provide adequate amounts of affordable housing, especially due to the “option to return” which approximately 175 Heygate tenants have and can assert their right if they want to do so;
- As part of our affordable housing target, we require a percentage to be intermediate housing, which is often shared ownership. This may not be suitable for all religious groups, such as Muslims or people from other cultures who may not want to take out a mortgage for religious or cultural reasons.
- As part of the Elephant and Castle SPD we will look at how we can successfully create mixed communities with a range of

housing types and tenures. This should help to improve social cohesion.

7. THE STRATEGY

Housing target

- 7.1. Our strategy for Elephant and Castle is to seek a minimum of 4,000 net new homes between 2011 and 2026, including at least 1,400 affordable homes. The overall target is in accordance with the London Plan (2011). This aims to provide for as much of the need as possible that has been identified in our Strategic Housing Market Assessment 2010 (CDH2) and the Housing Requirements Study 2009(CDH4). We have identified sites in the opportunity area where we expect most of the new homes in the area to be built. These sites are all within our Development Capacity Assessment and have fed into the Housing Trajectory in Appendix 1.

Affordable and private homes

- 7.2. The SPD will ensure that at least 35% of homes are affordable and at least 35% are private and that a range of sizes of homes are provided. This approach takes into account the large amount of existing affordable housing in the area by setting targets for both affordable and private homes. The aim is to ensure that a range of housing is built in the area which will increase choice for residents, create a more balanced neighbourhood and reduce the existing concentration of affordable homes.
- 7.3. This approach also aims to ensure that we meet our 1,400 affordable homes target for Elephant and Castle. This target is approximately 16% of the overall target for Southwark and provides a significant contribution to the borough target.

Density

- 7.4. The SPD requires developments to comply with the following density ranges from the Core Strategy policy 5:
- Central activities zone: 650-1,100 habitable rooms per hectare
 - Urban zone: 200-700 habitable rooms per hectare
- The only exception to this should be when development has an exemplary standard of design.
- 7.5. Our approach is to set density ranges for different areas so we can make sure that the right amount of development happens in the right places. Elephant and Castle has both an Urban Zone and is part of the Central Activities Zone. Both zones tend to be dominated by flats, maisonettes and terraced housing. The density range is higher in the CAZ because this is where most of the development is going to take place. More details on our approach and where we may allow an

exception is set out in the Residential Design Standards SPD 2011 (CDSPD18).

Student homes

- 7.6. The SPD supports proposals for student housing in line with Core Strategy policy 8. There are two key higher education institutions in the area which make a strong contribution to the character and function of the area. The approach allows the institutions to improve their facilities and encourages investment in the area, whilst Core Strategy policy 8 ensures that the area does not become dominated by student homes and that there is a balance between delivering student homes and other homes including affordable and family homes. More guidance on the operation of our student homes policy can be found in the draft Affordable Housing SPD 2011 (CDSPD17).

8. IMPLEMENTATION

- 8.1. Section 3 of the Core Strategy Housing Background Paper 2 sets out how the housing policies will be implemented. Paragraphs 3.1 to 3.12 explain how we are working to deliver new homes. This includes engaging with the HCA, developers and registered providers to work together to bring forward more housing, including more affordable housing.
- 8.2. More specifically, in Elephant and Castle we have agreed a Regeneration Agreement with Lend Lease to deliver the transformation of Elephant and Castle. They are currently developing a masterplan which covers part of the Opportunity Area.
- 8.3. The Heygate Estate regeneration project will deliver up to 598 new homes and involves the development of 10 Southwark Council owned sites in partnerships with 5 housing associations.
- 8.4. Appendix 1 of the SPD will provide more detail on how the policies will be implemented.

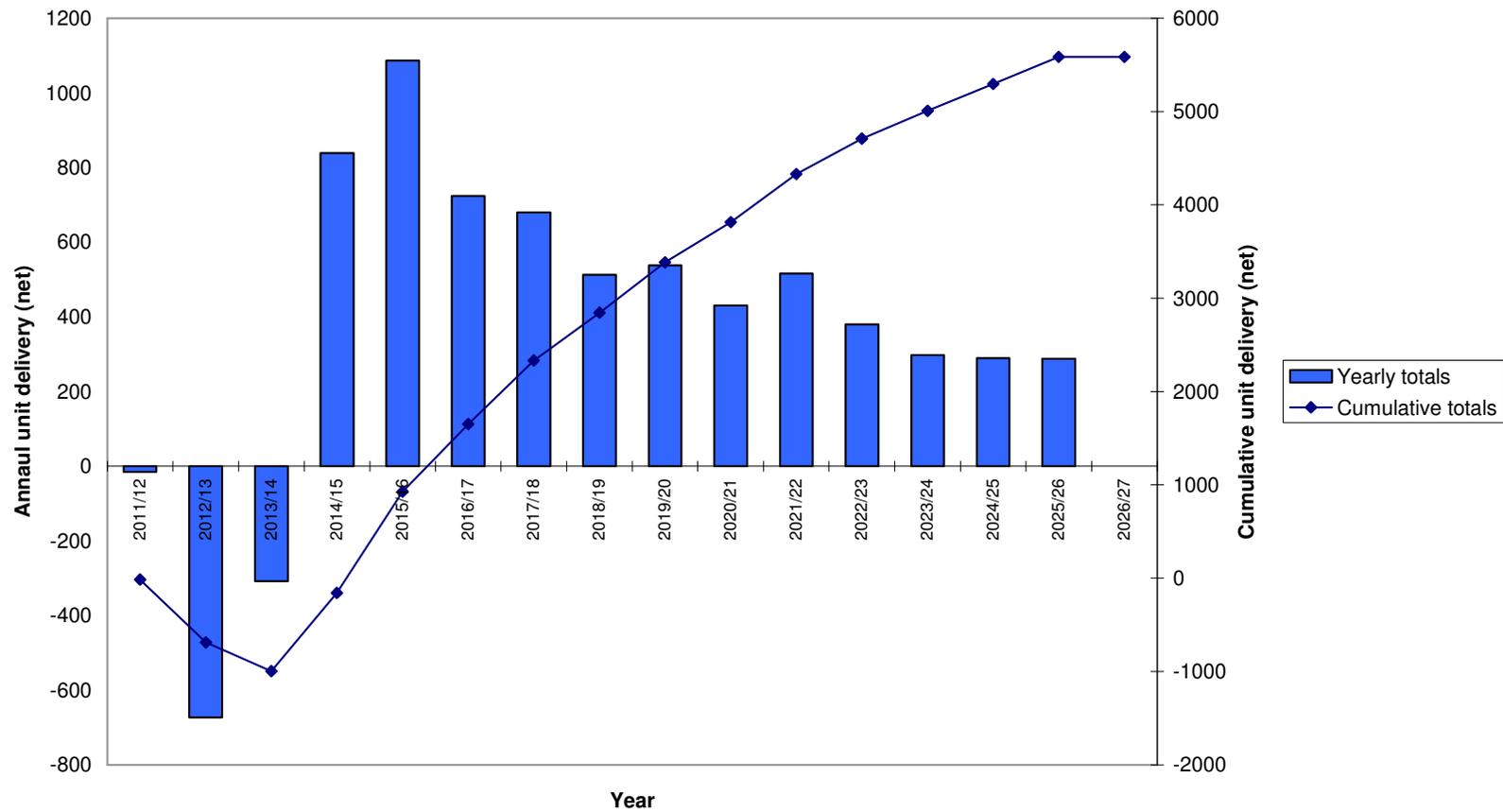
9. DOCUMENT REFERENCES

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(CDR98) Draft London Plan Alterations (2011)
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- (CDSPD17) Draft Affordable Housing SPD (2011)

Appendix A

Elephant and Castle Housing trajectory 2011-2026



Elephant and Castle DCA Sites extract

Site Information			Phasing	existing	proposed	net change
Map No.	Site Name	Site Completed		Residential units	Residential units	Residential units
1	Erlang House	No	2016-21	0	73	73
2	Erlang House - Carpark	No	2016-21	0	0	0
3	Library Street Neighbourhood housing office	On site	2011-16	2	40	38
5	London Road / Borough Road	No	2016-21	0	0	0
6	St Georges Circus - LSBU Site	No	2016-21	0	0	0
7	St Georges Chapel	No	2016-21	0	0	0
8	LSBU - 103 to 108 Borough Road	No	2016-21	0	0	0
9	Borough Road Building / Rear of London South Bank University	No	2016-21	0	0	0
10	Newington Triangle	No	2016-21	0	251	251
11	57-87 Newington Causeway/Avonmouth St	No	2021-26	0	236	236
12	89-93 Newington Causeway	No	2011-16	0	38	38
13	Eileen House	No	2011-16	0	335	335
15	Hand in Hand Public House Meadow Row, 37 Arch Street	No	2011-16	0	19	19
16	50 Elliotts Row	No	2011-16	1	3	2
17	Site of London Park Hotel, (London 360)	No	2011-16	0	470	470
18	Former Elephant and Castle Leisure Centre (St Mary's Residential)	No	2011-16	0	288	288
19	Elephant and Castle Shopping Centre, including Hannibal House	No	2016-21	0	400	400
20	Castle Industrial Estate (50 New Kent Road/Oakmayne Plaza)	On Site	2011-16	0	373	373
21	Heygate Estate (part of UDP Elephant and Castle Core Area)	No	2011-26	1,212	2,600	1,388
22	1-27 Rodney Road	No	2021-26	0	7	7
23	134 New Kent Road	No	2011-16	0	21	21

24	Surdaw House	No	2021-26	0	40	40
25	Corner Elba Place / Rodney Place	No	2016-21	0	7	7
26	Castle Day Centre	No	2016-21	0	39	39
27	Hampton Street between No 6 and the Viaduct	No	2011-16			0
28	Day Nursery and 20 Steedman Street	No	2016-21	0	27	27
29	2-8 Steedman Street	No	2016-21	0	0	0
30	T. Clarke Building (Stanhope House)	No	2026-31	0		
31	Newington Industrial Estate	No	2016-21	0	17	17
32	120-138 Walworth Road	On site	2011-16	0	0	0
	Kwick fit garage		2016-21	0	21	21
33	John Smith House 144- 152 Walworth Road	Not started	2011-16	0	0	0
34	Police Forensics Lab excl Hotel on Amelia Street	No	2021-26	0	53	53
35	Sorting Office and 31 Amelia Street	No	2021-26	0	47	47
36	Chatelaine House	No	2016-21	0	99	99
37	Police Station	No	2011-16	0		0
38	191-193 Walworth Road	No	2011-16	3		5 2
39	Herbert Morission House, 195 Walworth Road	No	2011-16	0	4	4
40	1 Walcorde Avenue	On Site	2011-16	1	2	1
41	Land bound by Brandon Street and Larcom Street South West (50P)	On Site	2011-16	0	18	18
42	Warehouse and surrounds 78-82 Brandon Street		2021-26	0	17	17
43	Duke of Northumberland Public House (88 (and 115) Brandon Street)	On Site	2011-16	1		9 8
44	Works and surrounds (90- 92 Brandon Street)	No	2021-26	0	9	9
45	Brandon Street, Larcom Street and Charleston Street (Proposal Site 51P) Stead Street car park	On Site	2016-21	0	134	134
46	98 to 104 Rodney Road	No	2016-21	0	32	32
47	81 East Street	No	2011-16	0		1 1
48	York House		2021-26	0	8	8
49	237 Walworth Rd and land rear of 221 - 23 Walworth Road	No	2011-16	0	54	54

50	224-236 Walworth Road and 2-10 Occupation Road	No	2026-31	0	27	27
51	Manor Place Depot, Manor Place (Proposal site 49P) 1 West	No	2016-21	0	155	155
52	250-252 Walworth Road	No	2011-16	2	4	2
53	259-261 Walworth Road	No	2011-16	2	5	3
54	1-3 East Street	No	2011-16	0	3	3
55	289 Walworth Road	No	2011-16	0	7	7
56	262-290 inc Morrisons	No	2026-31	0	100	100
57	347 Walworth Road	No	2011-16		1	1
58	328-346 Walworth Rd	No	2026-31	0	25	25
59	245 Walworth Road		2011-16	1		2 1
60	30-32 Wansey Street		2011-16	0		2 2
61	Browning Settlement, 3 Browning Street		2011-16	0		2 2
62	44b Brandon Street		2011-16	1		2 1
63	239 Walworth Road		2011-16	1		3 2
64	41 Browning Street		2011-16	1		3 2
65	32 New Kent Road		2011-16	0		1 1
66	66 Wansey Street		2011-16	1		4 3
67	353 Walworth Road		2011-16	1		3 2
68	337 Walworth Road		2011-16	0		1 1
69	329 Walworth Road		2011-16	0		1 1
70	2 Merrow Street		2011-16	0		3 3
71	4-8 East Street		2011-16	1		1 0
72	2 Fielding Street		2011-16	2		2 0
73	204 Walworth Road (Kings Head P.H)		2011-16	1		8 7
74	183 Brook Drive	On site	2011-16	1		3 2
75	32 Elliotts Row		2011-16	1		2 1
76	Former Elephant and Castle Leisure Centre (New Leisure Centre)		2011-16	0	0	0
77	Manor Place Depot, Manor Place (Proposal site 49P) 2 Railway arches		2016-21	0	0	0
78	Manor Place Depot, Manor Place (Proposal site 49P) 3 East		2016-21	0	145	145
79	Stead street		2011-16		134	134
80	Giraffe P.H., 45 Penton Place, SE17 3JU		2011-16	1	9	8
81	5 and 5a Westmoreland Road SE17 2AX		2011-16	1	3	2
82	284-286 Walworth Road, Temple Bar, SE17 2TE		2011-16	1	3	2

83	292 Walworth Rd, Carter Place, SE17 2TE		2011-16		9	9
84	35 St Georges Road, SE1 6EW		2011-16	1	7	6
85	13 London Road, SE1 6JZ		2011-16		1	1
	Total				1,240	6,478