



Sian Berry AM
City Hall
The Queen's Walk
LONDON SE1 2AA

7 December 2018

Mayor of London
City Hall
The Queen's Walk
London SE1 2AA

Dear Sadiq,

Redevelopment of Elephant and Castle shopping centre and London College of Communication site. Planning application no: 16/AP/4458

I understand that Southwark Council has referred a draft S106 agreement to you for this scheme and that you will be making a decision imminently on whether to leave this application for local determination.

I urge you instead to take over the application. There is a very strong case for considering this scheme as a strategic and important development with London-wide significance on a number of grounds, including that:

- The application is of significant size and will affect a wide area, and the current application is not compliant with London Plan or Local Development Plan policies for affordable housing in either the number of homes or tenure split.
- The loss of space for small businesses, broken obligations for the use of the market square and other space nearby as replacement space, and the inadequacy of relocation strategy and proposed relocation funds.
- The Castle Square does not have planning consent.
- In addition, the required 10 per cent of affordable retail space is absent from the plans, as are details of rent levels.

The draft Section 106 agreement submitted does not guarantee that all the replacement sites will be ready for relocation before the centre closes. Small independent traders that will be relocated are likely to lose their customers and communities they currently serve.



City Hall Green — Sian Berry AM

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It is estimated that a quarter of the totality of the Latin American business cluster will be lost, with significant effects on a London-wide minority group for whom this area has particular significance that has grown over a long period.

The scheme will also have adverse equality impacts on other local businesses, their employees and customers, many of whom are from other BAME groups and/or of an older demographic.

This is compounded by an absence of a disability and mental health impact assessment in the Equality Impact Assessment, or assessment of loss of indoor space that includes the bingo hall. Older people, disabled residents and other groups will lose indoor social, retail and cultural spaces, as well as other vital services, leading to social isolation.

Please consider this request and respond to me as soon as possible.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Sian Berry', with a long horizontal stroke underneath.

Sian Berry
Green Party Member of the London Assembly

cc. James Murray, Deputy Mayor for Housing
Graham Clements, Principal Strategic Planner, GLA



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