

## Community Forum 6 8th December 2011

### Minutes

#### Attendance:

Adrian Glasspool, Heygate Resident/Friends of Nursery Row  
Al-Issa Munu, Rockingham Housing Association  
Amanda Sewell, Salisbury Estate TRA  
Brian Hodge, Business Extra  
Catherine Lindo, local resident  
Catriona Picken, local resident  
Charlie Holland, Kennington People on Bikes  
Christine Tan, Salisbury Estate  
Colin Darby, St Modwen  
Danny Miller, Southwark Works  
Cllr David Noakes, Southwark Council  
Diana Cochrane, Pullens TRA  
Felicity Ming, Heygate resident  
Fiona Picken, local resident  
Gary Malloy, Rodney Road T&RA  
Guy Mannes-Abbott, Balfour street resident/EAN  
James Upsher, Strata resident  
Jeremy Leach, Southwark Living Streets  
Jim Beedell, local resident  
John Muir, Elephant & Castle Redevelopment Trust  
Katherine McNeill, EAN  
Leman Chu, Heygate resident  
Les Claridge, London College of Communication  
Cllr Martin Seaton, Southwark Council  
Martina Melton, Southwark Council  
Maximillian Burdyl-Strihmann, King's College  
Michael Somers, Garland Court TRA  
Neil McKinnon, St Matthew's church  
Niall Conolly, Garland Court  
Nicola Beedell, local resident  
Nicolas Chinardet, Family Mosaic Housing Association  
Norma Lawrence, Wansey street resident  
Patria Roman-Velazquez, City University (Department of Sociology)  
Paul Fowler, secretary of Simon Hughes  
Richard Rees, local resident/ Newington TRAs  
Robert Ferguson, London College of Communication  
Robert Loader, local resident  
Robert Brett, Henshaw Street TRA  
S. Lavalis, Balfour street resident  
Sanna Wennberg, Balfour street resident  
Simon Bevan, Southwark Council  
Steve Crawford, local resident  
Susan Hayes, Superarts School of Dance and Musical Theatre  
Tanya Szendeffy  
Vally Wilson, Rodney Road Traders  
Vora Shamim



Barbara-Ann Overwater, Southwark Council  
Tim Cutts, Southwark Council  
Jon Abbott, Southwark Council  
Nick Bromley, Transport for London

Rob Deck, Lend Lease  
Fiona Parry, Lend Lease  
Silvia Lazzerini, Lend Lease  
Edward Mayes, Lend Lease

Sarah Gaventa, Chair  
Ciron Edwards, Soundings  
Georgina Chimarrides, Soundings

Agenda:

1. Welcome & Introduction
2. Update from Lend Lease
3. Shopping centre update
4. Q&A
5. Redevelopment update
6. Southwark Council SPD
7. Q&A
8. Summary, wrap up and thanks

Discussion:

<b>Actions from Community Forum 5</b>		
	The chair explained that there were several actions from the previous forum and passed over to the respective person to respond to each of these actions	Sarah Gaventa, chair
	<p><u>Actions - TfL</u></p> <p>At the previous forum there were three FOI requests.</p> <ol style="list-style-type: none"> <li>1. The Interchange Feasibility Study which will be available in the next couple of days.</li> <li>2. The roundabout safety audit which will be available in the new year.</li> <li>3. There will be a workshop on the Northern Roundabout proposals on 12 January which Luke Miller has been invited to. The workshop will look at issues such as stop lines and new traffic lights being installed at the round about. It was also added that as a result of the subways being closed the proposals for the roundabout look at the removal of the railings. It is thought that this will improve safety for cycling as in accidents in the past, cyclists have been trapped between cars and the railings. This workshop is part of consultation and TfL would like to hear people's views.</li> </ol>	Nick Bromley, TfL
S	James Upsher and Jeremy Leach stated that they would like to attend the workshop.	James Upsher, Strata resident & Jeremy Leach, Southwark Living Street
S	Jeremy Leach should be invited to the workshop as he is the chair of the Walworth Society and represents the local community.	Richard Rees, local resident/ Newington TRAs
Q	The plans shown at the previous forum do not respond to the causes of the 2009 cyclist fatality	James Upsher, Strata resident

	on E&C round about.	
A	Nick Bromley explained that the workshop will go through proposals from peninsulation to date and urged those who would attend to come not only with critical views but also prepared with ideas.	Nick Bromley, TfL
Q	Is a 20mph limit being considered for Heygate Street and Rodney Road?	Amanda Sewell, Salisbury Estate TRA
A	This is part of the policy that is being reviewed.	Nick Bromley, TfL
	<u>Actions – Southwark</u> The intermediate housing threshold is £58,600. The Draft SPD consulted on in the summer, has been updated but won't be drastically different.	Jon Abbott, Southwark Council
<b>Actions</b>		
	Invite James Upsher and Jeremy Leach to the TfL workshop in January 2012.	Nick Bromley, TfL
	Respond as to how the new designs for the Northern roundabout resolve issues which caused cyclist fatality in 2009.	Nick Bromley, TfL
	Update on policy review which could allow for a 20mph speed limit on Rodney Road and Heygate Street.	Nick Bromley, TfL
<b>Crossway Church Statement</b>		
	Sarah Gaventa read out a statement from Peter Stevenson, Minister of Crossway Church. The statement described the progress made in discussions for the relocation of the church.	Sarah Gaventa, Chair
<b>Update from Lend Lease</b>		
	Rob Deck presented a brief overview on progress made on the Concept Masterplan and Phase One, and explained when future consultation events would take place. He also announced that consultation will commence on the Leisure Centre redevelopment, with a public exhibition on 14/16/17 January 2012.	Rob Deck, Lend Lease
<b>Shopping Centre Update</b>		
	Colin Darby presented the aspirations for the shopping centre and stated that consultation would commence in mid-2012. He also stated that the Northern Line ticket hall issues will need to be resolved in early 2012.	Colin Darby, St Modwen
Q	Will the bus passenger waiting area outside the shopping centre be improved?	Jeremy Leach, Southwark Living Street
A	We are aware of the sensitivities and we are looking at how it can be resolved.	Colin Darby, St Modwen
Q	What are the plans for the rail station?	Amanda Sewell, Salisbury Estate TRA
A	Network rail have funds for improvements and we are also in discussions with them about creating a	Colin Darby, St Modwen

	possible link through the shopping centre.	
Q	Are there plans to improve the footways to the shopping centre before 2015?	Charlie Holland, Kennington People on Bikes
A	We are looking at level changes, but short-term plans are not yet clear.	Colin Darby, St Modwen
Q	Will you still be using Elephant Road for your deliveries?	Richard Rees, local resident/ Newington TRAs
A	Yes	Colin Darby, St Modwen
Q	Is there potential for links from the shopping centre through to the Heygate?	Richard Rees, local resident/ Newington TRAs
A	Yes, the aspiration is to do this but again there are level issues we need to look at.	Colin Darby, St Modwen
Q	Who is responsible for cleaning the market area and the pavements? Why is it not done?	Fiona Picken, local resident
A	Colin Darby stated that it is St Modwen's responsibility and he will take this up with the management team	Colin Darby, St Modwen
Q	Have you asked the local community to input into the designs?	Al-Issa Munu, Rockingham Estate TRA
A	What was presented are not designs, it is an approach. Our presence here today is to start talking to the community and in the new year we will be having exhibitions and workshops.	Colin Darby, St Modwen
Q	Have you thought about the sustainability of existing businesses during the shopping centre building works?	Patria Roman-Velazquez, City University (Department of Sociology)
A	Businesses have leases until 2015 and are aware of the shopping centre plans. We are looking at phasing the scheme so that some businesses can remain on site. We are looking at bringing national chains but recognise the importance of small local businesses.	Colin Darby, St Modwen
S	Connections through the arches from the shopping centre to the new market square are fundamental.	Diana Cochrane, Pullens TRA
<b>Actions</b>		
	Speak to management team about keeping shopping centre market area/ pavement clean.	Colin Darby, St Modwen
<b>Redevelopment Update - Heygate demolition works</b>		
	<p>Jon Abbott explained that funding has been secured to carry out the demolition of the Heygate Estate in the next 3-4 years. Southwark will need around 9 months to conduct the relevant surveys and no demolition will be carried out prior to that.</p> <p>Jon also announced that a security fence will be erected around the area south of Heygate street and to replace the hoardings on the Phase One site. As a result of the fencing there are pedestrian</p>	Jon Abbott, Southwark Council

	permeability issues and part of the cycle lane may be used to resolve this. Southwark are meeting with Southwark cyclists next week to discuss this.	
Q	Will the trees in Victory Place be outside the fence?	Sanna Wennberg, Balfour Street resident
A	As far as we are able to, we will try to keep the trees outside the fence.	Jon Abbott, Southwark Council
Q	Will the demolition be completed by 2015?	Richard Rees, local resident/ Newington TRAs
A	It is our working target, but we will need to work out the details.	Jon Abbott, Southwark Council
Q	What are the costs for the demolition and who will be paying?	Richard Rees, local resident/ Newington TRAs
A	We will not know the exact costs until it is tendered. The Council has agreed to forward fund the demolition but we will recover the costs from Lend Lease.	Jon Abbott, Southwark Council
Q	Will the wire mesh be placed in the same location as the blue hoarding or moved back?	Norma Lawrence, Wansey Street resident
A	It will broadly follow the line of the existing hoardings.	Jon Abbott, Southwark Council
Q	I welcome the trees being outside the fence on Victory Place. Can this be replicated north and south of Heygate street?	Katherine McNeil, Elephant Amenity Network
A	This is not yet being looked at for north of Heygate street, but we will come back in February/March with a more detailed programme.	Jon Abbott, Southwark Council
Q	When is the planning application for demolition going to be submitted?	Katherine McNeil, Elephant Amenity Network
A	The demolition application is part of the outline planning application for the Heygate which will be submitted Lend Lease in Spring 2012.	Jon Abbott, Southwark Council
Q	What about an application for the removal of trees?	Annie Lennox, Elephant Amenity Network
A	It is all part of the same application.	Jon Abbott, Southwark Council
Q	The toucan crossing on New Kent Road has been moved and changed to a pelican crossing and lacks sufficient signage.	Charlie Holland, Kennington People on Bikes
A	This is only a temporary crossing to allow access to the Oakmayne development. We are generally looking to make improvements to cycle connections.	Jon Abbott, Southwark Council
<b>Draft E&amp;C Supplementary Planning Document Presentation</b>		
	A presentation from the SPD team on the role of the SPD on the Elephant and Castle regeneration, Southwark's vision for the area and a brief overview on the guidance set out for the following: - Shopping, Leisure & Business	Barbara-Ann Overwater, Southwark Council/ Tim Cutts, Southwark Council

	<ul style="list-style-type: none"> <li>- Homes</li> <li>- Social &amp; Community Infrastructure</li> <li>- Transport &amp; movement</li> <li>- Urban design</li> <li>- Natural environment</li> <li>- Delivery &amp; implementation</li> <li>- Character areas</li> <li>- Formal consultation</li> </ul>	
Q	Can you please explain what SUDS are?	Sarah Gaventa, Chair
A	It stands for Sustainable Urban Drainage Systems. It is a method of draining off surface water naturally.	Tim Cutts, Southwark Council
S	The consultation on the SPD should be first in your presentation and you should perhaps look at your ordering.	Diana Cochrane, Pullens TRA
S	You have not mentioned design quality in the presentation.	Diana Cochrane, Pullens TRA
S	Lend Lease should be an exemplar of the vision in the SPD	Diana Cochrane, Pullens TRA
Q	With regards to s106, how are you going to involve the local community in the way the funds are distributed?	Diana Cochrane, Pullens TRA
A	We have a system of a project bank, which contains projects identified by the local community. The project bank will be refreshed in 2012. When funds come in from new developments we will look at the project bank for projects near the development.	Tim Cutts, Southwark Council
S	Katherine McNeill thanked the SPD team for the walkabouts and then commented on the fact that areas identified as town centres don't usually have a road running through them.	Katherine McNeil, Elephant Amenity Network
S	The presentation does not reflect the 40% student housing situation in the area. There is no guarantee that s106 funds will be secured from student developments.	Richard Rees, local resident/ Newington TRAs
S	The vision for E&C lacks aspiration. For instance, an aspiration could be to make Elephant & Castle the greenest part of London. The London Plan states that we need to increase the canopy by 5%. We need a mechanism such as a forest bank where the community can actively participate on what happens to the trees.	Guy Mannes-Abbott, Balfour Street resident/ EAN
Q	The SPD states that courtyards should be at ground level rather than podium. Some of the local community seem to be in agreement with the Council on this. In the 'Walworth Road' Character area section there is mention of improvements to library services. Is this to extend the current library or build a new one? (Peckham Library is a good precedent for libraries). As the population of	Steve Crawford, local resident

	Walworth Road is set to double these improvements are key.	
A	We are discussing raised courtyards with Lend Lease.	Jon Abbott, Southwark Council
Q	Is there a new library planned?	Sarah Gaventa, Chair
A	It is not ruled out. We are in conversation with Lend Lease about this.	Jon Abbott, Southwark Council
Q	What is your definition of high? Are tall buildings good for the community?	Catherine Lindo, local resident
A	More than 30 metres is considered high (10 storeys). In this area we will support tall buildings in the right location and of good design. Tall buildings can signal regeneration and create more space on ground level for public realm.	Tim Cutts, Southwark Council
Q	The presentation confirms that Southwark supports gentrification and ethnic cleansing. There is no provision for Heygate residents to return. What you classify as affordable is not affordable to the local community. There are no community facilities left in the area. The s106 monies should be for facilities to support the community such as nurseries and community centres.	Al-Issa Munu, Rockingham Estate TRA
A	We have built 470 replacement homes. Around 170 ex-Heygate residents have expressed the right to return and they will get first choice when the new affordable housing on the Heygate is delivered. We have also secured HCA funding for the Stead Street development that will deliver a high number of affordable homes.	Jon Abbott, Southwark Council
Q	How did you arrive at 4,000 homes? Apart from the Heygate, where will these homes go?	Sanna Wennberg, Balfour Street resident
A	There is a map in the SPD showing the development areas.	Tim Cutts, Southwark Council
Q	Why isn't there more emphasis on catering for doctor's surgeries, schools since the number of homes are doubling?	Sanna Wennberg, Balfour Street resident
A	A capacity study has been done for this.	Tim Cutts, Southwark Council
S	Student housing is welcomed as long as it is not brought into the urban context. It could release family homes from being taken up as house shares.	Sanna Wennberg, Balfour Street resident
Q	How does the SPD respond to creating business and training opportunities to tackle unemployment and poverty? There should be an increase in business, office and leisure areas.	Vally Wilson, Rodney Road Traders Association
A	We do aim to increase business opportunities. S106 monies are used towards this.	Tim Cutts, Southwark Council
A	The Crampton street development opens up 5 incubator spaces for businesses.	Jon Abbott, Southwark Council

Q	Why is the blue line (Heygate street character area boundary) located where it is? Why are Balfour street, Victory Place etc outside it?	Amanda Sewell, Salisbury Estate TRA
A	We are not just focused within the blue line. We will be looking at the impact on surrounding streets.	Tim Cutts, Southwark Council
S	In response to Mr Munu: Southwark does want mixed communities. In terms of density, it is not the council that always decides on this as the Mayor controls a lot of this. Doctor's surgeries are important and s106 monies are put aside for health. However this is fairly complicated at the moment as the Primary Care Trust is due to reform.	Cllr David Noakes, Southwark Council
Q	There has been a lot of discussion on homes, offices and retail. What about spaces for manufacturing, service engineers and workshops? Is this covered elsewhere?	Charlie Holland, Kennington People on Bikes
A	Preferred industrial locations are identified in the wider area such as in Old Kent Road and Bermondsey.	Tim Cutts, Southwark Council
Q	London road is sterile due to the vacant shop frontages. Is there an opportunity to open up frontages on London road?	Jeremy Leach, Southwark Living Streets
A	It is an aspiration. South Bank University have a 20-year plan and are looking at this.	Jon Abbott, Southwark Council
Q	Who decides on who gets the project bank funds?	Nicola Beedell, local resident
A	The councillors run workshops with local people.	Cllr David Noakes, Southwark Council
S	To get the funding from the Community Project Bank you need to understand how the system works. You might have the best ideas but you need to be able to communicate them correctly to the right people.	Diana Cochrane, Pullens TRA
Q	Surprised that s106 has not been mentioned at the Community Council	Norma Lawrence, Wansey Street resident
S	Walworth have not had a lot of s106 monies.	Diana Cochrane, Pullens TRA
A	The February Community Council will discuss s106.	Cllr Martin Seaton, Southwark Council
S	Disagree with social cleansing statement; we need mixed communities.	Cllr Martin Seaton, Southwark Council
Q	If the Community Project Bank is linked to the Community Council, what happens to neighbouring councils such as Cathedrals and Chaucer.	Neil McKinnon, St Matthew's Church
A	In 2012 the boundaries are likely to change so this needs to be discussed then.	Cllr Martin Seaton, Southwark Council
S	I have been a resident here for 35 years, I currently look out at Canary Wharf and aspire to	Fiona Picken, local resident

	see something like that in Elephant & Castle.	
S	We are committed to the redevelopment of our current building at E&C and will also provide incubator units. The LCC coffee bar is open to all and we want to have a dynamic presence and be part of the community.	Les Claridge, London College of Communications
Q	Trees contribute to health and well-being. In terms of the 5% aspiration for increase in canopy, what are your plans to achieve this and how are you going to protect the existing canopy?	Guy Mannes-Abbott, Balfour Street resident/EAN
A	In the SPD we are promoting the retention of trees. An appropriate replacement strategy will need to be agreed for trees which are to be removed.	Tim Cutts, Southwark Council
Q	Is there anyway that you can guarantee that we will have input for s106?	Richard Rees, local resident/ Newington TRAs
S	There should be more information on consultation about the SPD and the council to send out a letter to the entire opportunity area.	Jim Beedell, local resident
S	I didn't receive any information on the SPD consultation.	Steve Crawford, local resident
Q	How are you consulting on the SPD?	Sarah Gaventa, Chair
	We are using various means: Newspaper adverts, we have a database of 3,000 – 4,000 contacts and we are having public exhibitions. We are also happy to go along to any TRA/community meetings.	Tim Cutts, Southwark Council
<b>Action</b>		
	Send EAN Interim Uses Workshop presentation and report to Tim Cutts.	Soundings
	Confirm date of housing workshop * *Please note that the housing workshop took place on 31 January 2012	Soundings
<b>Close</b>		
	The next Community Forum was announced for Thursday 23 February*  * Please note this date has been brought forward to the <b>9 February</b> as it clashes with the late night opening of the Heygate Final Masterplan exhibition.	Sarah Gaventa, Community Forum Chair

**Note:**

Q: question

A: answer

S: statement