

**THE LONDON BOROUGH OF SOUTHWARK
(ELEPHANT AND CASTLE TOWN CENTRE) COMPULSORY PURCHASE
ORDER (No.2) 2023**

CORE DOCUMENTS

List updated 3 January 2024

CD1	The CPO and associated documents
CD1.1	The CPO including CPO Schedule, 29 December 2023
CD1.2	1.2.1 The CPO Map, 29 December 2023 1.2.2 The Location Plan to the CPO Map, 29 December 2023
CD1.3	Statement of Reasons, 29 December 2023
CD1.4	1.4.1 London Borough of Southwark Cabinet Report, 17 October 2023 1.4.2 London Borough of Southwark Cabinet Report Appendices, 17 October 2023
CD1.5	Minutes of Cabinet meeting of 17 October 2023
CD1.6	London Borough of Southwark Equalities Impact Assessment, 2 October 2023
CD1.7	High level review of viability position for CPO by Avison Young (on behalf of the Council), 4 October 2023
CD1.8	1.8.1 CPO indemnity agreement (redacted), 1 February 2023 1.8.2 Deed of variation to CPO indemnity agreement (redacted), 29 December 2023
CD1.9	Funding Intentions Letter (redacted), 25 September 2023
CD1.10	1.10.1 Spanish translation of CPO including extract of CPO Schedule 1.10.2 Spanish translation of Statement of Reasons
CD2	CPO legislation and guidance
CD2.1	Section 226 Town and Country Planning Act 1990
CD2.2	Acquisition of Land Act 1981
CD2.3	Section 13 Local Government (Miscellaneous Provisions) Act 1976
CD2.4	Compulsory Purchase Act 1965
CD2.5	Compulsory Purchase (Inquiries Procedure) Rules 2007
CD2.6	Guidance on Compulsory purchase process and The Crichel Down Rules, July 2019
CD3	Planning permissions and related documents
CD3.1	Planning permission 16/AP/4458, 10 January 2019

CD3.2	Listed building consent 16/AP/4525 (for minor amendments to the northern elevation of the Metropolitan Tabernacle), 10 January 2019
CD3.3	Planning Committee reports for applications 16/AP/4458 and 16/AP/4525, 3 July 2018
CD3.4	Minutes of Planning Committee meeting of 3 July 2018
CD3.5	Viability appraisal for application 16/AP/4458 in connection with affordable housing provision, by DS2, 22 June 2018
CD3.6	3.6.1 – Addendum No. 1 to report for Planning Committee meeting of 3 July 2018 3.6.2 – Addendum No. 2 to report for Planning Committee meeting of 3 July 2018
CD3.7	<p>Other main application documents for application 16/AP/4458 (other than drawings):</p> <ul style="list-style-type: none"> 3.7.1.1 Environmental Statement Volume 1 – main text – Sept 2016 3.7.1.2 Environmental Statement Volume 2 – Figures 3.7.1.3 Environmental Statement Volume 3 – Townscape, Built Heritage & Visual Assessment 3.7.1.4 Environmental Statement Volume 4 – Technical Appendices 3.7.1.5 ES Non-Technical Summary – Sept 2016 3.7.1.6 Waterman EIA update letter dated 19 June 2017 3.7.1.7 Waterman EIA update letter dated 19 June 2018 3.7.2 Planning Statement – August 2016 3.7.3.1 Equalities Statement – 18 November 2016 3.7.3.2 Equalities Statement Addendum – August 2017 3.7.3.3 Additional Information Equalities Statement – February 2018 3.7.4.1 Transport Assessment – September 2016 3.7.4.2 Transport Assessment Appendices & Figures Volume I 3.7.4.3 Transport Assessment Appendices & Figures Volume II 3.7.4.4 Addendum to Transport Assessment – June 2017 3.7.5.1 Design and Access Statement – September 2016 3.7.5.2 Addendum to Design and Access Statement – June 2017 3.7.6 Retail Assessment – 2016 3.7.7 Regeneration Statement – October 2016 <p><i>N.B. a link to the Council's planning website for application 16/AP/4458 can be found here</i></p> <p>https://planning.southwark.gov.uk/online-applications/applicationDetails.do?keyVal=ZZZV0WKBWR574&activeTab=summary</p> <p><i>For up to date main approved planning drawings, please see 3.22 below</i></p>
CD3.8	Officer post-Planning Committee update report for application 16/AP/4458, plus appendix, 10 January 2019
CD3.9	Section 73 planning permission 20/AP/3675, 12 March 2021
CD3.10	Officer report for application 20/AP/3675, 12 March 2021

CD3.11	Non-material amendment approval 21/AP/1064, 8 April 2021
CD3.12	Section 73 planning permission 21/AP/1104, 29 July 2021
CD3.13	3.13.1 – Planning Committee report for application 21/AP/1104, 6 July 2021 3.13.2 – Addendum
CD3.14	Minutes of Planning Committee meeting of 6 July 2021
CD3.15	Viability assessment for application 21/AP/1104 in connection with affordable housing provision, by DS2, April/June 2021: 3.15.1 Executive summary April 2021 3.15.2 Update e-mail 10 June 2021
CD3.16	Review of viability assessment for application 21/AP/1104 in connection with affordable housing provision, by Avison Young on behalf of the Council, 18 June 2021
CD3.17	Other main application documents for application 21/AP/1104 (other than drawings): 3.17.1.1 ES Addendum Volume 1 (2021) – Main Text 3.17.1.2 ES Addendum Volume 2 (2021) – Figures 3.17.1.3 ES Addendum Volume 3 (2021) – Townscape, Built Heritage & Visual Assessment 3.17.1.4 ES Addendum Volume 4 (2021) – Appendices 3.17.1.5 ES Non-Technical Summary (2021) 3.17.1.6 Waterman EIA Strategy Briefing Note – October 2020 3.17.1.7 EIA Statement of Conformity Letter dated 11 December 2020 3.17.1.8 EIA Implications of Minor Phasing Changes 3.17.2 Planning Statement Addendum 3.17.3 Equality Statement Addendum (2021) 3.17.4 Transport Assessment Addendum (2021) 3.17.5 Design and Access Statement Addendum (2021) <i>N.B. a link to the Council's planning website for application 21/AP/1104 can be found here</i> https://planning.southwark.gov.uk/online-applications/applicationDetails.do?keyVal=QQSI9MKB03Q00&activeTab=summary <i>For up to date main approved planning drawings, please see 3.22 below.</i>
CD3.18	Non-material amendment approval 21/AP/3848, 2 December 2021
CD3.19	Non-material amendment approval 21/AP/4180, 4 February 2022
CD3.20	Non-material amendment approval 22/AP/0109, 4 February 2022
CD3.21	Non-material amendment approval 22/AP/1090, 1 June 2022
CD3.22	Main approved drawings for section 73 permission 21/AP/1104, as amended by subsequent non-material amendment approvals: <u>1. Site Location Plans</u> 3.22.01.1 – Existing – 935.00.07.001 Rev P2

- 3.22.01.2 – Proposed – 935.01.07.002 – Rev P3
- 3.22.01.3 – Roof Plan – 935.00.07.003 – Rev P3
- 3.22.01.4 – Ground Plan – 935.00.07.004 – Rev P4
- 3.22.01.5 – Basement Level B1 – 935.00.07.005 – Rev P3
- 3.22.01.6 – Basement Level B2 & B3 – 935.00.07.006 P2
- 3.22.01.7 – Basement level B4 & B5 – 935.00.07.007 P1
- 3.22.01.8 – Key Plan – 935.00.07.010 Rev P1

2. GA Plans – Existing East Site

- 3.22.02.1 – Existing East Site – Roof Plan – 935.01.07.050 Rev P1

3. GA Plans – Existing West Site

- 3.22.03.1 – Existing West Site – Roof Plan – 935.02.07.050 Rev P1

4. GA Elevations – Existing East Site

- 3.22.04.1 – Existing East Site North Elevation – 935.01.07.060 Rev P1
- 3.22.04.2 – Existing East Site East Elevation – 935.01.07.061 Rev P1
- 3.22.04.3 – Existing East Site South Elevation – 935.01.07.062 Rev P1
- 3.22.04.4 – Existing East Site West Elevation – 935.01.07.063 Rev P1
- 3.22.04.5 – Existing East Site Coronet Elevations – 935.01.07.064 Rev P1

5. GA Elevations – Existing West Site

- 3.22.05.1 – Existing West Site Newington Butts Elevation – 935.02.07.020 Rev P1
- 3.22.05.2 – Existing West Site North Elevation – 935.02.07.060 Rev P1
- 3.22.05.3 – Existing West Site East Elevation – 935.02.07.061 Rev P1
- 3.22.05.4 – Existing West Site South & West Elevation – 935.02.07.062 Rev P1
- 3.22.05.5 – Existing West Site West & South Elevation – 935.02.07.063 Rev P1

6. GA Plans – Proposed East Site

- 3.22.06.1 – East Site – Basement 05 plan – 935.01.07.95 P1
- 3.22.06.2 – East Site – Basement 04 plan – 935.01.07.96 P1
- 3.22.06.3 – East Site – Basement 03 plan – 935.01.07.97 P2
- 3.22.06.4 – East Site – Basement Plan – 935.01.07.98 Rev P5
- 3.22.06.5 – East Site – Basement Mezzanine Plan – 935.01.07.99 Rev P4
- 3.22.06.6 – East Site – Ground Floor Plan – 935.01.07.100 Rev P5
- 3.22.06.7 – East Site – First Floor Plan – 935.01.07.101 Rev P5
- 3.22.06.8 – East Site – Second Floor Plan – 935.01.07.102 Rev P3
- 3.22.06.9 – East Site – Third Floor Plan – 935.01.07.103 Rev P4
- 3.22.06.10 – East Site – Fourth Floor Plan – 935.01.07.104 Rev P2
- 3.22.06.11 – East Site – Fifth Floor Plan – 935.01.07.105 Rev P2
- 3.22.06.12 – East Site – Sixth Floor Plan – 935.01.07.106 Rev P2
- 3.22.06.13 – East Site – Seventh Floor Plan – 935.01.07.107 Rev P2
- 3.22.06.14 – East Site – Eighth Floor Plan – 935.01.07.108 Rev P2
- 3.22.06.15 – East Site – Ninth Floor Plan – 935.01.07.109 Rev P2
- 3.22.06.16 – East Site – Tenth Floor Plan – 935.01.07.110 Rev P2

- 3.22.06.17 – East Site – Eleventh Floor Plan – 935.01.07.111 Rev P3
- 3.22.06.18 – East Site – Twelfth to Fifteenth Floor Plan – 935.01.07.112 Rev P2
- 3.22.06.19 – East Site – Sixteenth, Seventeenth & Nineteenth Floor Plan – 935.01.07.116 Rev P2
- 3.22.06.20 – East Site – Eighteenth Floor Plan – 935.01.07.118 Rev P1
- 3.22.06.21 – East Site – Twentieth to Twenty-First Floor Plan – 935.01.07.120 Rev P2
- 3.22.06.22 – East Site – Twenty-Second Floor Plan – 935.01.07.122 Rev P2
- 3.22.06.23 – East Site – Twenty-Third to Twenty-Seventh Floor Plan – 935.01.07.123 Rev P1
- 3.22.06.24 – East Site – Twenty-Eighth Floor Plan – 935.01.07.128 Rev P2
- 3.22.06.25 – East Site – Thirtieth to Thirty Third Floor Plan – 935.01.07.130 Rev P1
- 3.22.06.26 – East Site – Roof Floor Plan – 935.01.07.135 Rev P2

7. GA Plans – Proposed West Site

- 3.22.07.1 – West Site – Basement Plan – 935.02.07.99 Rev P1
- 3.22.07.2 – West Site – - Ground Floor Plan – 935.02.07.100 Rev P3
- 3.22.07.3 – West Site – Upper Ground Floor Plan – 935.02.07.100UG Rev P2
- 3.22.07.4 – West Site – First Floor Plan – 935.02.07.101 Rev P1
- 3.22.07.5 – West Site – Second Floor Plan – 935.02.07.102 Rev P1
- 3.22.07.6 – West Site – Third Floor Plan – 935.02.07.103 Rev P1
- 3.22.07.7 – West Site – Fourth Floor Plan – 935.02.07.104 Rev P1
- 3.22.07.8 – West Site – Fifth Floor Plan – 935.02.07.105 Rev P1
- 3.22.07.9 – West Site – Sixth Floor Plan – 935.02.07.106 Rev P1
- 3.22.07.10 – West Site – Seventh Floor Plan – 935.02.07.107 Rev P1
- 3.22.07.11 – West Site – Eighth to Ninth Floor Plan – 935.02.07.108 Rev P1
- 3.22.07.12 – West Site – Tenth to Eleventh Floor Plan – 935.02.07.110 Rev P1
- 3.22.07.13 – West Site – Twelfth to Fourteenth Floor Plan – 935.02.07.112 Rev P1
- 3.22.07.14 – West Site – Fifteenth Floor – 935.02.07.115 Rev P1
- 3.22.07.15 – West Site – Sixteenth Floor Plan – 935.02.07.116 Rev P1
- 3.22.07.16 – West Site – Eighteenth Floor Plan – 935.02.07.118 Rev P1
- 3.22.07.17 – West Site – Nineteenth Floor Plan – 935.02.07.119 Rev P1
- 3.22.07.18 – West Site – Twentieth to Twenty-First Floor Plan – 935.02.07.120 P1
- 3.22.07.19 – West Site – Twenty-Second Floor Plan – 935.02.07.122 Rev P1
- 3.22.07.20 – West Site – Twenty-Third to Twenty-Fourth Floor Plan – 935.02.07.123 P1
- 3.22.07.21 – West Site – Twenty-Fifth to Twenty-Sixth Floor Plan – 935.02.07.125 P1

	<p>3.22.07.22 – West Site – Twenty Seventh Floor Plan – 935.02.07.127 Rev P1</p> <p>3.22.07.23 – West Site – Twenty-Eighth to Thirty-Third Floor Plan – 935.02.07.128 Rev P1</p> <p>3.22.07.24 – West Site – Thirty Fourth Floor (Plant) – 935.02.07.134 Rev P1</p> <p>3.22.07.25 – West Site – Roof Plan – 935.02.07.135 Rev P1</p> <p><u>8. GA Elevations Site</u></p> <p>3.22.08.1 – Site North Elevations – 935.00.07.200 Rev P3</p> <p><u>9. GA Elevations – East Site</u></p> <p>3.22.09.1 – East Site Peninsula Elevation – 935.01.07.210 Rev P2</p> <p>3.22.09.2 – East Site North Elevation – 935.01.07.211 Rev P2</p> <p>3.22.09.3 – East Site East Elevation – 935.01.07.212 Rev P2</p> <p>3.22.09.4 – East Site South Elevation – 935.01.07.213 Rev P2</p> <p>3.22.09.5 – East Site West Elevation – 935.01.07.214 Rev P3</p> <p>3.22.09.6 – East Site Station Route Elevation 1 – 935.01.07.215 Rev P3</p> <p>3.22.09.7 – East Site Station Route Elevation 2 – 935.01.07.216 Rev P3</p> <p>3.22.09.8 – East Site Park Route Elevation 1 – 935.01.07.217 Rev P2</p> <p>3.22.09.9 – East Site Park Route Elevation 2 – 935.01.07.218 Rev P2</p> <p><u>10. GA Elevations – West Site</u></p> <p>3.22.10.1 – West Site – Newton Butts Elevations – 935.02.07.210 Rev P2</p> <p>3.22.10.2 – West Site – St George's Road (North) Elevation – 935.02.07.211 Rev P2</p> <p>3.22.10.3 – West Site – South Elevations – 935.02.07.212 Rev P2</p> <p>3.22.10.4 – West Site – Oswin Street Elevation (West) – 935.02.07.213 Rev P1</p> <p>3.22.10.5 – West Site – Pastor Street Elevation (West) – 935.02.07.214 Rev P1</p> <p>3.22.10.6 – West Site – Pastor Street Elevation (East) – 935.02.07.215 Rev P1</p> <p>3.22.10.7 – West Site – Oswin Link North and South Elevations – 935.02.07.216 Rev P1</p>
CD3.23	Agreement under section 106 Town and Country Planning Act 1990, 10 January 2019
CD3.24	<p>Deeds of variation to section 106 agreement:</p> <p>3.24.1 first deed of variation, 9 July 2019</p> <p>3.24.2 second deed of variation, 29 October 2020</p> <p>3.24.3 third deed of variation, 29 June 2021</p> <p>3.24.4 fourth deed of variation, 29 July 2021</p>

CD3.25	Discharge of obligation to notify Council of “implementation” works under permission 21/AP/1104, pursuant to section 106 agreement, 28 June 2022 (implementation works commenced 17 March 2022)
CD3.26	Planning permission 21/AP/4628 and approved drawings (for heating network pipe), 10 June 2022
CD3.27	Planning permission 20/AP/0681 and approved drawings (for underground link tunnel works), 29 July 2020
CD3.28	Discharge of obligation to notify Council of “substantial commencement” works on the East Site under permission 21/AP/1104, pursuant to section 106 agreement, 12 January 2023
CD3.29	<p>Non-material amendment application 23/AP/2759 in respect of permission 21/AP/1104, September 2023</p> <p>3.29.1 – Design Development Relating to Consented Planning Drawings (ETC-AAM-EX-XX-RP-A-070000 Revision P1 - 07.08.2023)</p> <p>3.29.2 – Site Location Plan – Proposed – 935-00-07-002 P4</p> <p>3.29.3 – Site Ground Plan – 935-00-07-004 P5</p> <p>3.29.4 – Site Basement Level B1 – 935-00-07-005 P4</p> <p>3.29.5 – Site North Elevation – 935-00-07-200 P4</p> <p>3.29.6 – East Site Basement Floor Plan – 935-01-07-098 P6</p> <p>3.29.7 – East Site Basement Mezzanine Floor Plan – 935-01-07-09 P5</p> <p>3.29.8 – East Site Ground Floor Plan – 935-01-07-100 P6</p> <p>3.29.9 – East Site First Floor Plan – 935-01-07-101 P6</p> <p>3.29.10 – East Site Second Floor Plan – 935-01-07-102 P4</p> <p>3.29.11 – East Site Third Floor Plan – 935-01-07-103 P5</p> <p>3.29.12 – East Site Fourth Floor Plan – 935-01-07-104 P3</p> <p>3.29.13 – East Site Fifth Floor Plan – 935-01-07-105 P3</p> <p>3.29.14 – East Site Sixth Floor Plan – 935-01-07-106 P3</p> <p>3.29.15 – East Site Seventh Floor Plan – 935-01-07-107 P3</p> <p>3.29.16 – East Site Eighth Floor Plan – 935-01-07-108 P3</p> <p>3.29.17 – East Site Ninth Floor Plan – 935-01-07-109 P3</p> <p>3.29.18 – East Site Tenth Floor Plan – 935-01-07-110 P3</p> <p>3.29.19 – East Site Eleventh Floor Plan – 935-01-07-111 P4</p> <p>3.29.20 – East Site Peninsula Elevation – 935-01-07-210 P3</p> <p>3.29.21 – East Site North Elevation – 935-01-07-211 P3</p> <p>3.29.22 – East Site East Elevation – 935-01-07-212 P3</p> <p>3.29.23 – East Site South Elevation – 935-01-07-213 P3</p> <p>3.29.24 – East Site West Elevation – 935-01-07-214 P4</p> <p>3.29.25 – East Site Station Route Elevation 1 – 935-01-07-215 P4</p> <p>3.29.26 – East Site Station Route Elevation 2 – 935-01-07-216 P4</p> <p>3.29.27 – East Site Park Route Elevation 1 – 935-01-07-217 P3</p> <p>3.29.28 – East Site Park Route Elevation 2 – 935-01-07-218 P3</p> <p>3.29.29 – Schedule of Areas – Masterplan Total – ETC-AAM-XX-XX-SH-A-090010</p> <p>3.29.30 – Application covering letter</p> <p>3.29.31 – Application form without personal data</p>

	<p><i>N.B. a link to the Council's planning website for application 23/AP/2759 can be found here</i></p> <p>https://planning.southwark.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=S1R16DKBJ2900</p>
CD4	Planning Policy
CD4.1	London Plan, 2021
CD4.2	Southwark Plan, 2022
CD4.3	Elephant and Castle Opportunity Area Supplementary Planning Document, 2012 (not extant but included for context)
CD4.4	National Planning Policy Framework, December 2023
CD5	Earlier Cabinet reports
CD5.1	<p>Cabinet reports for 7 April 2020 Cabinet meeting</p> <p>5.1.1 Agenda item 23</p> <p>5.1.2 Agenda item 24</p> <p>5.1.3 Agenda item 25</p>
CD5.2	Minutes of 7 April 2020 Cabinet meeting
CD5.3	<p>5.3.1 Cabinet Report, 6 December 2022</p> <p>5.3.2 Cabinet Report Appendices, 6 December 2022</p> <p>5.3.3 Cabinet Addendum Report, 6 December 2022</p>
CD5.4	Minutes of 6 December 2022 Cabinet meeting