

PUBLIC NOTICE OF INQUIRY

The Town and Country Planning Act 1990
The Local Government (Miscellaneous Provisions) Act 1976
The Acquisition of Land Act 1981
The London Borough of Southwark (Elephant and Castle Town Centre)
Compulsory Purchase Order (No.2) 2023

WHEREAS the London Borough of Southwark (the Acquiring Authority) has submitted to the Secretary of State for Housing, Communities and Local Government for confirmation an Order made under section 226(1)(a) of the Town and Country Planning Act 1990, Section 13 of the Local Government (Miscellaneous Provisions) Act 1976 and the Acquisition of Land Act 1981, which would authorise it to acquire compulsorily the land and rights over land referred to in the Schedule hereto for the purpose of facilitating the carrying out of development, redevelopment, or improvement on or in relation to that land, namely a mixed use town centre redevelopment scheme including residential, retail, offices, education, assembly and leisure, a new station entrance and station box for use as a London Underground operational railway station, nightclub incorporating sound mitigation lobby, commercial, business and services, access and highway works, public realm and landscaping, car and cycle parking, plant and servicing and associated and ancillary works and structures.

NOTICE IS HEREBY GIVEN that a public local inquiry into this matter will be held by D J Board BSc (Hons) MA MRTPI at Room GB03 of the South Bank Technopark, 90 London Road, London SE1 6FE on Tuesday 15 October 2024 at 10:00am. The Inquiry is estimated to last eight days with two further virtual dates reserved.

A copy of the Order and of the map referred to therein are on deposit at 160 Tooley Street, London SE1 2QH and Southwark Heritage Centre and Walworth Library, 145-147 Walworth Road, London SE17 1RW and may be seen there, on application, at all reasonable hours.

A copy of the Order and map, and other documents, are also available for inspection on the following website: <https://gateleyhamer-pi.com/en-gb/elephant-and-castle/>

SCHEDULE

Land to be acquired

Land and property at Elephant and Castle within the London Borough of Southwark including: an area of Oswin Street and hardstanding and structures to the north-west of London College of Communication; two electricity substations within the London College of Communication; an area of hardstanding to the immediate north of Pastor Street which forms part of the southern access into London College of Communication; areas of hardstanding and structures to the north, north-west, west and south-west of Elephant and Castle railway station, Elephant Road; railway arch premises 113a and 120 and 113b and 121 Elephant and Castle Arches, Elephant Road; areas of hardstanding and structures to the immediate west of the railway arch premises 4 and 5 Farrell Court, Elephant Road; railway arch premises 4, 5, 6 and 7 Farrell Court on Elephant Road (and the fire escape route which bisects 4 and 5 Farrell Court); and an area of hardstanding and structures to the immediate west and south-west of railway arch premises 2 and 3 Farrell Court, Elephant Road

(but excluding the railway viaduct and the Thameslink railway).

New rights to be acquired

New rights are being sought over land and property at Elephant and Castle within the London Borough of Southwark including over: a half width of Oswin Street; parts of St George's Road, Elephant and Castle highway, Brook Drive and the entirety of Pastor Street; part of Perronet House; part of the Metropolitan Tabernacle; land to the north of St Gabriel Walk; part of The Castle Centre on Brook Drive; parts of the railway viaduct and railway arch structures on Elephant Road (including those which enclose railway arch premises 113a and 120 and 113b and 121 Elephant and Castle Arches, and those which enclose railway arch premises 4, 5, 6 and 7 Farrell Court); and areas of hardstanding and structures to the west of Elephant and Castle railway station, Elephant Road

(but excluding the Thameslink railway).

By way of summary, the rights being sought include (but not necessarily at each property) the right to:

Oversail and/or sail a crane or cranes, loaded or unloaded, through the airspace over the land

Enter upon the land to (among other things) demolish, construct and remove buildings which abut the land and the right to manage access to such parts of the land, and to enter onto land and buildings to carry out protective or reinstatement works to building facades

Erect, use and remove scaffolding and/or hoardings (including signage) on the land

In respect of certain parts of the railway viaduct and railway arch structures, carry out various works (as more particularly described in the order) which will facilitate (i) the creation of a public realm route through railway arch premises 6 and 7 Farrell Court, (ii) the refurbishment and conversion of use of railway arch premises 113a and 120 and 113b and 121 Elephant and Castle Arches and (iii) the construction of a sound mitigation lobby and associated works to adjoin railway arch premises 4 and 5 Farrell Court and the refurbishment of 4 and 5 Farrell Court

Enter upon the land to carry out, repair and maintain hard landscaping works for public realm

Gain pedestrian access to and egress from the adjacent Elephant and Castle town centre development, including to and from the Elephant and Castle railway station.

Signed by authority of the Secretary of State for the Department for Housing, Communities and Local Government

James Buntin
Case Officer

Date 30 August 2024