



# Future Peckham

## Peckham and Nunhead Area Action Plan Stage 1: Issues and options report **March 2009**

It's spring 2020, you've just woken up and plan to head out...  
what sort of Peckham and Nunhead do you want to find?

This is your opportunity to tell us the sort of place you want  
Peckham and Nunhead to be in fifteen years.

## Timetable for consultation

Consultation on sustainability scoping report	November 2006 to February 2007
Consultation on Future Peckham vision paper	March 14 to April 25 2008
Formal consultation on issues and options	March 30 to May 25 2009
Decide preferred option based on consultation and testing of the options set out in this report.	June to September 2009
Consultation on the preferred options	October to December 2009

### Contact us with any questions or for copies of this document

All the documents relating to the Peckham and Nunhead Area Action Plan can be found on the council's website [www.southwark.gov.uk/futurepeckham](http://www.southwark.gov.uk/futurepeckham)

Copies are also available at libraries and one stop shops.

You can also get copies and more information by contacting the area action team:

Brenda Donnelly, Michael Carnuccio  
Regeneration and Neighbourhoods,  
PO Box 64529, London SE1P 5LX

Email: [futurepeckham@southwark.gov.uk](mailto:futurepeckham@southwark.gov.uk)  
Fax: 020 7084 0347  
Telephone: 020 7525 5471

### Need help with this document or putting your response together?

The Willowbrook Centre is an independent charity that helps community groups, residents and small businesses understand planning. They can help you with any questions that you have about this document, the planning process or putting a response together.

They can be reached on 020 7732 8856 or at [www.willowbrookcentre.org.uk](http://www.willowbrookcentre.org.uk)

**Consultation on the issues and options begins on March 30 2009.  
All comments must be received by 5pm Monday May 25 2009.**

# Quick guide

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**2020 Vision: Peckham and Nunhead will be:**

A vibrant area with unique role as a creative place. It will be a safe place with a positive reputation; home to a healthy and happy community who have access to good quality homes, job opportunities and community facilities. Peckham and Nunhead will have a thriving town centre that meets the needs of a diverse population, with successful local businesses and exciting new spaces. It will be an attractive place that respects its past, but looks to the future.

How do we make most of the sites in and around the town to boost regeneration.

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Not everything will change. How do we make the most of the good things in the area, like its creativity.

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We need to consider how the area fits into the bigger picture.

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We need to address traffic and make sure there's enough transport infrastructure.

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A lot has already been achieved and more improvements are planned in the near future. But there are some longer term **big decisions** that need to be made about the future of the area.

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Should there be more business space than now and more for creative industries and business? Should we be more flexible in how business space is used?

Should there be more and larger shops or should we keep it the same as now? Should there be more restaurants, cafes and non shop retail uses? Should we move the street market?

Should there be major changes to the way traffic flows through the area? how can we better manage deliveries.

What role can a conservation area play in regenerating the town centre? How can we achieve major boosts to the area like a new square in front of Peckham Rye Station.

The amount of new development that takes place will open up different sets of options. More ambitious and expensive improvements will be easier to achieve if we allow higher amounts of development in the area, mostly in the town centre. There are three possible routes we can take:

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**High growth**

**Low growth**

**Limited growth**

- More intense development of sites for housing, shops and affordable business space.
- Taller buildings in town centre.
- Density and height standards in other areas the same.
- More widespread improvements to streets and public spaces.
- We can demand higher environmental standards from new development.
- Would help support a local energy network.

or

- Some large sites in town centre developed more intensively, including some taller buildings.
- Most development will be similar scale to now.
- There would still be improvements to streets and public spaces, but not as many.
- New buildings built to high environmental standards, but will be harder to support a local energy network.

or

- Less new housing, shops and business floorspace built.
- Could be opportunity for landmark development on some sites, but generally there will be little change to scale of buildings.
- Less improvements to streets and public spaces could be made.
- Lower environmental standards expected.

We need to work with landowners, developers, businesses and partner organisations to make sure the change we want to see happens. This include making sure there are enough community facilities to support the community.

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## Section 1: What is this document?

The Peckham and Nunhead Area Action Plan is a planning document that will help bring long-lasting improvements to Peckham and Nunhead by 2020. It does this by making sure that over the next fifteen years we get the right development needed to support a healthy, safe and prosperous community.

The area action plan will change the planning policies for Peckham and Nunhead, and will control things like:

- the look and function of the town centre, including the mix of shops and other activities.
- what is built on different sites.
- the size and design of new buildings.
- the amount and type of new homes built and where they go.

- the impact of new development on the environment and traffic.
- the community facilities needed to support the community.

The area action plan will help fund improvements over the long term by making sure private developers contribute to things like improving public spaces and upgrading public transport.

We are at the first stage in preparing the area action plan. This report provides information on the issues that need to be tackled in Peckham and Nunhead and ideas for dealing with them. These ideas will be refined and become more detailed over the next stages. See appendix B for more information on the next stages.

What do you like and dislike about the area? What should be changed? What should stay the same?

It is really important you get involved at this stage when your input will have the most influence in shaping the future of Peckham and Nunhead. To guide you, we ask you questions throughout the document.

You can use the response form in appendix A to make your comments.

The Peckham and Nunhead Area Action Plan is one of a number of documents that we are preparing and together are known as the local development framework. See appendix B for more information.

### Finding your way around this report

The report is arranged into different sections:

- Background information on what the area action plan is and how you can get involved is in section 1.
- What will Peckham and Nunhead be like in 2020? Find out more in section 2.
- A summary of the issues we need to tackle is in section 3.
- Our ideas for addressing these issues are set out in section 4, grouped under themes.
- More detailed background information on the area action plan is included in appendices.

There are also supporting documents that provide background information on this report:

- **Background paper (the evidence base):** This report fleshes out the issues summarised in this report and sets out the research and statistics we have gathered.
- **Consultation strategy:** This explains how and when we will involve the community in preparing the area action plan.

- **Sustainability appraisal:** The tests the social, environmental and economic impacts that different options may have.
- **Equalities impact assessment:** This examines how the area action plan meets the needs of the whole community and does not put any people or groups of people at a disadvantage. It will also test how well the area action plan will bring the community together.

You can find these documents on our website at [www.southwark.gov.uk/futurepeckham](http://www.southwark.gov.uk/futurepeckham).

## What are the boundaries of the area action plan?

The area action plan tackles issues across the Peckham Community Council and Nunhead and Peckham Rye Community Council areas (see figure 1). We will involve local people from across this area in preparing the area action plan.

Some parts of two community council areas will be covered by other planning documents being prepared, such as the Dulwich supplementary planning document, so these areas are not included in the wider action area (see figure 1).

While we take this wider look, most of the physical change that will happen will take place in and close to the Peckham town centre. This is because:

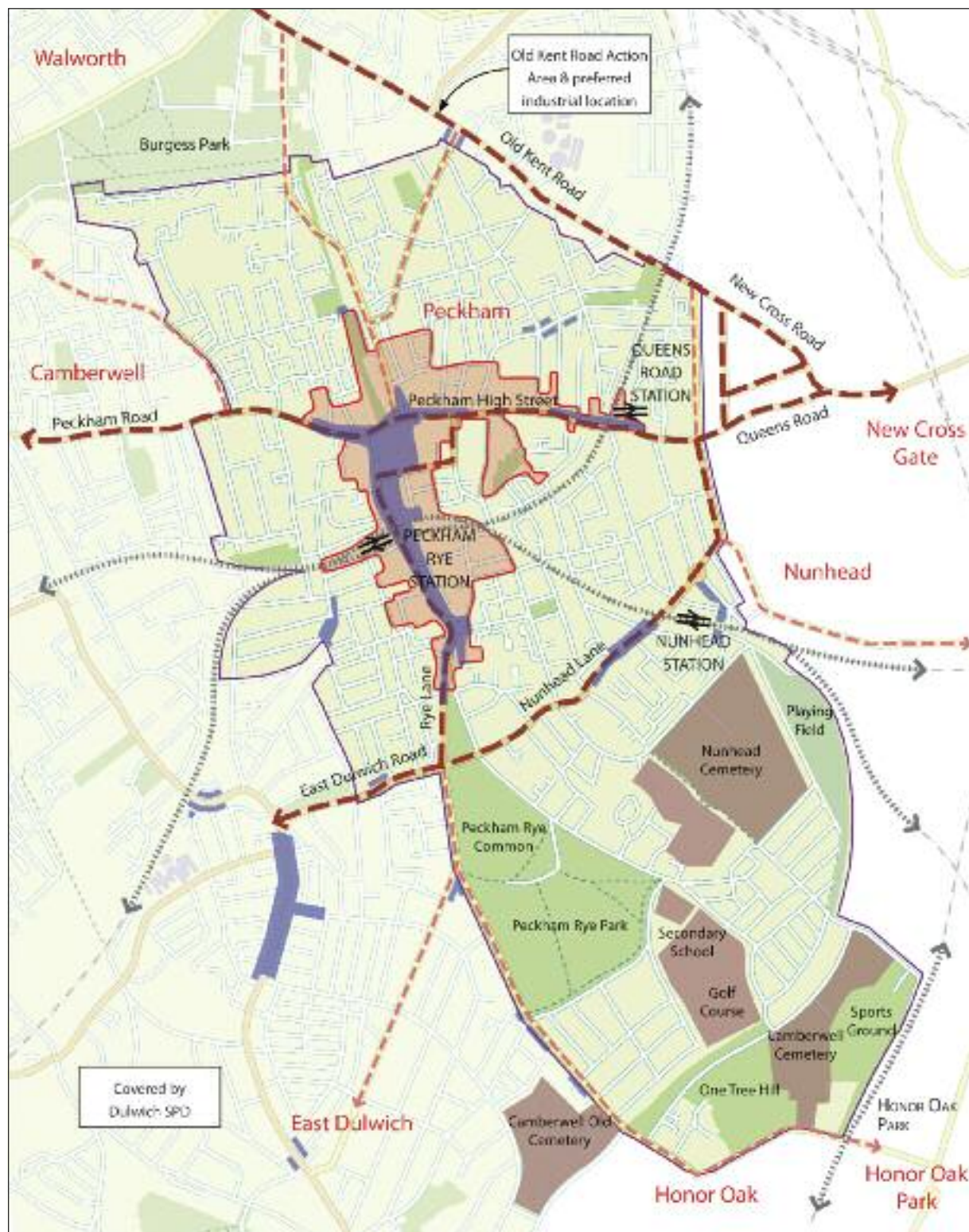
- Large development opportunities that will contribute most to regenerating the area are concentrated here.
- Many of the issues needing to be tackled relate to the town centre and its relationship with surrounding residential areas.

- The town centre has a lot of activity and facilities of importance to the wider area.
- The town centre is the face of the area.

We call this area where most physical change will happen the core area and it is shown on figure 1. The precise boundary of this area will be refined as the area action plan develops.

What happens in the core area will benefit the wider Peckham and Nunhead area. For example by providing needed community and shopping facilities and transport improvements. But the area action plan will also look at what specific improvements are needed in places outside the core area, such as along Evelina Road, in parks, and to transport links. This will include what development might happen as well as how the character and scale of places should be preserved.

Figure 1: Area covered by the Peckham and Nunhead Area Action Plan



- Major Road
- - - Secondary Road
- Railway Line
- Railway Station
- Wider Area
- Core Area
- Major Uses
- Major Parks
- Core Shopping Areas



## Section 2: What sort of place will Peckham and Nunhead be in 2020?

*Our aim is that by 2020 Peckham and Nunhead is a vibrant area with a unique role as a creative place. It will be a safe place with a positive reputation; home to a healthy and happy community who have access to good quality homes, job opportunities and community facilities. Peckham and Nunhead will have a thriving town centre that meets the needs of a diverse population, with successful local businesses and exciting new spaces. It will be an attractive place that respects its past, but looks to the future.*



### By this we mean:

- **A creative place:** Peckham and Nunhead will be a destination for music, art and events for people from different backgrounds. Creative and cultural industries will be thriving.
- **A safe place:** Peckham and Nunhead will be a place where everyone is and feels safe and secure being out and about during the day and night.
- **An accessible place:** Peckham and Nunhead will be an easier place to access and move around in by all forms of transport, in particular public transport, cycling and walking. Traffic congestion will be reduced.
- **A place to live:** Peckham and Nunhead will have high quality homes of different sizes and types for young and old, individuals, couples and families. Improvements to public spaces, shopping and leisure will make the area a more attractive place to live.
- **A place of opportunities:** Peckham and Nunhead will have the right type of land and buildings to support successful local businesses. Schools will be redeveloped and improved to make them places where children and young people achieve to the best of their ability and have the knowledge and skills to gain a job and have a positive future.
- **A functioning place:** Peckham and Nunhead will have an attractive and thriving town centre providing a variety of shops, services and leisure activities that meet the needs of local people, including young people. There will also be smaller local shopping areas serving neighbourhoods.
- **A place of character:** Peckham and Nunhead will have attractive buildings and public spaces that celebrate its history alongside high quality modern architecture.
- **A clean and green place:** Peckham and Nunhead will set an example for other areas, reducing the impact of new development on the environment and helping to tackle climate change, pollution, waste and other important issues.
- **A place of positive transformation:** We will work with landowners and developers to achieve early gains and kick start regeneration. We will positively transform the image of Peckham and make it a place where developers and landowners will continue to invest over the long term and help pay for the improvements needed in the area. At the same time we will protect and celebrate what is good about the area. We will have a clear and flexible plan for the area to make sure the right investment decisions are made.

### Consultation question:

Is this the sort of place you want Peckham and Nunhead to be in 2020?

Is there anything you particularly agree or disagree with? Is there anything missing?

## Section 3: Peckham and Nunhead today

While the Peckham and Nunhead Area Action Plan looks ahead to 2020, the area action plan is not starting from scratch and will build on the achievements and lessons learnt from the following projects:

- Development of 2,000 new homes and two new parks in north Peckham as part of the Five Estates programme by Peckham Partnership.
- Development of Peckham Library and the Pulse Leisure Centre.
- Completion of Bellenden Renewal Area programme and housing renewal programmes in the area.
- A major extension to Oliver Goldsmith Primary School and additional facilities for Dog Kennel Hill Primary School.
- Opening Central Venture Park adventure playground.
- Youth Offer programme and youth council, which give young people more influence over how money is spent on things for them to do.
- Funding has just been secured for stage 2 of the East London line extension.

However there is still more we can do. Below is a summary of the key issues that we need to tackle as well as opportunities for promoting what is already good about Peckham and Nunhead. More information on these issues is provided in the background paper. For each topic we sign post where you can find out more.



Five Estates renewal programme



Bellenden renewal

## Community wellbeing

- Making the area feel safer and making you feel safer in Peckham are big issues that the council and its partners like the police are working hard to achieve.
- Many local people feel unsafe being outside at night, particularly around the town centre and in parks. There is concern about gangs, gun and knife crime.
- We recently introduced a saturation policy in the town centre controlling the amount of night clubs, pubs, bars and off licenses.
- Local residents suffer from poor health due to a number of factors such as poor quality housing and low levels of participation in physical activity, particularly among young people and women.
- There is a high concentration of social housing in Peckham. More family homes are needed to allow people to stay in the area.



## Local business and employment

- Over 1,400 businesses, mostly small in size are located in Peckham. Many of these are industrial uses including workshops, builders' yards and light manufacturing.
- Peckham has a growing reputation as a centre of creativity and large arts community, attracted by low rents and cultural spaces such as area 10. The Galleria in Sumner Road, provides artists studios, a programme to grow talent and provides art outreach projects in the community.
- Affordable studio space is needed to support a creative and cultural hub. However improvements to Peckham and Nunhead could increase the cost of business space further. Business land is also coming under pressure to be redeveloped for other needed uses.
- Peckham has an above average unemployment rate and many people with a little or no skills. It is important that local people have access to good quality training and childcare facilities.

## Traffic and transport (see figure 2)

- Peckham Rye, Queens Road and Nunhead stations provide very good links to central London and the underground network, but these are very crowded in peak times. There are many bus services that are well used. However north Peckham lacks good public transport links.
- You have told us that Peckham is too dominated by the car and that there are problems with car parking and rat running through residential streets. Parking restrictions around train stations cause commuters to park in residential streets.

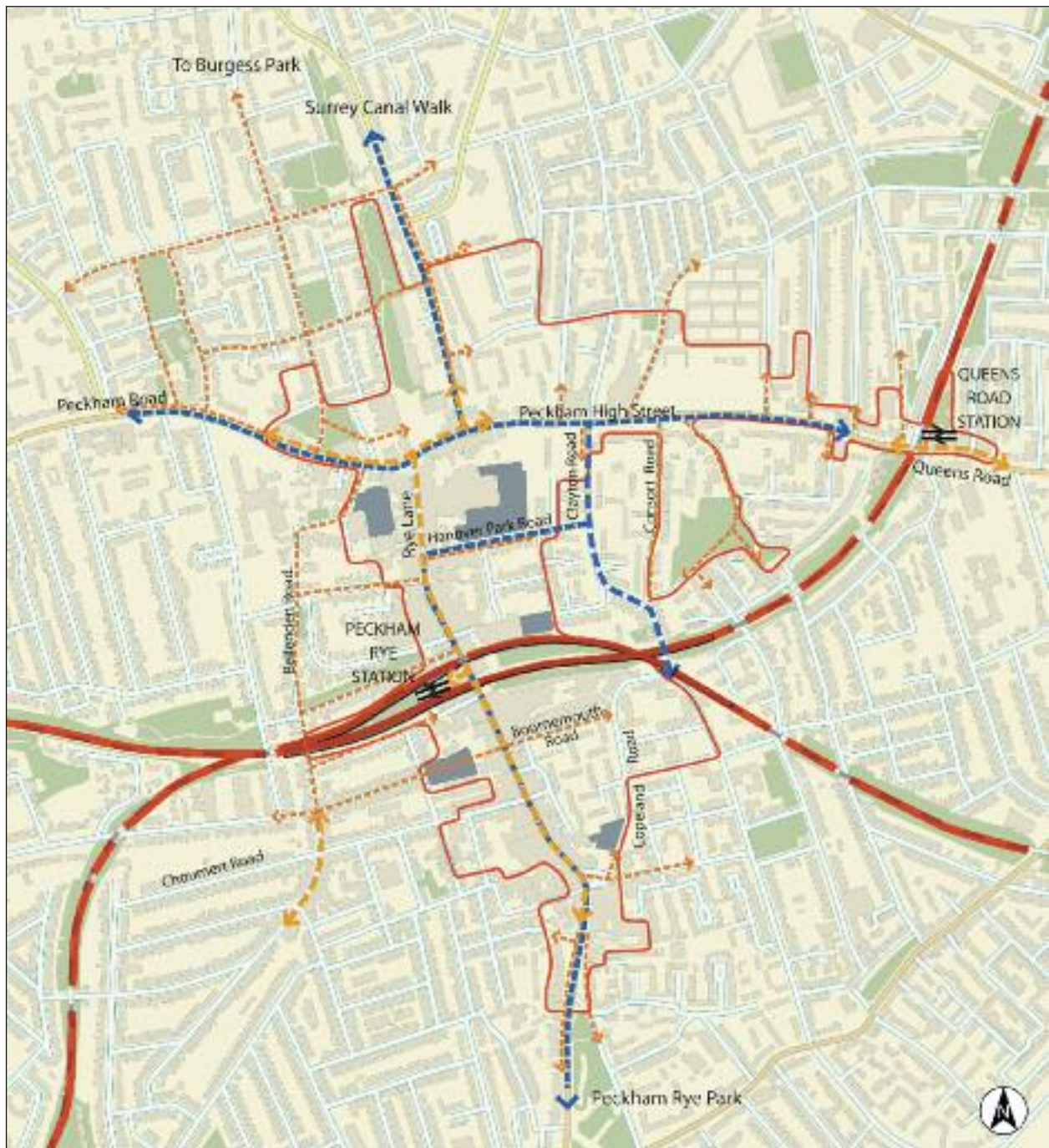


- The one way systems in the area funnel through traffic through the town centre, which is very crowded as pedestrians, loading vehicles, cars and buses all have to share a very narrow street. This can make it unpleasant to be in the town centre and disrupts bus services.
- Rye Lane and Peckham High Street are busy roads with few places to cross safely. This creates a barrier for pedestrians.
- There is no direct cycle link through the town centre. Walking and cycle links between the town centre and surrounding areas could be improved.

## Shopping and the town centre (see figure 3)

- Peckham town centre is the largest shopping area in Southwark and is trading well with very few vacancies. It is well known for its independent food shops which attract people from outside the area.
- However, the town centre is also surrounded by a residential area and smells, noises and traffic from businesses can have a negative impact. Some local residents also do not feel the centre meets all of their needs and would like to see more variety of shops, such as larger department stores. Many larger shop units have also been subdivided into smaller units making this harder. Peckham's negative reputation also discourages big name stores locating in the town centre.
- The street traders in the town centre give Peckham a unique identity. However stalls are not doing as well as they are not distinct enough from the shops and indoor markets in the area. Many small shops have removed their shop fronts to give an open feel and fixtures and fittings have been arranged so as to give a market stall appearance.
- You have told us that you would like local shops and services in the north of Peckham.
- The town centre is busy during the day, but Rye Lane south of the railway has less activity than the town centre to the north because there are no major shops or facilities to attract people. At night there are not many people around because people do not feel safe and because there are not many things to do. There are many takeaways, but few restaurants and cafes.
- A lot of the space above shops along Rye Lane, Peckham High Street and Queens Road is unused.
- Local people would like to see shop fronts in the town centre and in local shopping areas like Evelina Road improved. You have told us streets are bleak and uninviting. Footpaths can become overcrowded and filled with rubbish from businesses. We need to make sure that that public spaces are high quality and can be maintained well.

Figure 2: Existing Peckham transportation network



- - - Major town centre pedestrian route
- . . . Secondary pedestrian route
- Railway inhibiting pedestrian connections
- Main Vehicular Routes
- Car parking

#### MAJOR ISSUES:

- Safety concerns in many key public areas, especially at night time
- Pedestrian conflicts with traffic along major roads
- Poor or unclear pedestrian routes between different areas
- Lack of direct cycle route south through town centre
- Congestion from delivery vehicles and cars queuing to park
- Crowded and unwelcoming streets
- Rat Running through local streets

## Community facilities

- Much of the area is within 10% to 20% of the most deprived in relation to education, skills and training. However recent years have seen significant improvement in outcomes from local schools alongside investment in school buildings, including:
  - Building Peckham Academy.
  - £3m improvements to Oliver Goldsmith Primary School.
  - Additional facilities for Dog Kennel Hill Primary School.
  - Improvements to Gloucester Primary School.
  - Construction Harris Boys Academy (opening in September 2009).
  - A new school for Tuke School on Daniel Gardens (construction soon to begin).
- There are currently a number of training providers in the area including Camberwell College of Art, which help people gain specialist skills. However we also need to improve the quality of schools in Peckham and Nunhead so that young people in the area can achieve their full potential.
- Like in other parts of the borough, there is concern about the availability of places for meetings or functions. However there are a number of community buildings in the area that we need to investigate how to better use.
- Peckham and Nunhead has a mix of open spaces, entertainment and leisure facilities offering a range of different sport and leisure opportunities. This includes new facilities such as Peckham Pulse, Central Venture Park, £1m improvements to Peckham Rye including a refurbished BMX track on and the Will Alsop designed Peckham Library. Despite this, you have told us that you are not getting everything you want, in particular things for young people to do.

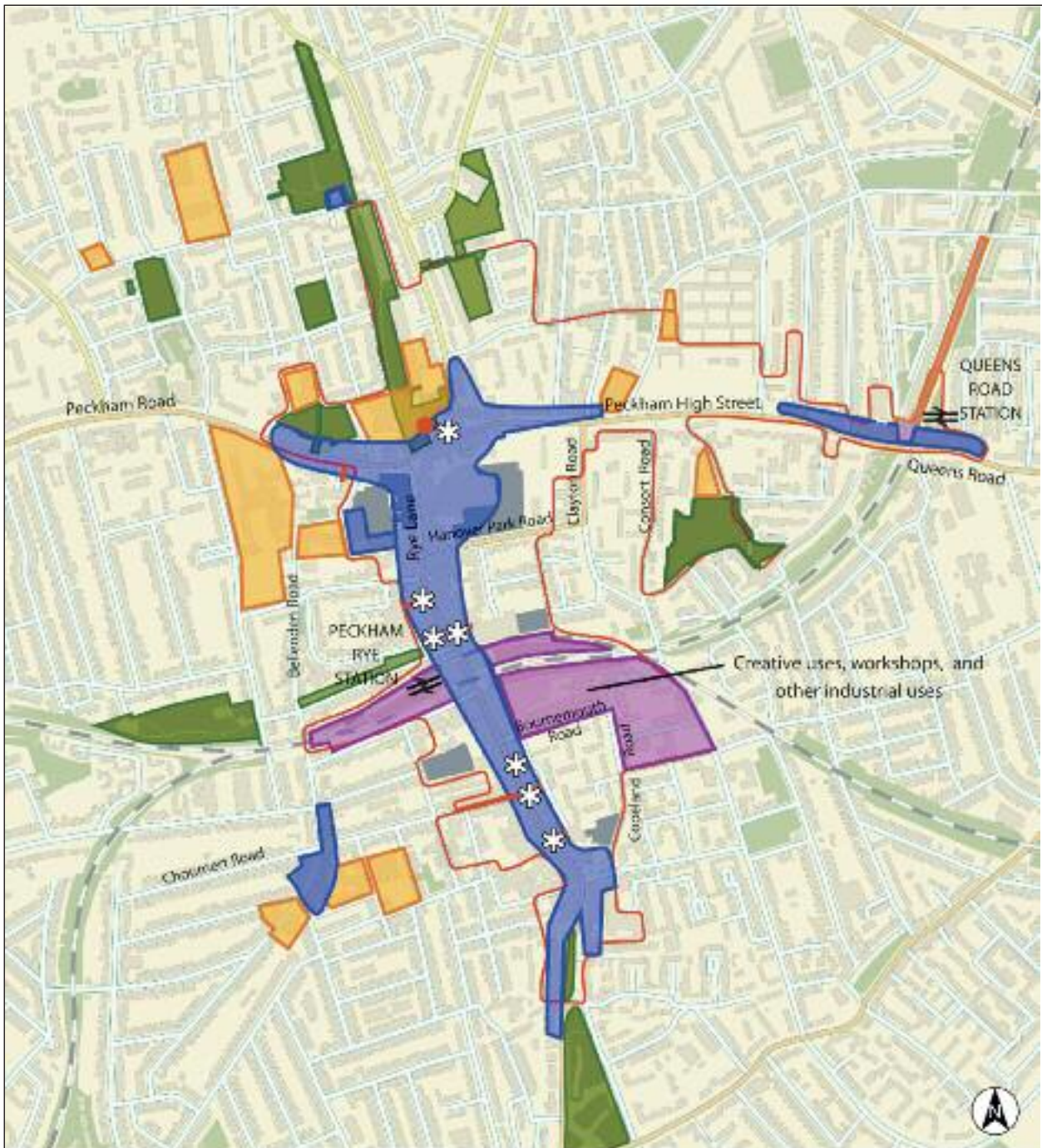


Credit: Adam Pope



Credit: Jody Kingzett

Figure 3: Existing Peckham town centre



- Mainly shops
- Mainly industrial
- Community/leisure/cultural uses
- Parks and public space
- Car parking
- ✱ Street Trader stalls

## The historic environment

- Peckham and Nunhead have a long history reflected in lots of interesting buildings of different character. You have raised concern with the quality of new buildings and the loss of historic buildings, both in the town centre and surrounding neighbourhoods. This includes concerns over the height of development in Nunhead.
- The area's history dates back a very long time and there are areas where archaeological remains of old settlements may be buried. Some of these areas are not protected and are under pressure from new development.



Former Jones Higgins department store building

## The natural environment

- Open spaces in Peckham and Nunhead provide habitats for wildlife and we need to make sure we protect these. You have told us you want to see more street trees.
- We need to reduce carbon dioxide emissions from buildings to reduce climate change. Peckham has a district heating network serving a number of housing estates which has potential to provide cleaner heat and electricity to new development in the area.
- Local initiatives such as Peckham Power have identified that existing buildings can help tackle climate change. For example there are many buildings with flat roofs or south facing pitched roofs on which solar panels could be installed to generate power for local people.
- Buildings need to consume less natural resources, including water, and produce less waste.
- There are air and noise pollution problems in the town centre.
- Poorly designed drains can lead to flooding.

## Outside pressures

- Across Southwark, London and England, the population is growing and more homes are needed. Areas like Peckham have the transport links and facilities to accommodate more homes.
- More housing for students going to nearby colleges could be built in the area.
- However, growth in Peckham will put pressure on transport, traffic, community facilities and the natural environment. We need to make sure there are enough facilities to keep up with the demands of a growing population.
- There will need to be a balance between finding land for new housing and providing land for businesses and other needed uses.
- Land is also needed to support major transport improvements of London wide importance, such as the cross-river tram or an alternative.
- The credit crunch has hit and the council has less funds to provide services and facilities to the community.

### Consultation questions:

Do you agree with the issues we have set out? Are there others that we should be considering?

## Section 4: Looking into the future of Peckham and Nunhead

There are different ways we can tackle the issues in Peckham and Nunhead to achieve the sort of place we want to see. These are called options and represent different paths we can choose. In deciding which paths are available we need to consider a few things first:

### How Peckham fits into the wider picture

At the end of last year we consulted on options for where new growth will be accommodated in Southwark as part of the core strategy. Two options were presented. Under both options Peckham and Nunhead would be regenerated, however they differed in how much housing versus other uses would be built in the area. We will consult on the preferred option in May. The area action plan will need to fit into the core strategy. See [www.southwark.gov.uk/corestrategy](http://www.southwark.gov.uk/corestrategy) for more information.

We also need to consider the impact the credit crunch may have. The area action plan is a long-term plan and markets traditionally recover after periods of recession. However the credit crunch could slow down the pace of regeneration.

### Major transport improvements planned

We need to make sure there is enough transport infrastructure to support new growth. Not having a tram or alternative scheme could mean that only lower amounts of change are possible. This would mean there would be less opportunities for change, because many of the more ambitious changes can only be funded through the redevelopment of sites. More information on possible transport improvements is set out on page 18.

The options take this into account.

### What land is available in the area

Redeveloping certain sites in the area provides an opportunity to showcase what can be achieved in Peckham and Nunhead, create a more positive image of the area and help provide much needed land uses. How sites are developed will depend on getting agreement from landowners, but also on what scale of development is allowed and what priorities there are for different land uses.

We have set out options for key sites on page 35.

### What land is available in the area

#### What can be controlled through the planning process

The area action plan is a planning document and some things like whether shops are subdivided or what brand of shop occupies a unit cannot be controlled through the planning process.

The options we are consulting on are set out in the following way:

■ **The big decisions:** these focus on what type of development we should favour over other types and what different amounts of change can achieve. This will affect the type of place the area becomes, in particular what sort of town centre we will have. There are two sets

of options, one covering what could happen if there are faster and more major changes and another considering what could happen if there is less change.

■ **Growth dependent options:** these set out the choices that different levels of growth in the area will allow. There are three sets of options looking at different levels of growth.

**The questionnaire in appendix A will help guide you give feedback on the different options.**

The comments you give us will be considered by us in preparing the next stage of the area action plan, the preferred options. We will invite your views on the preferred options in the Autumn.

## The big decisions

### Major transport infrastructure

■ Bus travel will remain the main public transport mode for some time into the future and it is important that new development and changes to the public realm do not compromise the efficiency of the network.

■ Funding has just been secured for stage 2 of the East London line extension, which will improve connections between East London, Peckham and Clapham Junction and provide an extra two trains an hour.

■ We need to make sure there is the right transport infrastructure to support new housing and jobs in the area, otherwise traffic and congestion in the area could get worse. Not having a tram or alternative scheme could mean that only lower amounts of change are possible.

■ Transport for London recently announced they will not fund the Cross River Tram in the next ten years. However the council is exploring what alternatives exist, such as a guided bus route or developing the tram in partnership with other boroughs and private operators.

■ Land will be needed to build these major transport improvements. However we feel sites outside the town centre could be used for a depot. We are therefore proposing other options for the land around Bournemouth Road which was previously identified as a possible tram depot site. We have also identified land off Sumner Road as a possible location for a terminus and transport interchange with buses (see page 40).

■ Further research will be undertaken to fully understand existing transport patterns, the impact of recent interventions such as changes to the one way systems and car parking arrangements to test the impacts of different options.

## Housing

- The core strategy issues and options report set out options for where new housing could be located and what type of housing should be built. Two options were presented:
- Option A would mean more housing is built in the area than option B, but there would be a higher amount of private market housing built in areas like Peckham where there is already a high amount of social housing. More family housing would also be built under option A.
- Option B would mean more social housing is built and less would be family housing.
- More student housing could be built in Peckham under both options.

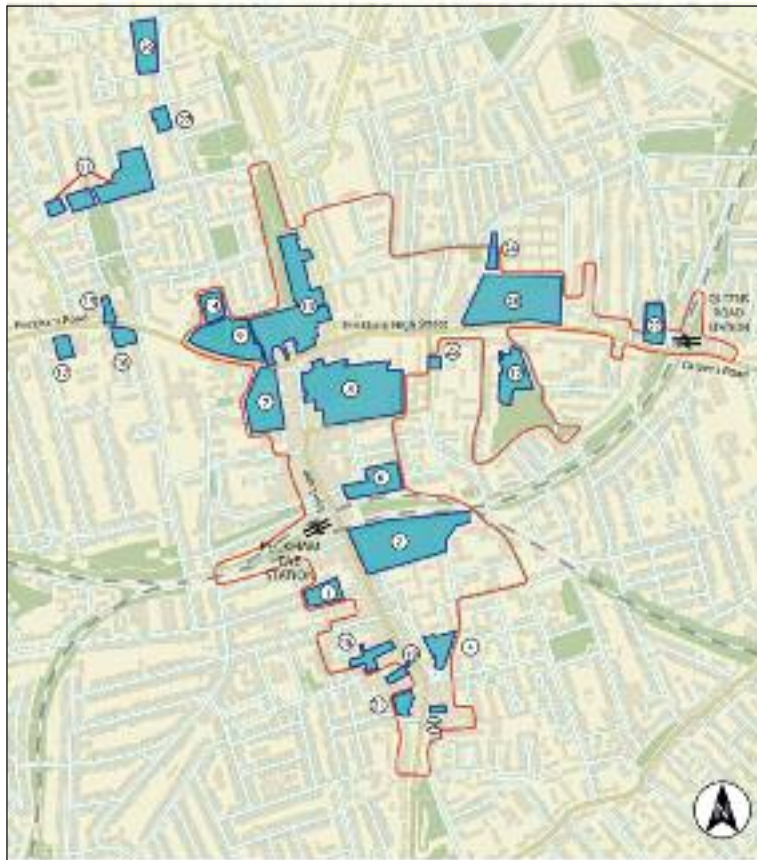
## Options we are consulting on

You can pick and choose from across both sets of options.

Major change, faster regeneration	Minor change, slower regeneration
<p><b>Housing</b></p> <ul style="list-style-type: none"> <li>■ Increase amount of housing in the area (see figure 4).</li> </ul>	<ul style="list-style-type: none"> <li>■ Limit housing in the area, though encourage renewal of existing housing.</li> </ul>
<p><b>Business space</b></p> <ul style="list-style-type: none"> <li>■ Protect existing business premises / require replacement if they need to be developed.</li> <li>■ Give priority to more space for creative industries and businesses.</li> <li>■ Require a proportion of all business space built to be for small businesses.</li> </ul>	<ul style="list-style-type: none"> <li>■ We will give protection to existing business spaces, including small business spaces. But it is unlikely there will be a significant increase in business space.</li> <li>■ We could be more flexible about how business space used and allow all types of employment creating uses such as shops, community uses, offices and industrial, but not housing.</li> <li>■ We will encourage more affordable business space to be built.</li> </ul>
<p><b>Amount of retail</b></p> <ul style="list-style-type: none"> <li>■ Increase retail space in shopping centre from redeveloping Aylesham Centre and other sites (see page 40).</li> <li>■ Bigger shop units built.</li> </ul>	<ul style="list-style-type: none"> <li>■ Protect what is there, limited growth in the amount of retail floor space.</li> <li>■ The town centre continues to retain small independent businesses and there will be fewer large shops.</li> </ul>
<p><b>Mix of shops</b></p> <ul style="list-style-type: none"> <li>■ Allow more restaurants, cafes and non-shop uses into the town centre.</li> <li>■ We could limit night-time uses to certain areas (see figure 5).</li> </ul>	<ul style="list-style-type: none"> <li>■ Continue to give priority to shops over other retail uses, such as cafes and bars.</li> <li>■ We will control the amount of drinking venues and takeaways in the town centre.</li> </ul>

Continued on page 22

Figure 4: Possible locations for new housing



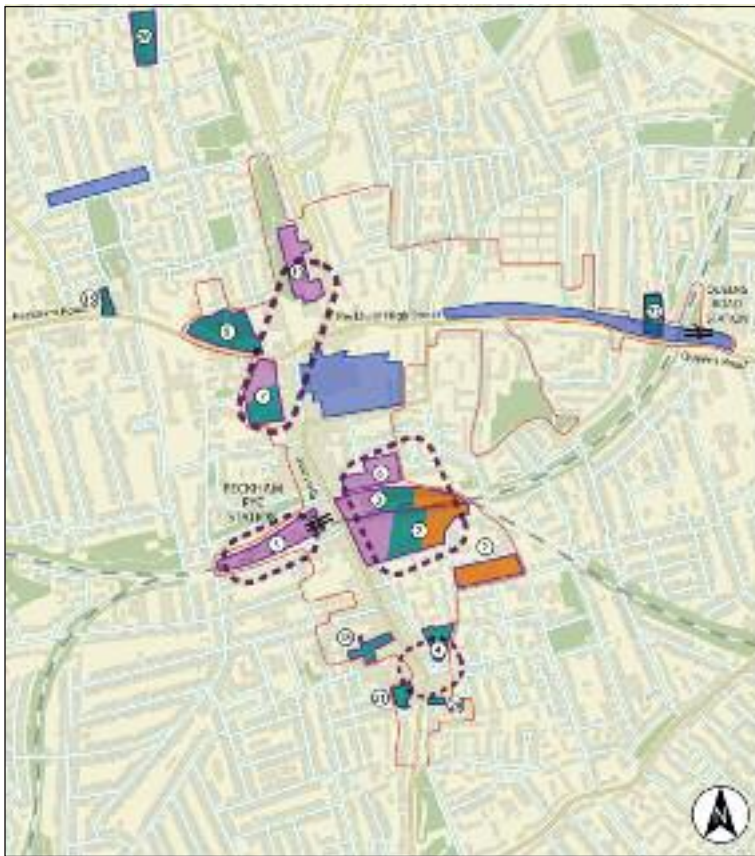
HIGH GROWTH OPTION



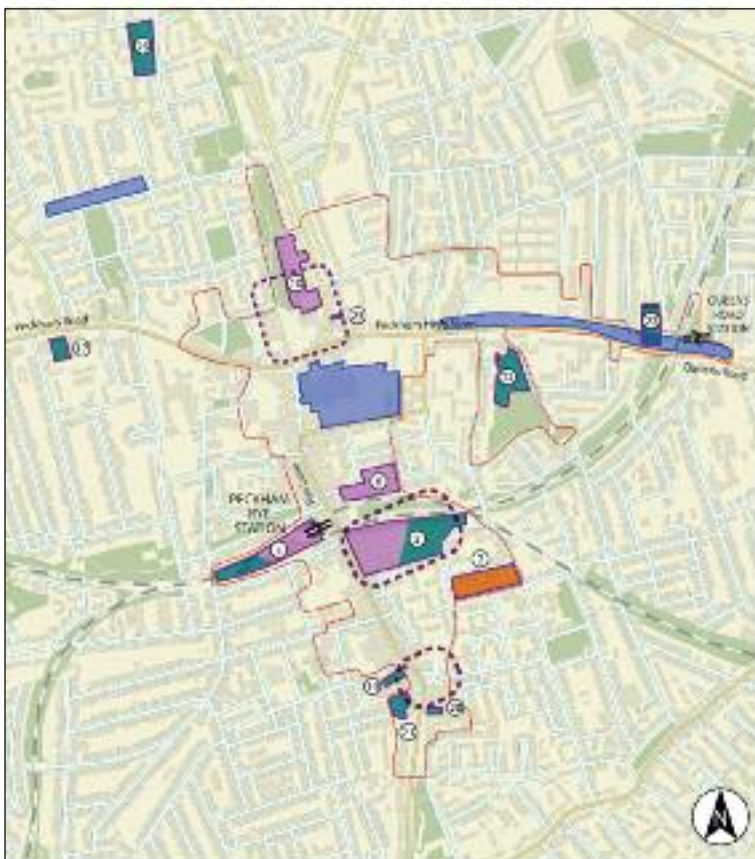
LOW GROWTH OPTION

- Boundary of Core Area
- Opportunity sites for provision of new housing

Figure 5: Possible locations for new business and industry uses



HIGH GROWTH OPTION



LOW GROWTH OPTION

-  Boundary of Core Area
-  Opportunity sites for creative industry uses
-  Opportunity sites for general business uses as part of housing development
-  Opportunity sites for light industrial uses
-  Opportunity sites of creative industry and general business uses as part of a housing development
-  Opportunity site for creative industry, light industrial and general business uses as part of a housing development
-  New shops, cafes, restaurants
-  New focus for day and night time activity

Major change, faster regeneration	Minor change, slower regeneration
<p><b>Markets</b></p> <ul style="list-style-type: none"> <li>■ Street markets may be moved to new locations to create a destination market. This market may have specially designed permanent stalls to reflect the culture and history of Peckham.</li> </ul>	<ul style="list-style-type: none"> <li>■ Protect existing street market locations and encourage stalls to sell complementary goods between shops and stalls.</li> </ul>
<p><b>Traffic and deliveries</b></p> <ul style="list-style-type: none"> <li>■ Review town centre one way traffic system and loading arrangements.</li> <li>■ Better directional signage.</li> <li>■ Restrict delivery times to evenings and early mornings.</li> </ul>	<ul style="list-style-type: none"> <li>■ Better directional signage.</li> <li>■ Restrict delivery times to evenings and early mornings.</li> </ul>
<p><b>What does this mean</b></p> <p>This would mean more people living in the area, however we will have the transport infrastructure to deal with this. We would protect business space to make sure there is space for local businesses to set up. If we allow more development on sites we can have more of a mix of uses and ask developers to provide more things, including space specifically for small businesses. This will make it easier for local businesses to thrive and there will be more people for them to serve. Building on Peckham’s status as a creative hub provides opportunities to promote the area in a positive way.</p> <p>More people living in the area also means more demands for shops so it will be more likely developers will want to build new and larger shop units, which will help increase the range of shops. There might be some more chain stores but the town centre would have thriving independent businesses.</p> <p>There will also be more things to do at night. To control any negative impacts, such as noise, we could limit these uses to certain areas. Grouping the street markets together in one destination would reduce the amount of crowding on the streets as well as provide an exciting new space for Peckham.</p>	<p>Under this option regeneration would happen a lot slower. There wouldn’t be many more people living in the area.</p> <p>There would be protection of space for jobs and businesses, but as there would be less new development we could be more flexible about what employment uses existing buildings are used so that they can adapt as demands change. However, this could mean uses that might not be able to pay as much as others, like community uses, are priced out. There would be less opportunity for new businesses to grow in the area. As there would not be major growth in space for businesses it would be harder to increase the amount of affordable small business space.</p> <p>There would be few new shops and the mix of uses would stay pretty much the same as now. This might mean the needs of some local people are not met, however there is clearly demand for these businesses as they are trading well at the moment, with few vacant premises and contribute to the area’s economy and vitality. We could limit how many drinking venues and takeaways there are could reduce antisocial behaviour and poor diets. But it would mean less to do at night.</p>

Continued overleaf

Major change, faster regeneration	Minor change, slower regeneration
	<p>Keeping street markets where they are will mean more activity on the street, but they will contribute to crowded streets. If we improve the goods they sell this could help them stay profitable.</p>
<p><b>Delivery information</b></p> <p>We will be relying on developers being interested in building these uses in Peckham. We will also be relying on different types of shops wanting to locate in the area. We will need to work with TfL to agree changes to main roads in the area.</p>	<p>This option would be easier to implement overall as it involves less change, though developers would be less likely to improve existing housing if they were not able to build additional new housing. We would have to find funds for this.</p>

#### Fact box: Can planning control what shops locate in the town centre?

Within planning, uses are grouped into use classes. There are different categories of uses for retail:

- Shops such as hairdressers, butchers, grocers, dry cleaners, travel agencies, boutiques and supermarkets are all in the same use class (class A1).
- Banks, estate agents, betting shops are other businesses that provide services to visiting members of the public are a separate use class (class A2).

- Restaurants and cafes are class A3.
- Pubs, bars and drinking establishments are class A4.
- Hot food takeaways are class A5.

We can control how much of each use class is in an area, but we cannot control which particular businesses from that use class locate there.

#### Consultation questions:

Which options do you agree with? Is there anything else we should consider?

## Making the most of Peckham and Nunhead's heritage

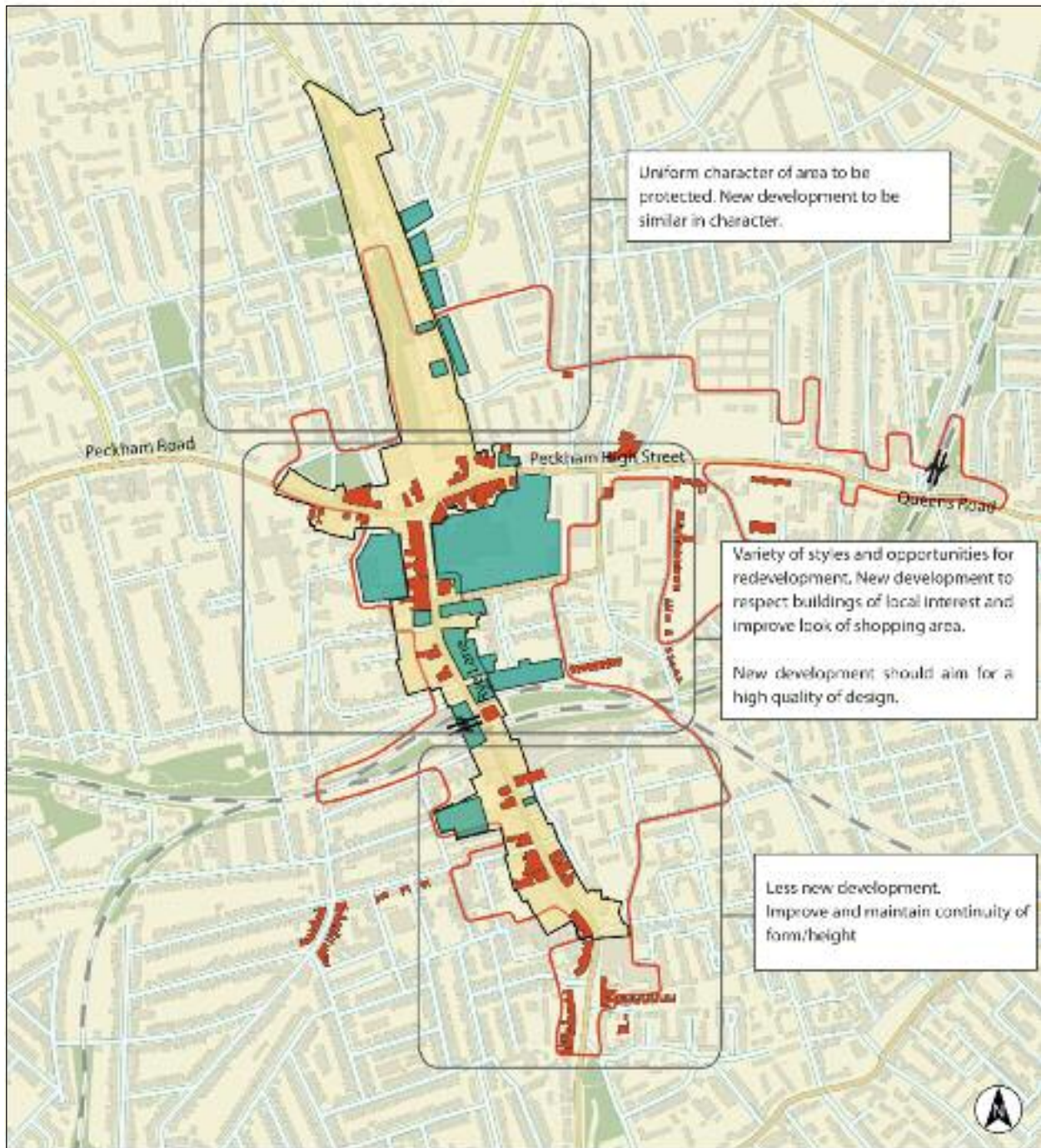
- Regardless of the level of growth, we would expect all new development to be of high quality design.
- We are investigating whether parts of the town centre should be covered by a conservation area. In some parts of Southwark, such as Bermondsey Street, conservation areas have helped support regeneration and raise design standards of new buildings. But we need to be clear about how a conservation area would work in the town centre. In some parts there are different styles of building sitting side by side with buildings that are not very attractive that could be redeveloped. In other areas there is more uniformity in the character of buildings and we could protect this.
- Figure 6 shows options for where conservation areas could go and what sort of role they could play.

### Consultation questions:

Review figure 6. Which of the conservation areas do you agree with?



Figure 6: Possible heritage controls



- Possible conservation area
- Possible buildings of special local interest
- Potential sites for demolition

## Supporting the community

- Regardless of the amount of growth that happens, we will need to make sure that there are enough facilities and services to support the community. New facilities will be built if they are needed (see options for different sites on page 35), however there are a number of other things we will consider doing:
  - We need to make sure local people know about the community facilities that are available.
  - We need to make better use of the community buildings we already have.
  - Allow public access to sports and leisure facilities outside school hours as part of the Extended Schools Programme.
- Although we have already seen significant improvements in outcomes from the local schools, the Council aims to transform teaching and learning further by investing in education through the borough wide Southwark Schools for the Future (SSF) initiative. This includes building work on local primary schools, secondary schools and academies. Improvements will also be made to early years' provision.
- The SSF initiative takes into account what facilities will be needed to accommodate a growing population. The local community will benefit from the opportunity to use school facilities outside of school hours.

More information on Southwark Schools for the Future is available at [ssf@southwark.gov.uk](mailto:ssf@southwark.gov.uk)

- Additional day care centre and nursery provision will be developed in line with growing demand. We will consider incorporating any additional provision into new developments and developers may contribute to funding for this.

- We are helping local people get into work with programmes like 'Southwark Works' that helps people get the training they need. We also require developers to make payments towards schemes to place people into local jobs.
- Colleges in the area also have plans to improve their contribution to the community. Camberwell College of Arts is planning to build Peckham Space by the entrance to Peckham Square. This will be a new gallery, performance and exhibition space as well as an outreach space for the college to tell local people about upcoming courses, arts and cultural projects at the college.
- The PCT are considering building a new health facility in the town centre that will provide a range of different health services and reduce the need for hospital visits.
- New open spaces have also been created recently such as Calypso Park and Central Venture Park. A multi use games area is being built at the Peckham Pulse. The council has a number of projects planned to improve the area's open spaces. More funding can be collected if we allow larger scale of development in the core area (see page 29).
- We are considering the issue of providing space for faith groups through the core strategy.



## Growth dependent options

- The level of growth that takes place in the area will open up different sets of options. Generally, many of the more ambitious changes, such as major improvements to streets and public spaces, will only be possible with higher levels of development as these will provide the funding needed. Council would not be able to fund all these changes on its own.
- Other improvements could be funded by government or organisations such as Network Rail and Southwark PCT.
- A number of projects are already planned, including:
  - Improvement works to Peckham Rye and Queens Road stations, including refurbishments – funded by Network Rail and due for completion in 2009/10.
  - A new 20mph zone around Asylum Road and Pomeroy Street – funded by Transport for London and due for completion in 2009/10.
  - Improvement works to Rye Lane north of Hanover Park, including new paving, treeplanting, seating and a dedicated cycle lane.
  - Funded by council and due for completion in 2009/10.
  - Lighting upgrades in some streets throughout 2009/10 as part of an ongoing programme by council.

More information on upcoming road and transport improvements can be found at: [www.southwark.gov.uk/YourServices/transport](http://www.southwark.gov.uk/YourServices/transport) or by contacting the public realm team at [environment@southwark.gov.uk](mailto:environment@southwark.gov.uk)

## Options we are consulting on

These options look at the scale of development that could be built and what sort of improvements could be made to streets, public spaces and the road network by allowing different amounts of development. These options can't be mixed between groups – higher amounts of investment in public spaces can only occur if there is a higher amount of development in the core area.



High growth options	Low growth options	Limited growth
<p><b>Scale of development</b></p> <ul style="list-style-type: none"> <li>■ Allow an increased scale of development on all large sites in the town centre and a significant increase in floorspace on most sites.</li> </ul>	<ul style="list-style-type: none"> <li>■ Allow an increased scale of development on some large sites in the town centre but on most sites there will only be a small increase in floor space.</li> </ul>	<ul style="list-style-type: none"> <li>■ We would limit growth in housing and floor space. New developments would be focused on improving what is there.</li> </ul>
<p><b>Building heights</b></p> <ul style="list-style-type: none"> <li>■ Taller buildings allowed on specific sites in the town centre (see figure 7).</li> <li>■ Allow extra storeys on other sites.</li> <li>■ Infill single storey shop fronts in the town centre to match neighbouring buildings (see page 44).</li> </ul>	<ul style="list-style-type: none"> <li>■ Some sites could have taller buildings where these would allow landmark development and improvements to public spaces.</li> <li>■ But generally new buildings should be a similar height and scale to existing buildings in the town centre.</li> <li>■ Infill single storey shop fronts in the town centre.</li> </ul>	<ul style="list-style-type: none"> <li>■ We could allow taller landmark buildings on some sites where this would balance with other benefits such as freeing up land for new public spaces.</li> <li>■ But most new buildings should be a similar height and scale to existing buildings in the town centre.</li> <li>■ Infill single storey shop fronts in the town centre.</li> </ul>
<p><b>Development in other parts of the action area</b></p> <ul style="list-style-type: none"> <li>■ No change in density or height standards elsewhere in the area. This means in Nunhead and residential areas surrounding the town centre new buildings should fit in with the scale of surrounding buildings.</li> </ul>	<ul style="list-style-type: none"> <li>■ No change to density standards in Nunhead and residential areas around the town centre. New buildings should fit in with the scale of surrounding buildings.</li> </ul>	<ul style="list-style-type: none"> <li>■ No change to density standards in Nunhead and residential areas around the town centre. New buildings should fit in with the scale of surrounding buildings.</li> </ul>
<p><b>Affordable business space</b></p> <ul style="list-style-type: none"> <li>■ Commercial development required to provide a proportion affordable business/work space.</li> </ul>	<ul style="list-style-type: none"> <li>■ We could require affordable business/workspace to be provided on some large redevelopment sites.</li> </ul>	<ul style="list-style-type: none"> <li>■ Lower scale developments would make it harder to provide affordable business space.</li> </ul>

Continued overleaf

High growth options	Low growth options	Limited growth
<p><b>Better streets and public spaces</b></p> <ul style="list-style-type: none"> <li>■ New paving, seating and streets trees in the town centre and local shopping areas.</li> <li>■ Improved lighting and safety measures.</li> <li>■ Improved shop fronts (see page 44).</li> <li>■ Planning enforcement and environmental health will work together to tackle issues such as shop fronts being removed without permission and business waste being left on footpaths.</li> <li>■ Improved walking and cycling routes across the town centre and to surrounding areas (see figure 8).</li> <li>■ More improvements to open spaces and playgrounds could be made.</li> </ul>	<ul style="list-style-type: none"> <li>■ New paving, seating and streets trees in the town centre and Evelina Road.</li> <li>■ Improved lighting and safety measures.</li> <li>■ Improved shop fronts (see page 44).</li> <li>■ Planning enforcement and environmental health will work together to tackle issues such as shop fronts being removed without permission and business waste being left on footpaths.</li> <li>■ Improved walking and cycling routes to Bellenden Road, Queens Road station, Burgess Park and Peckham Rye (see figure 8).</li> <li>■ Some improvements to open spaces and playgrounds.</li> </ul>	<ul style="list-style-type: none"> <li>■ Rye Lane north, Evelina Road and Queens Road improved.</li> <li>■ Improved lighting and safety measures.</li> <li>■ Improved shop fronts (see page 44).</li> <li>■ Planning enforcement and environmental health will work together to tackle issues such as shop fronts being removed without permission and business waste being left on footpaths.</li> <li>■ Extra improvements would be ad hoc and subject to funding being found.</li> </ul>

Continued overleaf

High growth options	Low growth options	Limited growth
<p><b>The natural environment</b></p> <ul style="list-style-type: none"> <li>■ More street trees and more green links between open spaces can be created.</li> <li>■ Require new development to meet the highest environmental standards, including being carbon neutral.</li> <li>■ We would develop a combined heat and power network around the town centre.</li> <li>■ We will encourage the use of renewable energy generation on existing buildings.</li> <li>■ Source water locally if possible and require grey water reuse and/or rainwater harvesting.</li> </ul>	<ul style="list-style-type: none"> <li>■ More street trees and some green links between open spaces could be created.</li> <li>■ Require new development to meet high environmental standards.</li> <li>■ We will encourage the use of renewable energy generation on existing buildings.</li> </ul>	<ul style="list-style-type: none"> <li>■ More street trees planted.</li> <li>■ Any new development would need to meet high environmental standards required by the core strategy.</li> <li>■ We will encourage the use of renewable energy generation on existing buildings.</li> </ul>
<p><b>What does this mean</b></p> <p>This options will mean more public spaces and streets will get improvements.</p> <p>This will have knock-on benefits such as improving the reputation of the area and helping to attract big name shops. The town centre will be a nicer place to visit.</p>	<p>This option means that most new buildings will be of a similar scale to now, though allowing taller building some sites could provide an opportunity for landmark development like the Peckham Library and for more exciting public spaces to be created.</p>	<p>This option would result in the least amount of changes in the look of the area. We could encourage some landmark buildings to help drive regeneration where there is not an overall increase in floorspace. This could allow more public spaces to be created.</p>

Continued overleaf

High growth options	Low growth options	Limited growth
<p>However, to pay for all of this we would need to allow more development in the town centre. Allowing more development means we can get a better mix of uses on the land that is available. We can also ask for developers to provide things like affordable business space which will help small businesses and artists establish in the area.</p> <p>There would also be more of a financial argument to build a local energy system which would have huge environmental benefits not just for new buildings but also for existing ones which could hook up to it.</p> <p>There would be more opportunity for iconic architecture like the Peckham Library. We won't allow high scale development everywhere. Nunhead and the residential streets around the town centre will keep their human scale.</p>	<p>The character of surrounding areas will also stay the same. However, as there would be less new development there would be less contributions to public spaces and streets and less opportunity for new affordable business space to be built. There would be less of a range of uses and activities available in the town centre.</p> <p>Improvements to the area would also be slower to happen.</p> <p>There would be less housing for people and less space for shops and businesses to locate.</p>	<p>Overall, there would be less funding available to make improvements, and we would be less certain about when funding would be available and therefore when improvements will happen.</p> <p>The area is likely to improve very slowly and there would not be as many exciting new spaces or buildings.</p> <p>It would be harder to raise the profile of Peckham and turn around its negative image.</p> <p>Less improvements to the public realm will also not help the town centre to attract big name shops.</p> <p>However, if we have strict policies against large scale development it would make it easier to protect the existing scale of the area and the neighbourhood feel of places like Nunhead.</p>

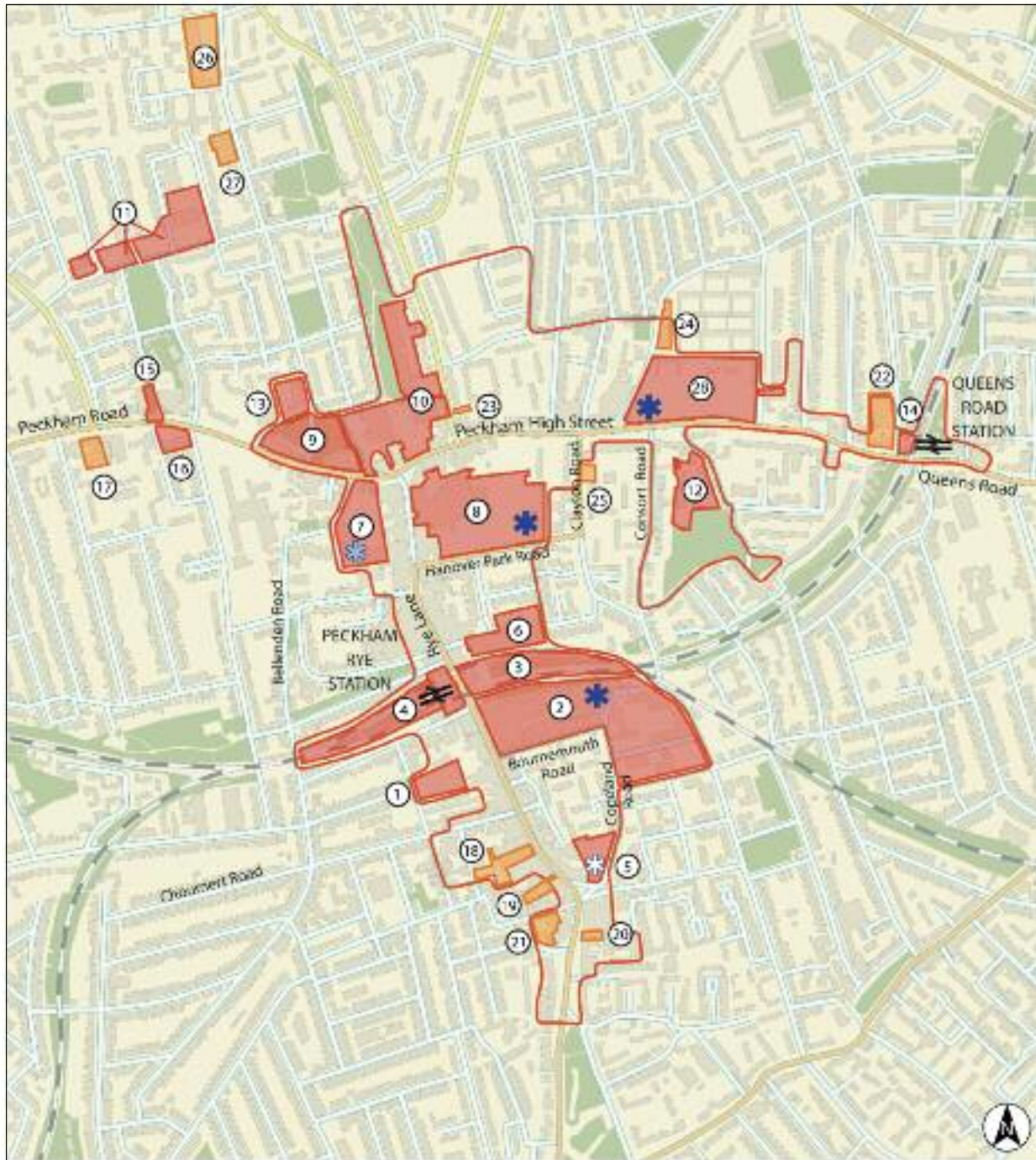
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High growth options	Low growth options	Limited growth
<p><b>Delivery information</b>                      Funding for many of the improvements will come from private developers, and they will want to be certain building in the area will give them a return. Allowing a higher scale of development will help encourage development. It will also make it easier for council to attract partners it could develop and provide facilities with. Improving the look and feel of the area will also help encourage more businesses to locate in the area, helping the local economy.</p>	<p>It may be harder to encourage developers to build in the area and we would have to try and find more funding from other sources which would be limited. However if we accept less ambitious public realm improvements then this option would be easier to deliver as we would not have to rely on as much development happening in the time period we want.</p>	<p>There would be less funding available to make improvements, and we would be less certain about when funding would be available, meaning any improvements that do occur would be ad hoc and hard to plan in.</p>

**Consultation questions:**

Do you agree with the options above? Is there anything else we should consider?

Figure 7: Key to development sites and possible building heights






- |   |                         |  |
|---|-------------------------|--|
|  | Boundary of Core Area   | <b>POSSIBLE LOCATIONS FOR TALL BUILDINGS</b>   |
|  | Large development sites |  4-7 storey landmark building opportunity   |
|  | Other development sites |  7-12 storey landmark building opportunity  |
|   |                         |  10-15 storey landmark building opportunity |

Figure 8: Improving links in the town centre



- Improved pedestrian linkage
- - - Other links with potential to be improved/created if there is more funding from development
- Green Link

**STRATEGIC PROPOSALS:**

- Reinforce key linkages between existing town centre areas, and create new linkages and public spaces where beneficial
- Ensure all public spaces are safe, well used, and well lit, including at night time

## Options for making better use of specific sites in Peckham and Nunhead

Much of the land in Peckham and Nunhead is privately owned. Therefore the area action plan is a way we can reach agreement with land owners on what should be built on sites. This will help to bring them forward for development in the most beneficial way.

This is not to say that development will not happen elsewhere in the action area, although most of it will be focussed in the core area and all development will of course have to meet policies regarding height, scale, pollution and traffic impacts.

We identify key sites because, done well, development of high profile sites will kick-start interest in Peckham and Nunhead and set an example for development on other sites. They

can show positive things can be achieved in the area and help change Peckham's negative image. This should then have a knock on effect to encourage improvements to other sites.

The sites we think have an important role to play are shown on figure 7. These have been chosen because:

- They are vacant and causing blight in the area.
- They are no longer needed for their current purpose.
- Are large sites that can take more development.
- There is an opportunity for a very significant contribution to regenerating the area.

### Peckham Rye Station and surrounding land (site 4): See figure 10

Network Rail has plans to refurbish and upgrade the station. The council recognises that removing the shop fronts and creating a public square in front of the station will make a major contribution to regenerating the area. This space would be lined with cafes, shops and commercial uses. We are currently working with Network Rail to find ways of funding this. However as it will be expensive and require businesses on the site to move it will be more difficult to achieve if there is less growth and development in the town centre.

If this doesn't happen an alternative option would be to:

- Refurbish and improve the arcade and allow shops, restaurants and cafes.

- Upgrade the existing public space between the arcade and station building.

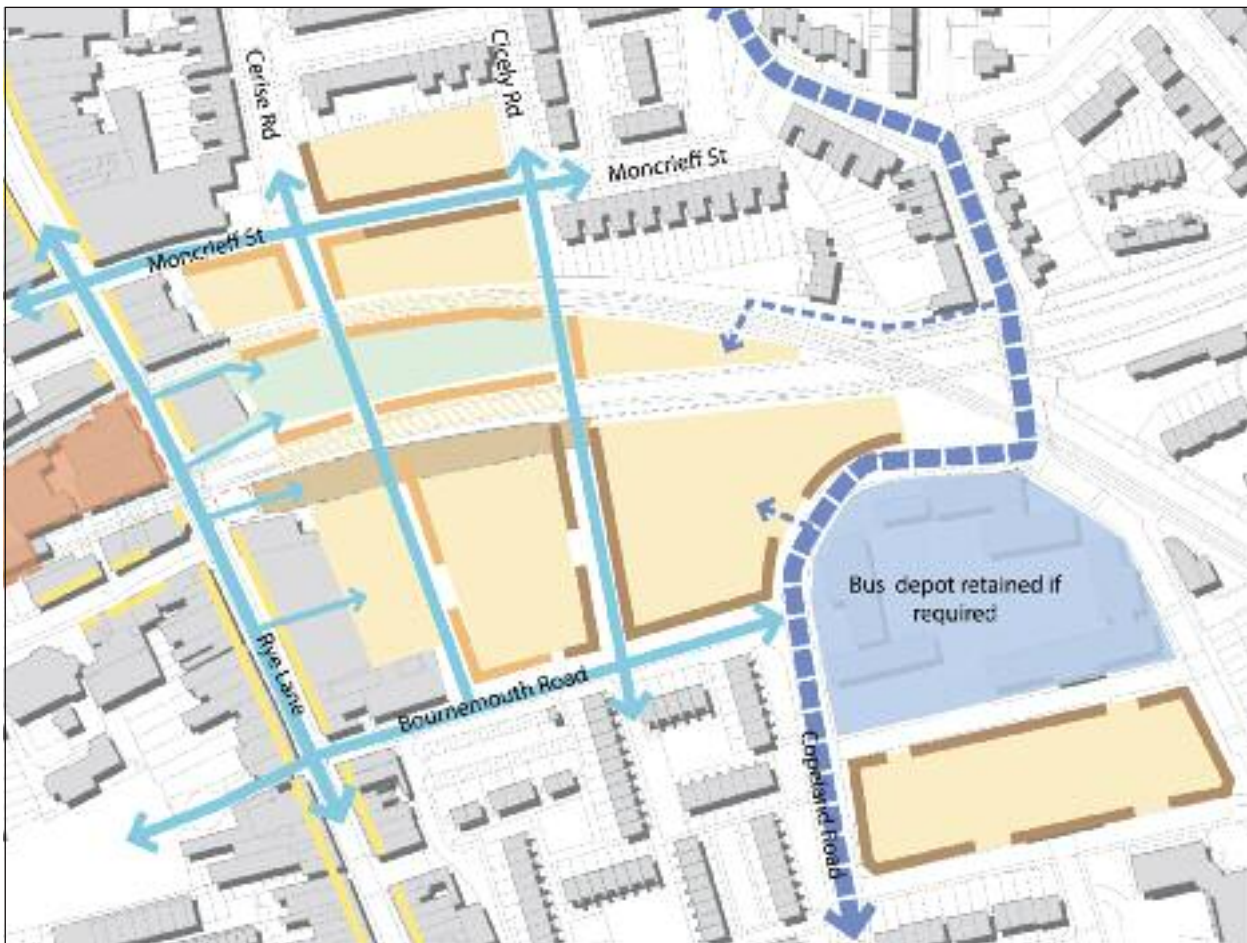
We also have options for how the land between the railway lines and under the railway arches to the west of the station could be used:

- Create a new courtyard between the railway lines surrounded by restaurants, cafes, commercial and cultural uses.
- Redevelop for business start up units and community uses.
- Keep it in use for mostly small scale light industrial uses and creative industries.

High growth options	Low growth options	Limited growth
<b>1. Choumert Grove car park</b>		
<ul style="list-style-type: none"> <li>■ Community uses or housing.</li> <li>■ Some car parking might be possible. We would need to make sure that losing any car parking would not cause problems elsewhere in the area.</li> </ul>	<ul style="list-style-type: none"> <li>■ Keep as car park.</li> </ul>	<ul style="list-style-type: none"> <li>■ Keep as car park.</li> </ul>
<b>2. Industrial land off Copeland Road and Bournemouth Road (see figure 9)</b>		
<ul style="list-style-type: none"> <li>■ Mix of uses including artist's studios, exhibition space, a venue for cultural events, housing, shops, offices and small business space.</li> <li>■ Links created through the railway arches.</li> </ul>	<ul style="list-style-type: none"> <li>■ Mix of uses, including creative industries, small business units, offices and light industrial uses.</li> <li>■ Links created through the railway arches.</li> </ul>	<ul style="list-style-type: none"> <li>■ Mix of uses, including creative industries, small business units, offices and light industrial uses.</li> </ul>
<b>3. Land between the railway line north of site 2, including railway arches (see figure 9)</b>		
<ul style="list-style-type: none"> <li>■ Mix of uses including light industrial, business start up units, creative industries and community uses including places of worship.</li> <li>■ Better links to surrounding area.</li> </ul>	<ul style="list-style-type: none"> <li>■ Retain for light industrial uses.</li> </ul>	<ul style="list-style-type: none"> <li>■ Retain for light industrial uses.</li> </ul>
<b>4. Peckham Rye station and surrounding land (see box on page 35)</b>		
<b>5. Copeland Road car park and land on corner of Copeland Road and Rye Lane</b>		
<ul style="list-style-type: none"> <li>■ Housing.</li> <li>■ Small business units and space for community uses.</li> <li>■ Car parking could be provided on-site if there is a need.</li> </ul>	<ul style="list-style-type: none"> <li>■ Housing only.</li> </ul>	<ul style="list-style-type: none"> <li>■ Housing only.</li> </ul>

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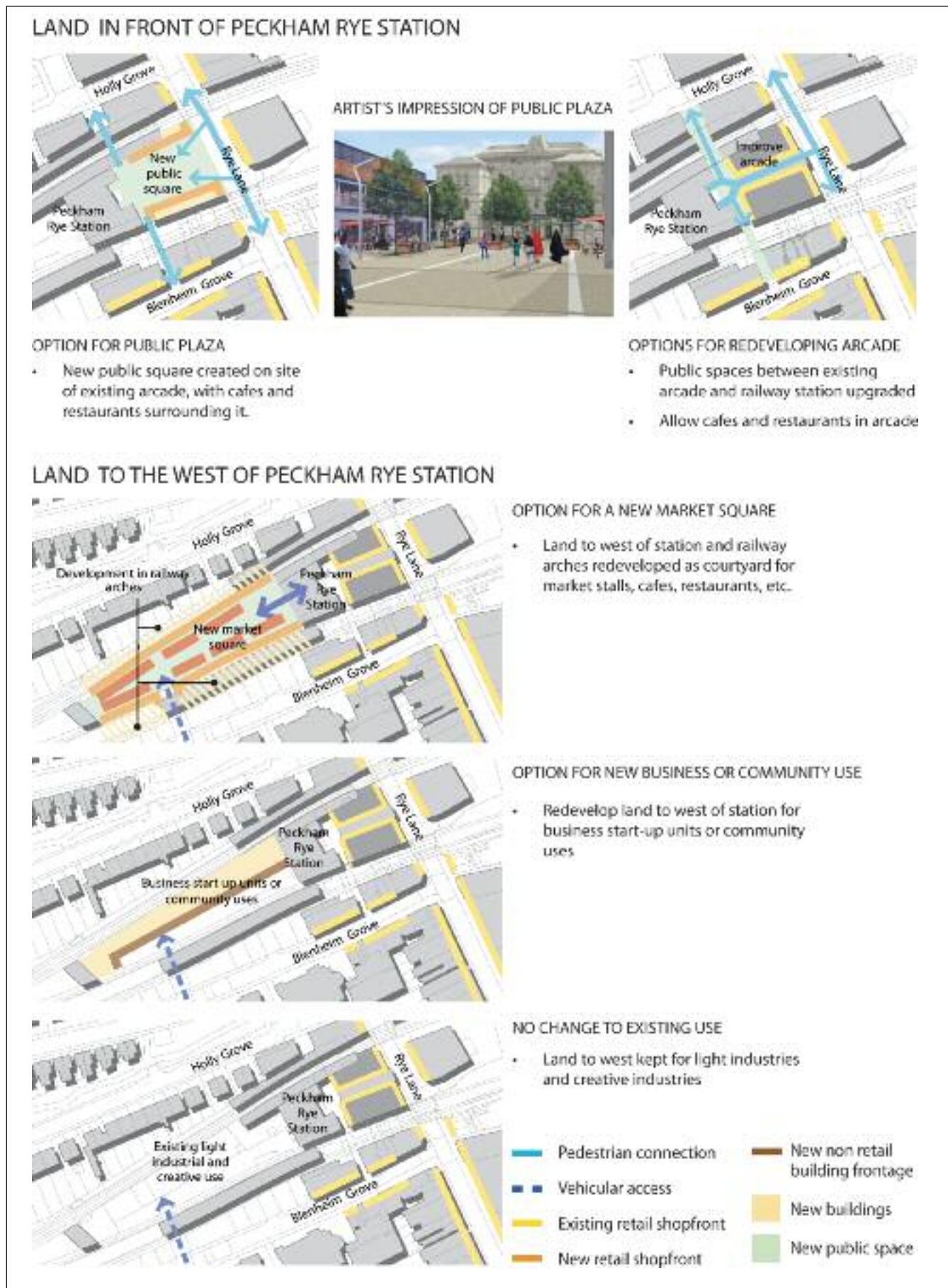
Figure 9: Possible changes to land east of Peckham Rye Station



- New pedestrian links could be made from Cinema site through to Bournemouth Road
- Mix of uses, including cultural, community, leisure, creative industry, light industrial uses and offices.

- Peckham Rye railway site - See Figure 10
- Pedestrian connection
- Existing Vehicular access
- Existing retail shopfront
- Possible new retail shopfront, cultural, community or leisure use
- Possible new building frontage for other uses eg. business, light industry
- Possible new buildings
- Possibility to retain existing Bussey Building for refurbishment to house creative, community and business uses
- Possible new public space

Figure 10: Possible changes to Peckham Rye Station and land to the west





Peckham Multiplex Cinema



Lidl Supermarket site



Aylesham Centre

High growth options	Low growth options	Limited growth
<b>6. Cinema / multi-storey car park off Moncrieff Place</b>		
<p>Could be redeveloped along with the former Woolworths building for:</p> <ul style="list-style-type: none"> <li>■ Housing, plus.</li> <li>■ A mix of cultural and arts uses, leisure and entertainment uses, cafes and shops.</li> <li>■ New cinema (if not relocated elsewhere).</li> <li>■ Better pedestrian links with surrounding area.</li> </ul>	<ul style="list-style-type: none"> <li>■ Arts and cultural centre including new cinema (if not relocated elsewhere).</li> <li>■ Better pedestrian links with surrounding area.</li> <li>■ Car parking.</li> </ul>	<ul style="list-style-type: none"> <li>■ No change.</li> </ul>
<b>7. Bellenden Road retail park including Lidl site</b>		
<ul style="list-style-type: none"> <li>■ Possible site for new cinema, if not located on sites 6, 8 or 10.</li> <li>■ Possible music venue if not developed on site 10.</li> <li>■ Otherwise, mix of uses including shops, housing and small business units.</li> </ul>	<ul style="list-style-type: none"> <li>■ Continue to use for large shops and car parking.</li> </ul>	<ul style="list-style-type: none"> <li>■ Continue to use for large shops and car parking.</li> </ul>

Continued overleaf

High growth options	Low growth options	Limited growth
<b>8. Aylesham Centre</b>		
<p>Could be redeveloped along with bus station if site 9 becomes a new transport interchange:</p> <ul style="list-style-type: none"> <li>■ Mixed uses including new shopping centre with large shops, car parking, leisure and entertainment uses.</li> <li>■ Higher amounts of housing</li> <li>■ Possible site for new cinema, if not located on sites 6, 7 or 10.</li> </ul>	<p>Could be redeveloped along with bus station if site 9 becomes a new transport interchange:</p> <ul style="list-style-type: none"> <li>■ New shopping centre including a supermarket, car parking and housing.</li> <li>■ Some housing.</li> <li>■ Possible site for new cinema, if not located on sites 6 or 10.</li> </ul>	<ul style="list-style-type: none"> <li>■ No change.</li> </ul>
<b>9. Land off Sumner Road</b>		
<ul style="list-style-type: none"> <li>■ Possible transport interchange, otherwise mainly housing with some community or business uses.</li> <li>■ Improve shop fronts along Peckham High Street.</li> </ul>	<ul style="list-style-type: none"> <li>■ Possible transport interchange, otherwise mainly housing with some community or business uses.</li> <li>■ Improve shop fronts along Peckham High Street.</li> </ul>	<ul style="list-style-type: none"> <li>■ Open space uses.</li> </ul>
<b>10. Peckham Square and Eagle Wharf site (known as area 10)</b>		
<ul style="list-style-type: none"> <li>■ Improvements to the square including cafes and restaurants around edge.</li> <li>■ Cultural uses including music venue, theatre, exhibition space and space for creative industries on Eagle Wharf site, otherwise mainly housing.</li> <li>■ Possible cinema.</li> </ul>	<ul style="list-style-type: none"> <li>■ A mix activity including cafes and restaurants around edge of Peckham Square.</li> <li>■ Cultural uses and space for creative industries on Eagle Wharf site, or possible cinema.</li> </ul>	<ul style="list-style-type: none"> <li>■ A mix activity including cafes and restaurants around edge of Peckham Square.</li> </ul>
<b>11. Cator Street Learning and Development Centre plus land along Commercial Way (including Bradfield Youth and Community Centre)</b>		
<ul style="list-style-type: none"> <li>■ Community and education uses, some offices.</li> <li>■ Housing.</li> <li>■ Small scale shops along Commercial Way.</li> </ul>	<ul style="list-style-type: none"> <li>■ Community and education uses, some offices.</li> <li>■ Small scale shops along Commercial Way.</li> </ul>	<ul style="list-style-type: none"> <li>■ Community and education uses, some offices.</li> <li>■ Small scale shops along Commercial Way.</li> </ul>

Continued overleaf

High growth options	Low growth options	Limited growth
<b>12. Tuke School and neighbouring site on Woods Road (occupied by scaffolding business)</b>		
<ul style="list-style-type: none"> <li>■ Housing.</li> </ul>	<ul style="list-style-type: none"> <li>■ Community uses and small business units.</li> </ul>	<ul style="list-style-type: none"> <li>■ Community uses and small business units.</li> </ul>
<b>13. Sumner House</b>		
<ul style="list-style-type: none"> <li>■ Adapt and reuse for housing.</li> </ul>	<ul style="list-style-type: none"> <li>■ Adapt and reuse for community uses.</li> </ul>	<ul style="list-style-type: none"> <li>■ Adapt and reuse for community uses.</li> </ul>
<b>14. Land to west of Queens Road station (occupied by a timber yard)</b>		
<ul style="list-style-type: none"> <li>■ Open space and new entrance to the station, or housing.</li> </ul>	<ul style="list-style-type: none"> <li>■ Open space and new entrance to the station, or keep for business use.</li> </ul>	<ul style="list-style-type: none"> <li>■ Keep for business use.</li> </ul>
<b>15. Land to west of Lister Primary Care Centre, 97 Peckham Road</b>		
<ul style="list-style-type: none"> <li>■ Housing, otherwise community or business use.</li> </ul>	<ul style="list-style-type: none"> <li>■ Business or community uses.</li> </ul>	<ul style="list-style-type: none"> <li>■ Business or community uses.</li> </ul>
<b>16. Peckham Lodge (110 Peckham Road)</b>		
<ul style="list-style-type: none"> <li>■ Renovate for housing.</li> </ul>	<ul style="list-style-type: none"> <li>■ Renovate and keep for hotel use and/or provide student accommodation for local colleges and training centres.</li> </ul>	<ul style="list-style-type: none"> <li>■ Renovate and keep for hotel use.</li> </ul>
<b>17. Former Kennedy Sausage Factory</b>		
<ul style="list-style-type: none"> <li>■ Housing and business or community uses.</li> </ul>	<ul style="list-style-type: none"> <li>■ Keep for business, otherwise community uses.</li> <li>■ Some housing.</li> </ul>	<ul style="list-style-type: none"> <li>■ Keep for business, otherwise community uses.</li> </ul>
<b>18. Netto Supermarket</b>		
<ul style="list-style-type: none"> <li>■ Redevelop whole site for mix of uses including housing and business space with large retail unit at ground floor.</li> </ul>	<ul style="list-style-type: none"> <li>■ Keep as a large shop with car parking at the rear.</li> </ul>	<ul style="list-style-type: none"> <li>■ Keep as a large shop with car parking at the rear.</li> </ul>
<b>19. 190 Rye Lane</b>		
<ul style="list-style-type: none"> <li>■ Retail frontage at ground floor.</li> <li>■ Housing, business, or community uses elsewhere on the site, subject to greatest need.</li> </ul>	<ul style="list-style-type: none"> <li>■ Retail frontage at ground floor.</li> <li>■ Business or community uses on remainder of site subject to greatest need.</li> </ul>	<ul style="list-style-type: none"> <li>■ Keep for light industrial uses.</li> </ul>

Continued overleaf

High growth options	Low growth options	Limited growth
<b>20. Land to south of Co-op House, 267 Rye Lane</b>		
<ul style="list-style-type: none"> <li>■ Retail frontage at ground floor.</li> <li>■ Housing, business, or community uses elsewhere on the site, subject to greatest need.</li> </ul>	<ul style="list-style-type: none"> <li>■ Retail frontage at ground floor.</li> <li>■ Business or community uses on remainder of site subject to greatest need.</li> </ul>	<ul style="list-style-type: none"> <li>■ Retail frontage at ground floor.</li> <li>■ Business or community uses on remainder of site subject to greatest need.</li> </ul>
<b>21. Peckham Rye Baptist Church, 234 Rye Lane</b>		
<ul style="list-style-type: none"> <li>■ Keep church/community use.</li> <li>■ Housing, business, or community uses elsewhere on the site, subject to greatest need.</li> </ul>	<ul style="list-style-type: none"> <li>■ Keep church/community use.</li> <li>■ Business or community uses on remainder of site subject to greatest need.</li> </ul>	<ul style="list-style-type: none"> <li>■ No change in use.</li> </ul>
<b>22. 133 to 139 Queens Road and land to rear</b>		
<ul style="list-style-type: none"> <li>■ Retail frontage at ground floor.</li> <li>■ Housing, business, or community uses elsewhere on the site, subject to greatest need.</li> </ul>	<ul style="list-style-type: none"> <li>■ Retail frontage at ground floor.</li> <li>■ Business or community uses on remainder of site subject to greatest need.</li> </ul>	<ul style="list-style-type: none"> <li>■ No change in use.</li> </ul>
<b>23. Former Peckham Library, south of 165 Peckham Hill Street</b>		
<ul style="list-style-type: none"> <li>■ Community use, offices, business space, retail or housing.</li> </ul>	<ul style="list-style-type: none"> <li>■ Community use, offices, business space or retail.</li> </ul>	<ul style="list-style-type: none"> <li>■ Community use, offices, business space or retail.</li> </ul>
<b>24. Acorn Neighbourhood Office, Meeting House Lane</b>		
<ul style="list-style-type: none"> <li>■ Community uses, offices or housing, subject to greatest need.</li> </ul>	<ul style="list-style-type: none"> <li>■ Community uses, offices or housing, subject to greatest need.</li> </ul>	<ul style="list-style-type: none"> <li>■ Community uses or offices.</li> </ul>
<b>25. Garages adjacent Claytons Arms Pub, Clayton Road</b>		
<ul style="list-style-type: none"> <li>■ Housing.</li> </ul>	<ul style="list-style-type: none"> <li>■ Keep as garages.</li> </ul>	<ul style="list-style-type: none"> <li>■ Keep as garages.</li> </ul>
<b>26. Sumner Road workshops</b>		
<ul style="list-style-type: none"> <li>■ Redevelop site for housing, community or small business uses, subject to greatest need.</li> </ul>	<ul style="list-style-type: none"> <li>■ Redevelop site for housing, community or small business uses, subject to greatest need.</li> </ul>	<ul style="list-style-type: none"> <li>■ Redevelop site for housing, community or small business uses, subject to greatest need.</li> </ul>
<b>27. Camberwell College of Arts (166 Sumner Road)</b>		
<ul style="list-style-type: none"> <li>■ Housing.</li> </ul>	<ul style="list-style-type: none"> <li>■ Housing.</li> </ul>	<ul style="list-style-type: none"> <li>■ No change.</li> </ul>

Continued overleaf

High growth options	Low growth options	Limited growth
<p><b>What does this mean</b></p> <p>This is the most ambitious set of options that would result in a number of exciting new spaces and areas of activity in the town centre. There will be a range of new uses including larger shops, arts and cultural facilities, and things to do at night.</p> <p>People living in north Peckham will have better access to local shops.</p> <p>There will also be more space for businesses, though there would be less light industrial uses and more creative industries and small businesses, and it would be easier for new businesses to start up.</p> <p>It will be easier to move between areas of activity as there will be more links created.</p> <p>Peckham would have a higher and more positive profile.</p> <p>There will also be more homes and people living in the area, though this will be supported by improvements to public transport.</p> <p>With more people and more activities in the town centre we will need to ensure that development is designed well to reduce impacts of noise and antisocial behaviour.</p> <p>The existing cinema might need to move in order to allow redevelopment of the Moncrieff Place car park. However, the cinema would relocate elsewhere and there would be a range of other activities in the south part of Rye Lane.</p> <p>This set of options proposes building on some car parks and we would need to check what impact this might have on traffic, residents and businesses.</p>	<p>This is a less ambitious set of options. As development will be lower scale there would be less of a mix of activities. There would also be less new space for businesses, artists and creative industries, though more general industrial uses will be protected.</p> <p>More above ground car parks will remain as part of this set of options.</p> <p>Aylesham Centre and land around the cinema site will be improved to have new shops and other activities including things to do at night. The cinema would be relocated elsewhere in the town centre. Moving the cinema might be necessary to encourage the multi-storey car park to be redeveloped.</p> <p>People living in north Peckham will have better access to local shops.</p> <p>Though there would be less new activities and night time uses in the town centre we would still need to make sure new development is designed well so as to minimise negative impacts on neighbours.</p> <p>There would be less new housing in the area.</p>	<p>This set of options would result in less changes to the look and feel of the town centre. Peckham Square would be a more lively place, though many other sites would stay as they are now, though we would protect community and business uses.</p> <p>The types of businesses in the area will stay much the same and there would be more light industrial uses than under other options.</p> <p>There would be very little new housing built, so less people to spend money in the local economy.</p> <p>There would not be major new public transport services.</p>

High growth options	Low growth options	Limited growth
<p><b>Delivery information</b></p> <p>As this is a very ambitious set of options, making it happen will be harder. It will rely on developers and landowners wanting to invest in these projects.</p>	<p>There may be difficulties getting developers and land owners interested in these options if we limit the scale of development on sites. On the other hand the options will be cheaper to achieve.</p>	<p>This option is less reliant on developers coming forward, as there would be fewer changes. If we are protecting existing uses on sites we need to make sure there will be continued demand for them and that buildings won't become vacant and derelict.</p>

**Fact box: What is happening to the site of the former Wooddene Estate (site 28)**

Regardless of what growth option is chosen the council is committed to rebuilding housing on this site. This housing will be quality and provide a mix of accommodation types. It will be built to high environmental standards.

**Consultation questions:** Do you agree with the options above? Are there sites we have missed out? Are there other ways we can use these sites?

**Shop fronts and space above shops**

There are also options for improving shop fronts which detract from the look of the town centre and local shopping areas. Some shop fronts obscure attractive buildings behind, while others need to be cleaned up and have better signage. There are also one-storey shop fronts in the town centre that make unsightly gaps along shopping frontages. See figure 11. We could:

- Develop a shop front strategy aimed at getting better signage and more attractive shop fronts. We will investigate what short-term actions we can take before the area action plan is adopted.
- Encourage infill of single storey shop fronts.
- We could encourage reinstatement of frontages where these have been taken out. However some people may prefer the open nature of the shops along Rye Lane.
- A more radical approach that would only likely be possible if we allow a significant amount of new development in the town centre is to remove some of the pre-fab shop fronts that obscure historic buildings and reinstate the original building line. This would also create more space on the street. This would be very expensive and we would need cooperation of the shop owners to do this.

**Consultation questions:** Do you agree with the options above? Is there anything else we should consider?

As well as the sites identified above, spaces above shops in the town centre are valuable resources that are not always well used. Many are vacant and boarded up. We could encourage these to be better used by:

- Allowing them to be flexibly used for housing, community uses, retail or business uses.
- We could protect them for specific uses.

**Consultation questions:** How do you think space above shops can be better used?



## Reviewing progress

We will set targets for the area action plan and regularly monitor whether the plan is working how we want it to, and if not what can be done to put it back on track.

Figure 11: Retail shopfront improvements and infill opportunities



- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: orange; margin-right: 5px;"></span> Rye Lane retail shopfront improvement opportunities</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: green; margin-right: 5px;"></span> Ground Floor Retail Improvement Opportunities</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: blue; margin-right: 5px;"></span> Opportunity for infill of single storey shopfronts</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: red; margin-right: 5px;"></span> Possible buildings of special local interest</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: lightblue; margin-right: 5px;"></span> Potential sites for demolition</li> </ul> | <p><b>INFILL OPPORTUNITY SITES:</b></p> <ul style="list-style-type: none"> <li>(A) 128 Rye Lane</li> <li>(B) 127-129 Rye Lane</li> <li>(C) 211 Rye Lane</li> <li>(D) 215-221 Rye Lane</li> <li>(E) 176 - 192 Peckham High Street</li> </ul> |
|--|---|

# Appendix A: Consultation questionnaire

Peckham and Nunhead Area Action Plan: Issues and options

March 2009

Use this questionnaire to respond to the Peckham and Nunhead Area Action Plan issues and options report.

All documents can be found at [www.southwark.gov.uk/futurepeckham](http://www.southwark.gov.uk/futurepeckham). Copies are also available at libraries, One Stop Shops, the Town Hall or by contacting the planning policy team on **020 7525 5471**.

**You need to respond by 5pm Monday May 25 2009.**

**You can now submit your comments to us online, easily and speedily.**  
Follow the instructions at [www.southwark.gov.uk/futurepeckham](http://www.southwark.gov.uk/futurepeckham)

You can also email this questionnaire to [futurepeckham@southwark.gov.uk](mailto:futurepeckham@southwark.gov.uk)

Or you can mail a paper copy to **Planning Policy, Regeneration and Neighbourhoods Department, Freepost SE1919/14, London, SE17 2ES**, or fax a copy to **020 7084 0347**

If you are making comments, you need to first fill in the following details.

Your name and address:		If you are submitting a representation on behalf of someone other than yourself, please state your client's name and address:	
Postcode:		Postcode:	
Telephone:		Telephone:	
Email:		Email:	
Organisation you represent (if applicable):		Organisation you represent (if applicable):	

# The Questionnaire

**1. Do you agree with the vision for Peckham and Nunhead?**  
(see section 2 of the issues and options report)

Yes       No: It should change

**2. Peckham and Nunhead today (see section 3 of the issues and options report)**  
Do you agree with the issues we have set out?

Yes       No: There are others we should considering

**3. The big decisions (see section 4 of the issues and options report)**

Please choose which of the following options you prefer:

<b>Housing</b> <input type="checkbox"/> Increase amount of housing in the area.	or	<input type="checkbox"/> Limit housing in the area, though encourage renewal of existing housing.
<b>Business space</b> <input type="checkbox"/> There will be more business space than now, especially for creative industries and businesses. <input type="checkbox"/> Require a proportion of all business space built to be for small businesses.	or	<input type="checkbox"/> Limit expansion of business space, but protect what is there. It could be used flexibly for a range of employment uses. <input type="checkbox"/> Encourage more affordable business space.
<b>Amount of retail</b> <input type="checkbox"/> More retail space and bigger shop units.	or	<input type="checkbox"/> There will be a similar amount and size of shops to now.
<b>Mix of shops</b> <input type="checkbox"/> Allow more restaurants, cafes and non-shop in certain areas.	or	<input type="checkbox"/> Similar mix of shops to now.
<b>Markets</b> <input type="checkbox"/> Street markets moved to new locations.	or	<input type="checkbox"/> Markets stay where they are but sell different things.
<b>Traffic and deliveries</b> <input type="checkbox"/> Review town centre one way traffic system and loading arrangements. <input type="checkbox"/> Better directional signage and restrict delivery times.	or	<input type="checkbox"/> Current one way traffic system remains the same. <input type="checkbox"/> Better directional signage and restrict delivery times.

**4. Making the most of Peckham and Nunhead's heritage**  
(see figure 6 of the issues and options report)

Which of the following conservation areas do you agree with:

1. North of Peckham Square	<input type="checkbox"/>
2. Rye Lane between Peckham Square and railway lines	<input type="checkbox"/>
3. Rye Lane south of railway lines	<input type="checkbox"/>

## 5. Growth options (see section 4 of the issues and options report)

Please choose which of the following sets of options you prefer:

High growth <input type="checkbox"/>	Low growth <input type="checkbox"/>	Limited <input type="checkbox"/>
<ul style="list-style-type: none"> <li>■ Allow an increased scale of development on all large sites in the town centre and a significant increase in floorspace.</li> <li>■ More sites in town centre have taller buildings.</li> <li>■ No change in density or height standards elsewhere in the area.</li> <li>■ Commercial development required to provide a proportion of affordable business/work space.</li> <li>■ The most improvements to streets and public spaces could be achieved.</li> <li>■ The most improvements to walking and cycling routes could be achieved.</li> <li>■ More street trees and green links.</li> <li>■ Buildings reach higher environmental standards.</li> <li>■ We would develop a combined heat and power network around the town centre.</li> </ul>	<ul style="list-style-type: none"> <li>■ Allow an increased scale of development on some large sites in the town centre but on most sites there will only be a small increase in floor space.</li> <li>■ Some sites in town centre could have taller buildings but generally new buildings would be a similar height to existing.</li> <li>■ No change to density or height standards elsewhere.</li> <li>■ We could require affordable business/workspace to be provided on some large redevelopment sites.</li> <li>■ Improvements to streets, public spaces, walking and cycling routes will be made but would not be able to afford as many as under the high growth option.</li> <li>■ Require new development to meet high environmental standards. Unlikely a combined heat and power network would be viable.</li> </ul>	<ul style="list-style-type: none"> <li>■ We would limit growth in housing and floor space.</li> <li>■ We could allow taller landmark buildings on some sites if this provides improvements to the town centre, but most new buildings would be a similar height to existing.</li> <li>■ No change to density or height standards elsewhere.</li> <li>■ With limited increase in business space, it would be difficult to increase affordable business space.</li> <li>■ Some improvements to streets and public spaces would be made but less than under other options.</li> <li>■ Any new development would need to meet high environmental standards required by the core strategy.</li> </ul>

## 6. Options for making better use of specific sites in Peckham and Nunhead (see section 4 of the issues and options report)

Do you agree with the options for creating a square in front of Peckham Rye Station?

Yes  No: There are others we should consider

Which of the following options for the land to the west of the station do you prefer:

1. Create a new courtyard between the railway lines surrounded by a mix of uses	<input type="checkbox"/>
2. Redevelop for business start up units and community uses	<input type="checkbox"/>
3. Keep it in use for mostly small scale light industrial uses and creative industries	<input type="checkbox"/>

Please select your preferred option for each the following sites:

Development site	High growth	Low growth	Limited growth
1. Choumert Grove car park			
2. Industrial land off Copeland Road and Bournemouth Road			
3. Land between the railway line north of site 2, including railway arches			

Developemnt site	High	Low	Limited
5. Copeland Road car park and land on corner of Copeland Road and Rye Lane			
6. Cinema/multi-storey car park off Moncrieff Place			
7. Bellenden Road retail park including Lidl site			
8. Aylesham Centre			
9. Land off Sumner Road			
10. Peckham Square and Eagle Wharf site (known as area 10)			
11. Cator Street Learning and Development Centre plus land along Commercial Way, including Bradfield Youth and Community Centre			
12. Tuke School and neighbouring site on Woods Road			
13. Sumner House			
14. Land to west of Queens Road station			
15. Land to west of Lister Primary Care Centre			
16. Peckham Lodge, 110 Peckham Road			
17. Former Kennedy Sausage Factory			
18. Netto Supermarket			
19. 190 Rye Lane			
20. Land to south of Co-op House, 267 Rye Lane			
21. Peckham Rye Baptist Church, 234 Rye Lane			
22. 133 to 139 Queens Road and land to rear			
23. Former Peckham Library, south of 165 Peckham Hill Street			
24. Acorn Neighbourhood Office, Meeting House Lane			
25. Garages adjacent Claytons Arms Pub, Clayton Road			
26. Sumner Road workshops			
27. Camberwell College of Arts, 166 Sumner Road			

**7. Improving shop fronts (see section 4 of the issues and options report)**

Please choose which if the following options do you agree with:

- 1. Develop a shop front strategy aimed at getting better signage and more attractive shop fronts
- 2. Encourage infill of single storey shop fronts
- 3. We could encourage reinstatement of frontages where these have been taken out
- 4. Remove some of the pre-fab shop fronts in front of historic buildings

**8. Making better used of space above shops (see section 4 of the issues and options report)**

Please choose which if the following options you prefer:

- Allowing flexible use for housing, community uses, retail or business uses.
- or
- We could protect the space for specific uses.

**9. Do you have any other comments?**

Is there anything we have missed or you do not agree with and would like to say more? Please do so in space below. If you need more room you can use extra sheets.

Section comment relates to:

Issue or options comment relates to:

## Demographic monitoring form

Southwark Council is committed to making sure that the consultations we carry out are done so in a fair and non-discriminatory way. We would be grateful if you could complete the following table. This information will be treated as confidential.

Gender		Age group (please tick one)				Do you have a disability?			
Male	<input type="checkbox"/>	Under 16	<input type="checkbox"/>	16 to 24	<input type="checkbox"/>	25 to 35	<input type="checkbox"/>	Yes	<input type="checkbox"/>
Female	<input type="checkbox"/>	36 to 55	<input type="checkbox"/>	56 and over	<input type="checkbox"/>			No	<input type="checkbox"/>

Ethnicity		
(ethnic group refers to people with the same cultural background and national identity. It does not always mean where you were born). Please tick one box.		
A) White		
	British	<input type="checkbox"/>
	Irish	<input type="checkbox"/>
	Other White background (please specify)	<input type="checkbox"/>
B) Mixed		
	White and Black Caribbean	<input type="checkbox"/>
	White and Black African	<input type="checkbox"/>
	White and Asian	<input type="checkbox"/>
	Any other mixed background (please specify)	<input type="checkbox"/>
C) Asian or Asian British		
	Bangladesh	<input type="checkbox"/>
	Indian	<input type="checkbox"/>
	Pakistani	<input type="checkbox"/>
	Any other Asian background (please specify)	<input type="checkbox"/>
D) Black or Black British		
	Caribbean	<input type="checkbox"/>
	African	<input type="checkbox"/>
	Any other Black background (please specify)	<input type="checkbox"/>
E) Chinese or other ethnic group		
	Chinese	<input type="checkbox"/>
	Other	<input type="checkbox"/>

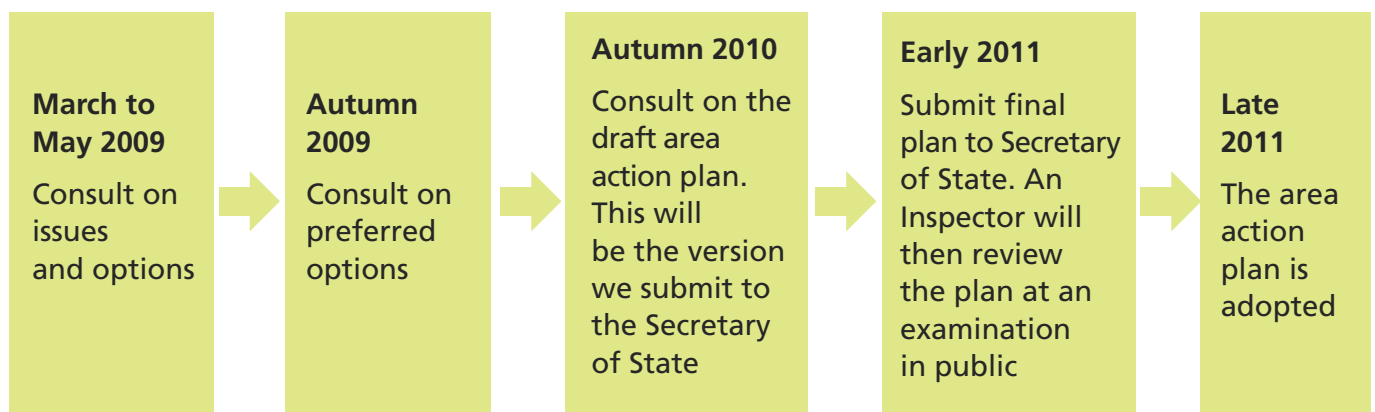
Southwark Council is registered as a data controller under the Data Protection Act 1998. We have a legal requirement to keep your information safe and secure. We will not share your data with any external parties without your consent, unless we are required by law to do so.

# Appendix B: More information on the local development framework

## How will the area action plan be prepared?

The area action plan will be prepared over several stages. The document you are now reading represents the end of first stage in preparing the plan.

We will use your responses to this consultation to prepare our preferred options, which will be consulted on in Autumn 2009. The figure below includes the dates of the future stages of consultation in preparation.



## How does the area action plan link to other planning documents

The main document which is currently used to guide development in Peckham and Nunhead is the Southwark Plan which was adopted in 2007.

We also have a number of supplementary planning documents which provide extra advice and guidance on particular topics, such as how to make new buildings more environmentally friendly.

In 2004 the Government made changes to the planning system and required all councils to produce a new set of planning documents, called the local development framework (LDF). The local development framework is illustrated below.

The local development framework will eventually replace the Southwark Plan. One of the most important documents in the local development framework is the core strategy,

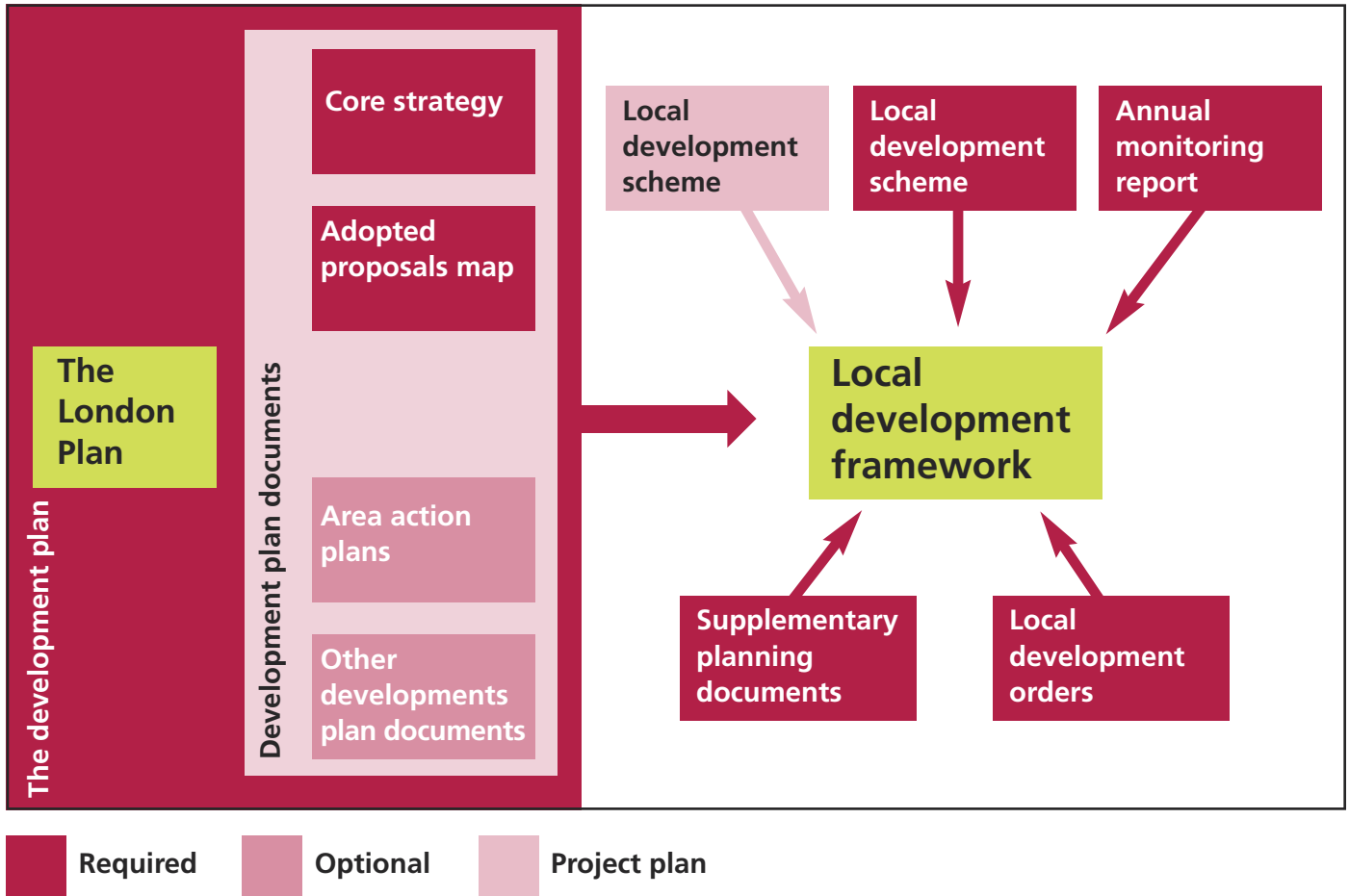
which sets out the overall vision and objectives for new development in Southwark.

You can find out more information about the core strategy at [www.southwark.gov.uk/corestrategy](http://www.southwark.gov.uk/corestrategy)

The Peckham and Nunhead Area Action Plan needs to be consistent with the core strategy and both documents are being prepared on the same timescale.

The Peckham and Nunhead Area Action Plan also needs to follow national planning guidance and be consistent with the London Plan, which is the planning strategy for all of London.

The area action plan will also take into account Southwark 2016, our Sustainable Community Strategy and other council plans and strategies.





# If you require this document in large print, braille or audiotape please contact us on 020 7525 5471

تحتوي هذه الوثيقة على معلومات عن مستقبل بيكهام Peckham. سيكون لها تأثير على الزبائن الجديدة، وتغيرات على مستوى المنظمة ويشمل ذلك مشاريع السكن، المواصلات، المجال التجارية، العدالة والنشاطات الترفيهية. إذا كنت ترغب في الحصول على هذه المعلومات بلغتك الأصلية، بريل، الحروف الكبيرة أو بالشكل السمعي الرجاء أن تطلب ذلك من أحد مكاتب البلدية المذكورة أدناه. بإمكانك أيضاً الإتصال بقرين: تخطيط المساحة في البلدية على الرقم: 020 7525 5471 أو على البريد الإلكتروني التالي: [futurepeckham@southwark.gov.uk](mailto:futurepeckham@southwark.gov.uk)

পেখামের ভবিষ্যৎ সম্পর্কে তথ্যসমূহ এই বহিঃস্মৃতিতে দেওয়া হয়েছে। পুরানো (হাউজিং), ব্যবসায়, যোগাযোগ, কর্মসংস্থান এবং ক্রীড়াগত সব নতুন ইয়ারত নির্মাণ এবং এলাকাটির পরিবর্তন সম্বন্ধে জন সিদ্ধান্ত নেওয়ার বিষয়ে এটি প্রভাব রাখবে। আপনার বিষয়ে ভাষায়, ব্রেইলে, বড় অক্ষরে বা অডিও ফরম্যাটে তথ্য সমূহ পেতে হলে বীজ পেখা কোর একটি কাউন্সিল অফিসকে হিঙ্গাস করবেন। অথবা আপনি 020 7525 5471 নম্বরে বা [futurepeckham@southwark.gov.uk](mailto:futurepeckham@southwark.gov.uk) ই-মেইলে ক্যালিং পলিটি টিমের সাথে যোগাযোগ করতে পারেন।

Ce document contient des renseignements sur l'avenir de Peckham. Ceci affectera les décisions concernant les nouveaux bâtiments et les changements effectués dans le quartier y compris le logement, les magasins, les emplois et les choses à faire. Pour obtenir ces renseignements dans votre langue, en Braille, en gros caractère ou en audio, veuillez le demander à l'un des bureaux de la municipalité ci-dessous. Ou bien vous pouvez contacter l'équipe de l'aménagement du territoire au 020 7525 5471 ou [futurepeckham@southwark.gov.uk](mailto:futurepeckham@southwark.gov.uk)

Esse documento contém informação sobre o futuro de Peckham. Ele afetará decisões sobre edifícios novos e mudanças feitas na área, incluindo habitação, transporte, lojas, empregos e coisas para fazer. Para arranjar para que a informação seja proporcionada em sua língua, Braille, tipos grandes ou formato de áudio, por favor, pergunte em um dos escritórios do concelho catalogados abaixo. Ou você pode entrar em contato com o time de política de planejamento no 020 7525 5471 ou [futurepeckham@southwark.gov.uk](mailto:futurepeckham@southwark.gov.uk)

Dokumiintigan waxaa ku qoran macluumaad ku saabsan mustaqbalka Peckham. Waxay saameeyn ku yeelan doontaa guryaha cusub iyo isbeddelada aaga laga qabanayo, oo ay ku jiraan guryaha, gaadiidka, dukaamada, shaqooyinka iyo waxyaabaha la qabanayo. Haddii aad u baahan tahay in macluumaadka laguugu tarjumo luqaddaada, Farta Indhoolayaasha, warqad far waaweyn ama qaab maqal ahaan ah, fadlan weeydiiso mid ka mid ah xafsiyada guddiga dowladda hoose ee hoos ku qoran. Ama waxaad la soo xiriiri kartaa kooxda siyasadka qorshaha oo lambarkoodu yahay 020 7525 5471 ama [futurepeckham@southwark.gov.uk](mailto:futurepeckham@southwark.gov.uk)

Este documento contiene información sobre el futuro de Peckham, el cual afectará a las decisiones que se vayan a tomar por cuanto respecta a nuevos edificios y cambios realizados en la zona, inclusive a lo relativo a vivienda, transporte, locales comerciales, puestos de trabajo y actividades de ocio. Si desea acordar que se le provea dicha información en su lengua materna, braille, letras grandes o en formato de audio, le rogamos que lo solicite en cualquiera de las oficinas del ayuntamiento que se mencionan a continuación. También se puede poner en contacto con el equipo de política de planificación (planning policy team) llamando al 020 7525 5471 o enviando un correo electrónico a [futurepeckham@southwark.gov.uk](mailto:futurepeckham@southwark.gov.uk)

Bu belge Peckham'ın geleceğiyle ilgili bilgi içermektedir. Ev, ulaşım, dükkanlar, iş imkanları ve yapılacak şeyler de dahil, yeni binalar ve bölgede yapılan değişikliklerle ilgili alınan kararlar etkilenecektir. Bu bilgiyi kendi dilinizde, körler alfabesinde, büyük yazıda veya işitme formatında ayarlanmasını istiyorsanız, lütfen aşağıda belirtilen belediye ofislerin birine sorunuz. Veya planlama grubuna 020 7525 5471 numarasından veya elektronik postasından [futurepeckham@southwark.gov.uk](mailto:futurepeckham@southwark.gov.uk) ulaşabilirsiniz.