

# The future of Peckham and Nunhead is one step closer...

Area Action Plan issues and options report

[www.southwark.gov.uk/futurepeckham](http://www.southwark.gov.uk/futurepeckham)

## 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?

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 covers the Peckham Community Council and Nunhead and Peckham Rye Community Council areas, but most of new development will happen in and close to the town centre.

### We want you to tell us how you want the area to change

This is your opportunity to tell us what sort of place you want Peckham and Nunhead to be in fifteen years, what you like and dislike about the area, what should be changed and what should stay the same.

We are at the first stage in preparing the area action plan. We have prepared a report that sets out information on the issues that need to be tackled in Peckham and Nunhead and ideas (options) for dealing with them. A guide to the issues and options is set out on the back of this sheet.

Please get in touch if you would like us to come and talk to your local group.

### How to get more information and copies of the documents

All the documents relating to the area action plan can be found on the council's website:  
[www.southwark.gov.uk/futurepeckham](http://www.southwark.gov.uk/futurepeckham)

Paper copies are available at libraries and one stop shops. You can also get copies and more information by contacting the area action plan team:

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### How to make comments

It is really important you get involved at this stage, when your input will have the most influence. Your comments will help us decide the approach we will take to improving Peckham and Nunhead.

**You need to comment by 5pm Monday 25 May 2009.**  
**You can respond on-line at**  
[www.southwark.gov.uk/futurepeckham](http://www.southwark.gov.uk/futurepeckham)

## Quick guide to the issues and options

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

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

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

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

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

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.

Should there be more business space than now and more for creative industries and businesses? 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 markets?

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:

### High 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

### Low growth

- 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

### Limited growth

- 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 includes making sure there are enough community facilities to support the community.