



Peckham and Nunhead Area Action Plan Background paper to Issues and Options

March 2009

You should read this document

It contains the evidence base for the Peckham and Nunhead Area Action Plan and describes the issues affecting Peckham and Nunhead in more detail to the issues and options report. It does not contain any additional proposals or options for the area. These are all contained in the issues and options report.

TIMETABLE FOR CONSULTATION

Consultation on sustainability scoping report	November 2006 to February 2007
Consultation on Future Peckham vision paper	14 March to 25 April 2008
Formal Consultation on issues and options	30 March to 25 May 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

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
Fax: 020 7084 0347
Phone: 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 <http://www.willowbrookcentre.org.uk/>

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

Introduction

This document provides information on the issues in Peckham and Nunhead, which affect people who live, work and visit the area or discourage people from visiting. The report gives further detail on the background information that was summarised in the Issues and Options paper for the Future Peckham and Nunhead Area Action Plan.

The Peckham and Nunhead Area Action Plan is a plan to bring about changes to make Peckham and Nunhead a better place including: new buildings, improvements to transport, better schools, new community services and improved public spaces.

How is this document structured?

The document is divided into themes that reflect the themes covered in the issues and options paper:

Population breakdown	Page 4
Community wellbeing	Page 5
Creativity	Page 8
Traffic and transport	Page 10
Housing	Page 17
Working and learning	Page 21
Community facilities, including shopping	Page 38
The built environment	Page 47
Open spaces	Page 57
Environmental issues	Page 66

Each section presents information on:

- what we have learnt from talking to local people
- what we know from statistical information and other research
- what relevant government and London-wide and policy and strategies say
- a list of the key background documents

Appendix 1 contains tables which present detailed statistics and information that has helped us identify the issues in Peckham and Nunhead.

What is the area covered?

We have considered the issues from across the Peckham Community Council and Nunhead and Peckham Rye Community Council areas.

Population breakdown

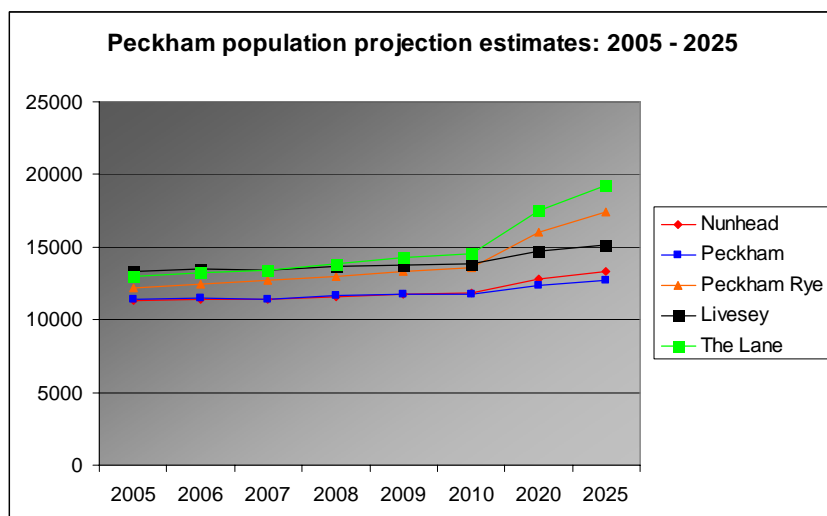
Peckham and Nunhead has a population of around 63,818 people approx. 23% of Southwark’s total population. (GLA, 2008). During 2005 to 2009 inclusive, the wards that experienced the largest population increase were the Lane ward (10%) followed by Peckham Rye ward (9%).

Peckham Community Council area characterises a young population where approximately 27% of residents are between the ages of 30-44 years. Only 10% of the population is above 60 years. The Greater London Authority (GLA) predicts that over the next 15 years there will be a reduction in the proportion of people aged between 35-49 and an increase in those who are 20-29 years. Nunhead and Peckham Rye comprise a smaller proportion of the population within the 30-44 years category (16%). The GLA estimates a significant increase in Nunhead & Peckham Rye population with the largest projected increase among the 50-54 years age group.

2008 Population Figures

Nunhead	11,622
Peckham	11,639
Peckham Rye	12,990
Livesey	13,688
The Lane	13,879

(Source: GLA Population estimates)



The 2001 census shows that 34% of Peckham community council residents were from the black African ethnic group, the second largest ethnic group was white British (29%). Approximately 38% of Peckham’s population is from an ethnic minority background, a significant proportion of this total is made up by residents of black African descent.

Community wellbeing

1. You have told us...

- The area feels unsafe
- Streets don't feel safe to walk along
- There is concern over gangs and anti-social behaviour
- Many people feel afraid to go out into the town centre at night

2. Background

Crime in Peckham and Nunhead

In terms of crime, Peckham is within the 10% most deprived in the country (IMD). Peckham has a reputation across London and the wider country as being an unsafe and scary place. Many people hold an image of Peckham as a crime-ridden area, full of gangs and guns. The high profile murder of Damilola Taylor in 2000 and the more recent spate of killings in early 2007 have reinforced this image. Peckham is regarded as run down and crime-ridden as it was portrayed in the TV series "Only Fools and Horses". This image of Peckham makes it a less attractive place to live, work or visit and investors may chose not to invest due to its reputation.

A MORI Survey carried out in 2005 identified a number of concerns for people in Peckham, which included mugging and theft. The same survey indicated that people felt less safe in the day and at night in Peckham in 2005 than they did in 2004. The council's satisfaction survey also found that between 40% and 46% of local residents feel unsafe in Peckham at night, compared to between 8% and 17% in the daytime. This is reflected in the number of people in the town centre at night compared with during the day, which may reflect the presence of gangs and groups of people hanging around on the streets and the limited number of restaurants, bars and other night-time uses and activities.

Whilst the image of Peckham is often worse than the reality, there are high levels of crime in some parts of Peckham. We need to work towards reducing the level of crime in the area, and making the area feel safer to walk around.

Statistics show that a lot of crimes happen in the evening with a peak of violent crimes against people (such as attacks) around midnight. Police statistics show that 1,129 calls were made to the police in a period of five months from April 2007 to August 2008 to report rowdy or inconsiderate behaviour in Peckham. Data also shows that the wider Peckham area has the highest number of young people at risk of offending and that two thirds of pupils excluded from schools in Southwark are from Peckham.

The Area Action plan can help improve the area and its reputation so that Peckham and Nunhead become safer in the evening and people feel more comfortable to walk around at night.

Health

Health deprivation in the Action Area falls within the 20-30% most deprived super output areas in the country. The key health issues affecting Peckham include:

- High levels of obesity in Peckham and Camberwell (21.4%) compared with the Southwark average (18.6%) according to estimates
- Highest concentration of overweight or obese children in Peckham (2006 heights and weights analysis of Southwark Primary Schools)
- 3 of 12 practices in Peckham & Camberwell did not provide a smoking cessation service
- The majority of alcohol specific admissions were resident in Peckham & Camberwell compared with other wards in the Borough (but generally speaking more people live in these areas)
- Peckham has the highest rate of hospital admissions for diabetes, with or without complications, compared with other wards in the Borough. This is significantly higher than the national average
- Significantly higher rates of rectum cancer in Peckham than other wards in the Borough but below the national average
- Higher rates of prostate cancer in Peckham compared with the average for South East England
- Hospital admissions in Peckham are well above the Southwark and National Average
- Hospital admissions for all mental health diagnoses are significantly higher in Peckham than the national average
- The mortality rate from respiratory diseases is marginally higher in Peckham compared to national average
- In terms of low birth rates, this is highest in Peckham compared with other wards in the Borough
- Peckham and Camberwell has the highest prevalence of hypertension compared with other wards in Southwark and higher than the national average
- Peckham & Camberwell has the highest prevalence of strokes in Southwark and higher than the national average

There are currently ten GP premises in Peckham & Camberwell including

- Lister Health Centre, 101 Peckham Road (which has just received funding to extend its opening hours)
- St. Giles Surgery, 40 St. Giles Road
- The Camberwell Green Surgery, 17 Camberwell Green
- The Acorn Surgery, 136 Meeting House Lane
- Parkside Medical Centre, 52 Camberwell Green
- The Surgery, 12 Sternhall Lane
- The Surgery, 143-145 Peckham Hill Street
- The Surgery, 12 Queens Road
- The Surgery, 3 Sir John Kirk Close
- The Acorn Surgery, Gaumont House

Existing health facilities in Peckham include both new developments and out-dated buildings with limited scope for improvements. To provide sufficient capacity to meet the needs of a growing population and to replace the remaining poor facilities, a new additional purpose-built facility will be required. Southwark PCT is planning to build a large health facility in the town centre providing a range of health services, including core primary care and additional services for people with long term conditions such as sickle cell, diabetes and CHD, substance misuse services, sexual health as well as some diagnostics and minor surgery.

The PCT has estimated a requirement for a building of 2,500 to 3,000sqm.

3. Key messages from national / regional guidance

Health

- Continued improvements to services including health centres should be supported (Policy 2A.9 London Plan)
- The need for social infrastructure should be assessed and met where possible including primary healthcare facilities. Provision is particularly important in areas of major development and regeneration (Policy 3A.18 London Plan)

Crime

- Communities should be planned that are inclusive, healthy, safe and crime free (para. 27 PPS1)
- Developments should create a safe, secure and an appropriately accessible environment where crime and disorder do not undermine quality of life or community cohesion. Proposals should also address the fear of crime as well as minimising potential crime itself through good design (para. 36 PPS1, Policy 4B.6 Safety, security and fire prevention and protection, London Plan)

4. Key background documents

- The London Plan: Spatial Development Strategy for Greater London, Consolidated with alterations since 2004 (February 2008)
- Securing the Future – UK Sustainable Development Strategy, 2005
- Communities Plan – Sustainable Communities: Building for the Future, 2003
- PPS1: Delivering Sustainable Development, 2005 and supplement Planning and Climate Change 2007
- PPS12: Local Spatial Planning, 2008
- Sustainable Communities Plan for London: Building the Future, 2003
- Southwark Crime and Drugs Strategy, 2005
- Southwark 2016: Southwark Community Strategy
- Southwark Plan, 2007
- Safer Southwark Partnership Community Council Audit
- Transforming Southwark's NHS, Southwark PCT consultation document, January 2009
- Locality Health Profile: Peckham and Camberwell, Public Health Directorate Southwark PCT

Creativity

1. You have told us...

- Peckham and Nunhead should be a centre of creativity, a destination of choice in which people would aspire to live, work, shop, eat, visit or entertain. A destination of choice for lovers of art, music, creativity and inter-cultural life
- The site of the proposed tram depot (Copeland Road Industrial estate) has great potential for developing public workshops for local people of all ages. Enabling these enterprises to continue and flourish will contribute to the creative atmosphere in Peckham and Nunhead.

2. Background

Peckham has a large number of businesses in creative industries, so much so, that a Peckham Creative Industries Group has been set up as a network for arts and creative organisations in Peckham. Creative industries include: advertising, architecture, arts, computer software, electronic publishing, crafts, design, music, the media and film.

In 2005, Peckham was named as Britain's top 'creative hotspot' in a book called 'Creative World' published by the communications agency 'The Fish Can Sing'. Peckham was identified due to its comparatively low rents, close proximity to Goldsmiths and Camberwell College of Arts, the contemporary library and capacity for public art. This has led to a thriving arts community establishing itself in Peckham.

Creative industries can attract investment and visitors into an area. Attracting people to be involved in cultural activity also supports local businesses and makes an area more attractive as a place to live, work and visit. Cultural activity also attracts new businesses, such as shops, cafes, restaurants and bars and provides alternative but stimulating educational resources for all ages. They also run projects that help bring the community together and provide activities for young people to do.

To support and encourage Peckham and Nunhead's creative industries and arts community, there is a need to support and nurture new businesses and talent by creating appropriate spaces for people to operate and showcase their work. In addition, spaces and buildings such as museums, music venues, theatres, art galleries and cinemas also need to be provided for people to visit so that they can enjoy and get involved with local cultural activities. To encourage people to visit such attractions, concerns about accessibility, transport or safety need to be addressed.

From a cultural perspective, Peckham Square is seen as a cultural hub of the area with its nationally recognisable library designed by Will Alsop and the square itself playing host to annual events such as the 'I Love Peckham' and the 'Flavas of Peckham' festivals. Annual public events such as these raise the profile of the area, reverse negative perceptions and give the media a positive image of Peckham. These events also bring local people together, help to create a shared interest about the area and can help to stimulate the local economy by encouraging people to visit shops and facilities.

There are plans to build a new arts facility in the square called Peckham Space. This will provide exhibitions space for artists as well as an outreach space for Camberwell College of Arts to tell local people about events and courses at the college.

3. Key messages from national / regional guidance

The London Plan seeks to promote creative industries. Policy 3B.8 Creative Industries, states that Development Plan Documents, such as the Future Peckham and Nunhead Area Action Plan, should 'identify and support the development of clusters of creative industries and related activities' and existing clusters of creative industries should be protected. Further support should focus on developing creative industries in identified priority areas to drive regeneration. Cultural quarters should also be encouraged within identified priority regeneration areas and town centres.

4. Key background documents

- Securing the Future – UK Sustainable Development Strategy, 2005
- Communities Plan – Sustainable Communities: Building for the Future, 2003
- PPS1: Delivering Sustainable Development, 2005 and supplement Planning and Climate Change, 2007
- The London Plan: Spatial Development Strategy for Greater London, Consolidated with alterations since 2004 (February 2008)
- London: Cultural Capital – realising the potential of a world class city, The Mayor's Culture Strategy, 2004
- Southwark Plan, 2007
- Report on the findings of the Camberwell Creative Sector, Tom Felming/Creative Consultancy, December 2007

Traffic and transport

1. You have told us...

- You have told us that Peckham is too dominated by the car. There is a lot of through-traffic funnelled through the area due to the one-way system and barriers from railways.
- There is rat-running and fast moving cars through residential streets.
- Some car parks in the town centre are causing traffic problems, while others are not well used.
- Parking restrictions around train stations cause commuters to park in residential streets.
- Many businesses do not have rear servicing access and there aren't enough dedicated loading bays along Rye Lane for deliveries, which can lead to Rye Lane getting blocked up.
- There is a need to improve transport services to meet growing demand. There are not enough bus routes or buses on a route, especially with the expected increase in homes and people.
- Improvements are required to cycle lanes and facilities. Markings should not be allowed to be worn away and should be continuous.
- Disabled access should be provided at Peckham Rye and Queens Road stations.

2. Background

Public transport

Peckham town centre has very good public transport provision. This is based on the 'Public Transport Accessibility Level' (PTAL) of the area, which is a measurement of how accessible a place is to public transport. A score of 0 is the least accessible and 6 the most accessible. Peckham's PTAL rating currently ranges from 6a in the centre to 2 on the outer edges.

See Appendix 9 shows public transport accessibility levels in the area.

The modal split for the area is

Rail/Tube	28.4%
Bus/Coach	28.0%
Car/Motorcycle	23.4%
Bicycle	3.8%
Walking	7.7%
Source: Census 2001	

The East London Line

Funding has recently been secured for East London Line Phase 2b. The project will provide improve public transport connections in Southwark and create the last link in the orbital rail link of London and for the first time connect services in the central area of the borough with the growth areas of Canary Wharf and East London. Alongside

the improved connections the service will provide four trains an hour in each direction between Dalston Junction and Clapham Junction calling at all stations en route.

Cross-river Tram

The Cross River Tram is a Transport for London (TfL) project that will improve the public transport links between Peckham Town Centre and Central London running along existing streets through Elephant and Castle, Waterloo, Holborn, Kings Cross and Euston. It will help to reduce traffic and pollution and encourage less reliance on cars. The tram will also provide improved access to jobs in Central and North London and could bring investment into the area.

Last year Transport for London released its 10 year business plan which did not provide any funding for implementation of the cross-river tram. The council is currently looking into what options there are for funding the tram through other means. Work is also being undertaken on alternative transport improvements. This work will continue through 2009 and one of the options to be considered may be a guided bus which would need to be supported by a public transport corridor which may mirror the tram route.

Information has been obtained from Transport for London on the most recent feasibility work carried out on the cross river tram. This information provides some clarity over their technically preferred route as well as the depot options. The work has identified the preferred depot as being located in the industrial estate at Parkhouse Street, near Burgess Park. This means that a tram depot would not need to be located in the Peckham town centre as previously proposed. The issues and options paper therefore proposes to remove the safeguarding of the Bournemouth Road site for a tram depot.

The work undertaken by Transport for London also suggests the tram route terminating at the end of Sumner Road with a transport interchange next to the Peckham Pulse.

Trains

The action area is served by three overland rail stations, Peckham Rye, Queens Road Peckham and Nunhead. These stations link the area to central London and south east London with rail services to London Bridge and Victoria and other centres such as Croydon.

The services take 26 minutes to London Bridge, 28 minutes to Victoria and 47 minutes to Croydon.

Network Rail manages all the stations.

Peckham Rye Station

Peckham Rye Station was built by the London, Brighton and South Coast Railway in 1865 and provided a stimulus for the development of the area. English Heritage has recently listed the station building, affirming its architectural merit.

Improvement works are proposed at the station, including general refurbishment and ticketing improvements including gating of the station. These works are currently being programmed and anticipated to be completed in 2009/10.

Queens Road Peckham Station

Recent works have seen the platforms resurfaced and environmental improvements to create a safe well lit approach to the station with CCTV and cycle provision. However, further improvements are needed.

The station is managed by Network rail and the delivery of these improvements is subject to their approval and funding. The introduction of PAYG (Pay as you go) technology (not oyster as this is a brand) this will be introduced in 2009/10.

Buses

Peckham is well served by a number of bus services providing connections east, west, north and south to New Cross, Brixton, Oxford Circus, Croydon and Waterloo. These services are popular and bus patronage rates are high within the area. However this popularity can lead to some local congestion around bus stops, with people waiting to get on and off the bus. The congestion is prevalent on Rye Lane where the width of footways can be narrow.

Peckham town centre also suffers from road congestion. This is most prominent at the junction of Rye Lane and Peckham Road where Peckham Road leads on to Queens Road and forms part of London's South Circular, the main thoroughfare from South London to Kent. The congestion at this point seriously affects the reliability of bus services and severs Peckham Square from the rest of the town centre. It also results in noise, fumes and worsens air quality. In addition it adds to road safety concerns. Realistic, safe and convenient alternative transport needs to be offered to shoppers to stop them from using the car.

To encourage more people to use public transport, Transport for London are introducing a system called *ibus*. The *ibus* is an intelligent bus system that is based on Automatic Vehicle Location (AVL) and radio system which helps us run a more reliable, consistent, bus service. Improved include next stop visual displays and audio announcements on the bus as well as supporting the countdown facility which provides reliable information regarding local services including wait times.

Bus travel will remain the predominant public transport mode for some time into the future therefore it is imperative that development scenarios and public realm improvements do not compromise the efficiency of the network.

Road network and traffic

A number of busy roads run through the town centre, providing through-traffic routes across London. There is also a one-way system that runs through the area that funnels traffic.

The junction of Rye Lane and Peckham High Street is very busy and can become congested with approximately 3000 pedestrians an hour on weekdays.

Traffic and congestion severs Peckham Square and the northern side of Peckham Road/ Peckham High Street from the rest of the town centre discouraging pedestrians from crossing. The location of the pedestrian crossing away from the junction does not make it immediately obvious to pedestrians as they approach the junction from Rye Lane. The relationship between Peckham Square and Peckham Road therefore needs to be greatly improved.

We will need to ensure that we fully understand how future development will impact on transport patterns and traffic. We will need to work with Transport for London to agree changes to TLRN roads.

There are existing 20mph zones covering most of the Peckham and Nunhead and Peckham Rye CC areas. In 2009/10 the council will be introducing a new 20mph zone in the area between Asylum Road and Pomeroy Street.

The council also has plans to carry out a number of traffic calming and road safety improvements through the area. There are plans to upgrade some of the traffic calming in the Linden Grove and Ivydale Road area. We have recently sent out consultation to 2000 households in the area.

Improvement works are also planned for Rye Lane north of Hanover Park. These will include new paving, tree planting, seating and a dedicated cycle lane.

Car parking

There are 540 spaces in the public car parks on Copeland Road, Choumert Grove and in the multi-storey car park behind the cinema in Peckham town centre. Whilst very few cars use the multi-storey car park, car parks serving Morrison's (behind the Aylesham Centre), Bellenden Road Retail Park (Lidl, Pound stretcher) and Netto off Alpha Street are often full with queues onto the road.

Car parking encourages people to drive to Peckham, which can cause congestion and make it less attractive to visit. By building on existing car parks and improving links to Peckham for pedestrians, cyclists and buses we can encourage less people to drive. Car parks that are not being used could be developed for other uses.

A Car parking survey has been commissioned that will consider how much car parking exists and if more or less is required in the area.

Servicing/unloading

Many shop fronts along Rye Lane do not have rear access for servicing requiring them to be serviced from Rye Lane. There are only three dedicated loading bays along Rye Lane for service vehicles to deliver goods to businesses in Peckham. This causes vehicles to park on the side of the road or pavement which can cause congestion for vehicles travelling along Rye Lane and also pedestrians. Due to the narrow width of Rye Lane, there are very few opportunities for improvements and it is only through major changes such as reducing the width of footpaths or the road that more loading bays could be provided.

Walking

Like many historic town centres, Peckham runs along one main street. Shops stretch the length of Rye Lane and have spread onto Peckham High Road and down Queens Road. Currently, the layout of the area encourages people who are walking to stick to the main roads. Although there are access roads leading to and from Rye Lane, people do not tend to explore them because there are no obvious attractions to lead them away from Rye Lane. It is, therefore, important to create stronger links between Peckham town centre and nearby neighbourhood centres such as Bellenden Road shops and Nunhead shops.

The quality of footpaths in Peckham varies and at times, they can become overcrowded with people. Shop furniture and products also spill out onto the pavement, especially along Rye Lane where many of the shops are located, which can make it difficult to walk safely and quickly in the town centre.

Due to traffic levels, some roads can become a barrier for pedestrians discouraging more people from accessing and using places. For example, there are few places for pedestrians to cross Rye Lane and Peckham High Street, which are both busy roads and people choosing to cross these roads are in increased danger of being hit by a vehicle.

Rye Lane

Rye Lane is a fairly narrow road which is served by a number of bus routes. At busy times people have to walk on the road as the pavement is not wide enough to accommodate the number of people using it. This is exacerbated around Peckham Rye Station when people are leaving the station, which can make the experience of being in Rye Lane feel congested and aggressive.

Currently, there are no obvious public spaces or areas of interest to draw people and provide respite from the hustle and bustle of Rye Lane. It is important that circulation space, clear routes and interest is created on and around Rye Lane to improve the pedestrian environment.

Cycling

The main cycling routes in the area vary from those that are on main roads to quieter roads or through parks. The main route for cyclists runs from north to south through Surrey Canal Path, Rye Lane and then onto Peckham Rye.

Cyclists travelling south from Surrey Canal Path do not have direct access to the southern part of Rye Lane and a large number of cyclists ride south along the one-way section of Rye Lane between Peckham High Street and Hanover Park. We are working to provide a cycle lane allowing cyclists to legally ride south along Rye Lane providing an important north south connection.

For both cyclists and pedestrians, access to Nunhead and the surrounding residential areas is currently along routes including Consort Road that are poor in quality and that feel unsafe. We need to improve access routes to encourage walking and cycling to the area surrounding Peckham.

Cycling routes through the area are shown at Appendix 10.

3. Key messages from national / regional guidance

PPG13 Transport, the Mayor's Transport Strategy 2001-11 and the London Plan (Policy 3C.1 Integrating transport and development) seek to integrate planning and transport, promoting more sustainable transport, thereby encouraging walking, cycling and public transport and reducing the need to travel, especially by car. The sustainable movement of freight is also encouraged by using rail and water as alternative modes of transport to road.

Key messages from PPG13 and the London Plan of relevance to Future Peckham are:

- Land use that generates large amounts of traffic including offices, shops, leisure and entertainment should be focussed in the town centre and near major

transport interchanges (para. 6 PPG13, Policy 3C.1 London Plan)

An increased intensity of housing and other development should be planned in locations that are highly accessible by public transport, walking and cycling and that is compatible with the local context. (para. 6 PPG13, Policy 3A.3 London Plan, Maximising the potential of sites)

- Boroughs should seek to improve public transport, walking and cycling capacity and accessibility in areas of intensification, town centres and other parts of suburban London where improved access is needed (Policy 3C.1 London Plan)
- DPD policies should identify development, intensification and regeneration opportunities that the New Cross-London links and National Rail enhancements will support (Policy 3C.12 New Cross-London links with and enhanced London National Rail Network)
Ensuring the needs of the disabled are addressed in new development and improvements to transport (para 6 PPG13, Policies 3C.16 Road Scheme Proposals, 3C.21 Improving Conditions for Walking, 3C.23 Parking Strategy, London Plan)
- Need to consider how to reduce crime and the fear of crime, and seek by the design and layout of developments and areas, to ensure community safety and road safety (para 6 PPG13, Policy 3C.10 Public Transport Security, 3C.21, London Plan)
- Protect sites and routes that could support major infrastructure projects such as the Cross-river Tram and East London line (Para 6 PPG13, Policy 3C.4 Land for Transport, London Plan)
- The cumulative impacts of development on transport requirements should be taken into account. (3C.2 Matching development to transport capacity, London Plan)
- Access improvements to and within town centres and residential hinterlands by public transport (3C.3 Sustainable transport in London, London Plan)
- DPD policies should include measures that support proposed reductions in traffic congestion and traffic and secure public benefits from them (3C.17 Tackling congestion and reducing traffic, London Plan)
- Make better use of London's streets and secure transport, environmental and regeneration benefits (3C.19 Local Transport and public realm enhancements, London Plan)
- Improve conditions for cycling (3C.22, London Plan)
- Creating an Inclusive environment (4B.5, London Plan)
- Maximum standards should be designed to be used as part of a package of measures to promote sustainable transport choices, reduce the land-take of development, enable schemes to fit into central urban sites, promote linked-trips and access to development for those without use of a car and to tackle congestion' para 52 PPG13

4. Key background documents

- Securing the Future – UK Sustainable Development Strategy, 2005
- Communities Plan – Sustainable Communities: Building for the Future, 2003
- Department for Transport 10 Year Transport Plan, 2000
- PPS1: Delivering Sustainable Development, 2005 and supplement Planning and Climate Change 2007

- PPS6: Planning for Town Centres, 2005
- PPS12: Local Spatial Planning, 2008
- PPG13: Transport, 2001
- The London Plan: Spatial Development Strategy for Greater London, Consolidated with alterations since 2004 (February 2008)
- A Sustainable Development Framework for London, London SDC, June 2003
- Sustainable Communities Plan for London: Building the Future, 2003
- Mayor's Transport Strategy 2001-11
- Transport 2025 – transport vision for a growing world city, Transport for London, 2006
- Mayor's SPG: Accessible London: Achieving an Inclusive Environment, 2004
- Mayor's SPG: Land for Transport Functions, 2007
- Southwark Plan, 2007
- Southwark Local Implementation Plan, 2007
- Southwark Climate Change Strategy, 2006
- Announcement on funding of East London Line extension:
http://www.london.gov.uk/view_press_release.jsp?releaseid=20938
- Transport for London Business Plan 2009/10 – 2017/18
- 2008 feasibility work into Cross River Tram, Transport for London
- Community Council Public Realm project Updates, Public Realm's Area Management and Engagement Unit

Housing

1. You have told us...

- There is a shortage of family housing in Peckham and Nunhead and new developments are overwhelmingly providing dwellings with a small number of rooms.
- Housing built in the past has been of poor quality and design

2. Background

Today, Peckham and Nunhead are home to almost 24,000 people. People who live here describe one of its best features as being the strong feeling of community. It has a very young population, which is getting younger with some 10,000 children and young people attending local schools and colleges. The area also has a diversity of people from different backgrounds. Peckham and Nunhead have a much higher black and ethnic minority population than the rest of Southwark, with the most dramatic feature of the past ten years being the growth of the black African community, particularly people from West Africa.

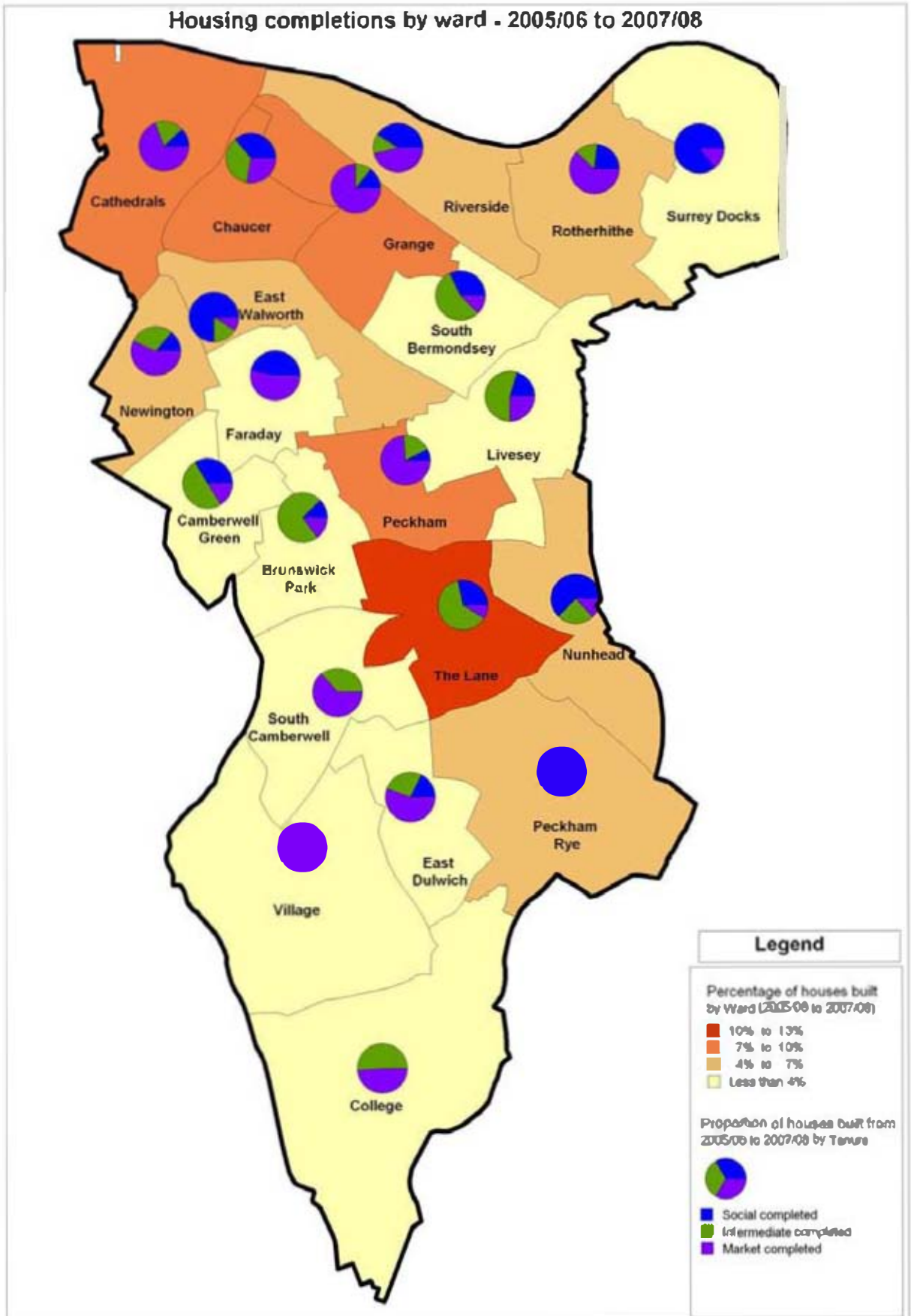
Across Southwark, London and England, there are not enough homes to house the growing population. The Mayor of London has set Southwark a target of providing 16,300 extra homes between 2007 and 2017. Peckham itself has a target for between 736 -1,717 new homes to be built between 1997 and 2016. While we are currently meeting our housing targets, we need to make sure that new housing is provided to meets the needs of the local community.

Social Rented Housing

Peckham has the highest number (66%) of people living in council rented accommodation in the whole borough. A further 10% of people in this area live in rented accommodation provided by Housing Associations (Registered Social Landlords). In Nunhead and Peckham Rye, a third of people live in council rented accommodation and a further 10% live in accommodation rented from Registered Social Landlords.

Most new housing development in Peckham and Nunhead continues to be social housing, with 92% of new homes in the Future Peckham and Nunhead area last year being affordable and 85% of those as social rented.

The map on the following page shows the type of housing completions over the last few years.



Housing need

Peckham and Nunhead's local community has specific housing needs which we need to try and meet through building new housing and refurbishing and improving existing housing. There is a particular need for more family housing in the borough (Southwark Housing Needs Survey). Family housing is defined as housing with three or more bedrooms. There is a need for 13% of all new private housing to be family housing and 67% of all affordable housing.

Whilst lots of new housing is being built, it is mainly one and two bedroom flats, which are not suitable for most families. Families are therefore being forced to move out of the Borough because they cannot find suitable and affordable family housing in Southwark. Having families living in Peckham and Nunhead helps to create a mixed community to support the town centre.

An updated Housing Needs Study is currently being prepared that will tell us how much new housing and the type of housing required in Peckham and Nunhead and other areas of the Borough.

3. Key messages from national / regional guidance

Key messages from PPS3 Housing and the London Plan of relevance to Future Peckham and Nunhead are:

- We should seek to exceed Southwark's target for housing of 1,630 per annum (Para 32 PPS3, Policy 3A.2 Borough housing targets, London Plan)
A range of housing sizes and types should be encouraged in new development, taking account of requirements (paras. 20-24 PPS3, Policy 3A.5 Housing choice, London Plan)
- Existing housing sites should be reviewed and all existing and proposed housing sites should be identified on the Proposals map (Policy 3A.2 London Plan)
- Development Plans should identify the level of housing including the broad locations and specific sites to allow continuous delivery for at least 15 years (para. 53 PPS3)
- Any sites identified for housing should be deliverable, defined as available, suitable and achievable (para. 54 PPS3)
- The maximum intensity of use should be achieved on sites compatible with local context, the design principles in Policy 4B.1 and with public transport capacity (Policy 3A.3 Maximising the potential of sites, London Plan)
Boroughs should promote the efficient use of the existing stock by reducing the number of vacant, unfit and unsatisfactory dwellings. (Policy 3A.4 Efficient use of stock, London Plan)
- All new housing should be built to Life-time homes standards, Ten percent of housing is to be wheel chair accessible (Policy 3A.5 London Plan)
- Residential development should take account of the design, construction and density requirements. (Paras 12-19 Achieving high quality housing, paras 38-9 suitable locations PPS3, Policy 3A.6 Quality of new housing provision, London Plan)
- Boroughs should encourage proposals for large residential developments in areas of high public transport accessibility (Policy 3A.7 Large residential developments, London Plan)
The Mayor's strategic target is that 50% of new housing is affordable, with a split in affordable housing of 70% social rented and 30% intermediate (Paras 27-29

PPS3, Policy 3A.8 definition of affordable housing, 3A.9 Affordable housing targets, London Plan)

Affordable housing provision should be required where a site has capacity to accommodate 10 or more units (Policy 3A.10 Negotiating affordable housing in individual private residential and mixed use schemes, 3A.11 Affordable housing thresholds, London Plan)

- Provision should be made for special needs housing, including sheltered housing with care support, staffed hostels and residential care homes, for older persons, children and other groups (Policy 3A.13 Special needs and specialist housing, London Plan)
- Existing sites for gypsies and travellers should be protected and new sites identified where there is a need (Policy 3A.14 London's travellers and gypsies, London Plan)
- The loss of housing, including affordable housing, should be resisted without its planned replacement (Policy 3A.15 Loss of housing and affordable housing, London Plan)
- The loss of hostels, staff accommodation and shared accommodation should be resisted that meets an identified housing need (Policy 3A.16 Loss of hostels, staff accommodation and shared accommodation London Plan)

4. Key background documents

- Securing the Future – UK Sustainable Development Strategy, 2005
- Communities Plan – Sustainable Communities: Building for the Future, 2003
- Code for Sustainable Homes, 2008
- By Design – urban design in the planning system: towards better practice, DETR/CABE 2000
- PPS3: Housing, 2006
- PPS12: Local Spatial Planning, 2008
- The London Plan: Spatial Development Strategy for Greater London, Consolidated with alterations since 2004 (February 2008)
- A Sustainable Development Framework for London, London SDC, June 2003
- Sustainable Communities Plan for London: Building the Future, 2003
- Mayor's SPG: Housing 2005
- Southwark Plan 2007
- Southwark 2016: Southwark Community Strategy
- Southwark Housing Strategy 2005-10 (and draft revised Housing Strategy)
- Southwark Housing Needs Survey, 2004
- Draft Insulation and Combined Heat and Power Strategy
- Southwark Alliance, Neighbourhood Renewal Strategy, 2002-04

Working and Learning

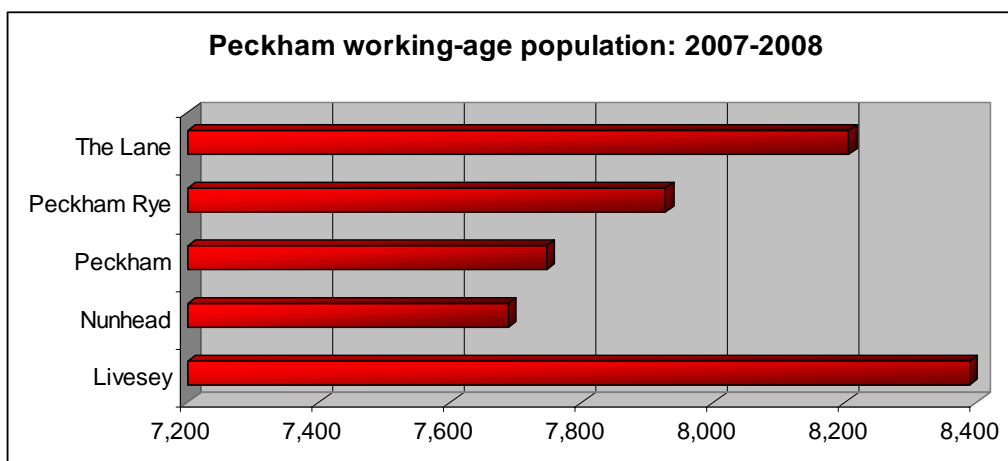
1. You have told us...

- There is a need for space for small businesses, Finding suitable and affordable studio space is a prime concern
- New development should provide jobs for local people. Local residents should benefit from the creation of jobs resulting from the construction and operational phases of development”

2. Background

Employment Issues

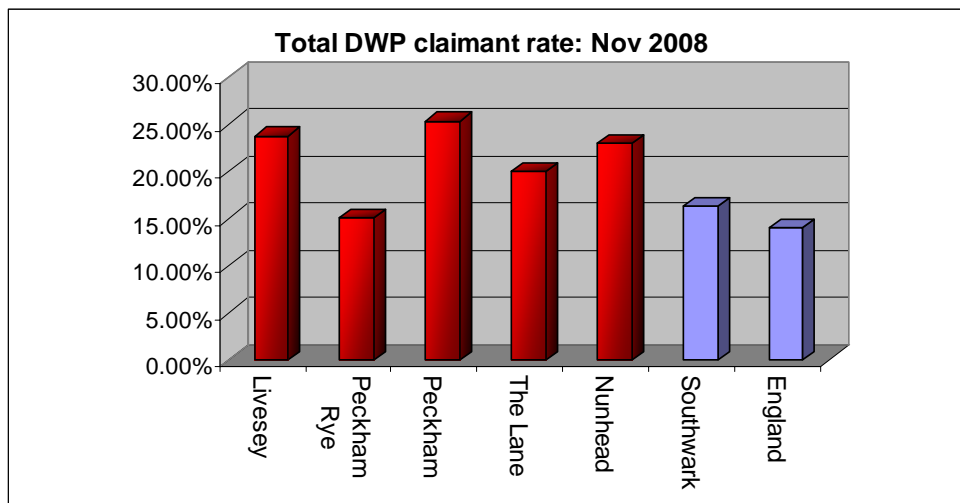
62% of Peckham resident population are working age compared with a Southwark figure of 71% (NOMIS, 2007).



Peckham Community Council and Nunhead Peckham Rye Community Councils areas are among the most deprived wards in Southwark. Peckham ward has the highest proportion of benefit claimants (25.4%), followed by Livesey ward (23.8%) and Nunhead (23.0%). Peckham ward has the highest JSA claimant rate (6.5%) compared to London (3.2%) and Southwark (3.8%). High claimant counts and unemployment will impact the Peckham's local economy as local spending will be low and circulation of spend limited. Peckham and Nunhead have an above average unemployment rate and a high proportion of people with little or no skills. It is important that local people have access to good quality training, access to local jobs and childcare facilities.

JSA claimant rates:

Ward	Rate
Livesey	5.6
Nunhead	5.8
Peckham	6.5
Peckham Rye	3.8
The Lane	5.1



Business size, stock and sector

87.1% of all businesses in Peckham are micro or small medium enterprises (SMEs) consisting of no more than 200-250 employees. The remaining 12.9% are large enterprises consisting of 200-250 or more employees, however, these businesses are only situated in Livesey, Peckham and the Lane wards.

The Lane ward has the greatest proportion (35.6%) of micro businesses, followed by Livesey ward (23.6%). Livesey ward has the largest number of small enterprises (38.1%) comprising 10 to 50 employees, closely followed by The Lane ward (32.8%). The Lane and Livesey wards also have the highest proportions of medium sized enterprises comprising 50 to 200 employees; 37.1% and 40.7% respectively.

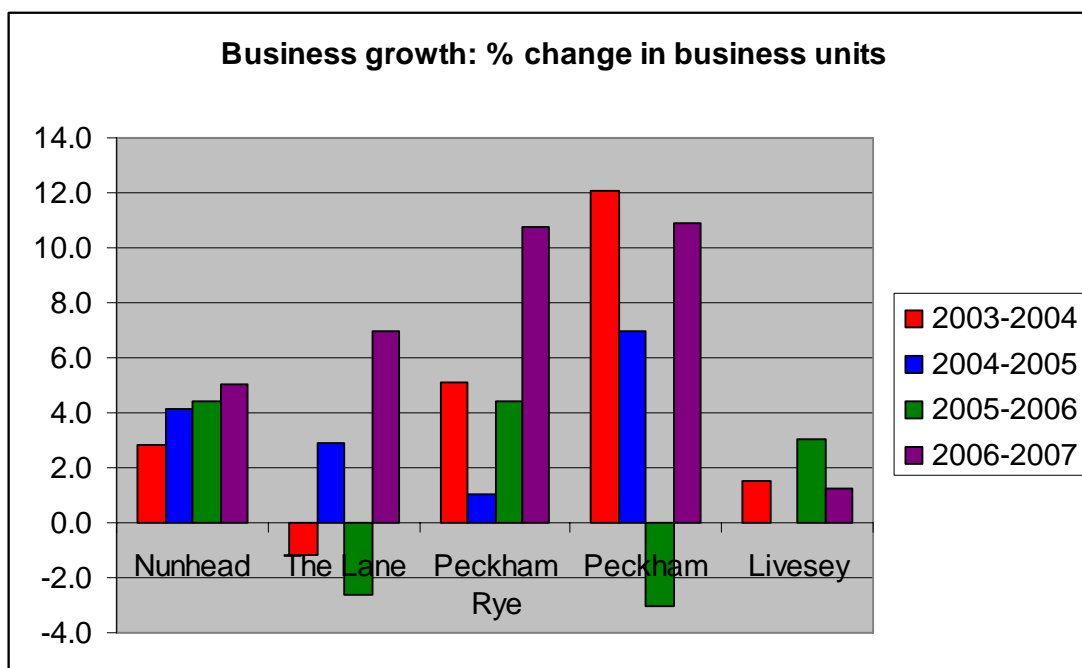
Large enterprises are not really represented in the Peckham area, however, 57.7% of the current provision is situated in Livesey ward, 26.9% in The Lane ward and 15.2% within Peckham ward. Overall, 56% of all Southwark businesses are small medium enterprises (SMEs) based on employee number calculations. London has a slightly higher proportion of SMEs compared to Southwark at 62%. The Peckham area has a higher number of SME businesses compared to both Southwark and London.

Peckham 2003 -2007 business growth by calculating business units:					
	2003	2004	2005	2006	2007
Nunhead	213	219	228	238	250
The Lane	597	590	607	591	632
Peckham Rye	276	290	293	306	339
Peckham	166	186	199	193	214
Livesey	389	395	395	407	412

Latest business analysis of the borough shows that Peckham contains 14.4% of all businesses in Southwark, approximately 1847 businesses. The greatest concentration of businesses is situated in the Lane ward (632 of the total 1847 businesses). During 2003 to 2007 Southwark's business unit stock grew by a total of 15.5%, compared to an overall Peckham % growth of 12.5%. A ward breakdown shows that Peckham's total growth is mainly related to increases of businesses units in Peckham (28.9%), Peckham Rye (22.8%), and Nunhead (17.3%). Growth in The

Lane and Livesey ward has not been as great but these two wards have a significantly greater number of businesses.

The table below illustrates the % growth change in business units across the Peckham wards. In 2005-2006, The Lane ward and Peckham experienced negative growth in their business stock; this may be as a result of a business closure or relocation out of Peckham or out of the borough completely. Latest business data available is for 2006-2007, this shows that none of the wards in the Peckham area have experienced negative growth. In deprived areas people are less likely to open or build up new enterprises; this is due to a number of obstacles for example, finding access to finance is harder, business support may not be available or well aligned to the needs of the particular area. In order to increase enterprise in the Peckham area, businesses will need to be retained and cooperation between local businesses encouraged.

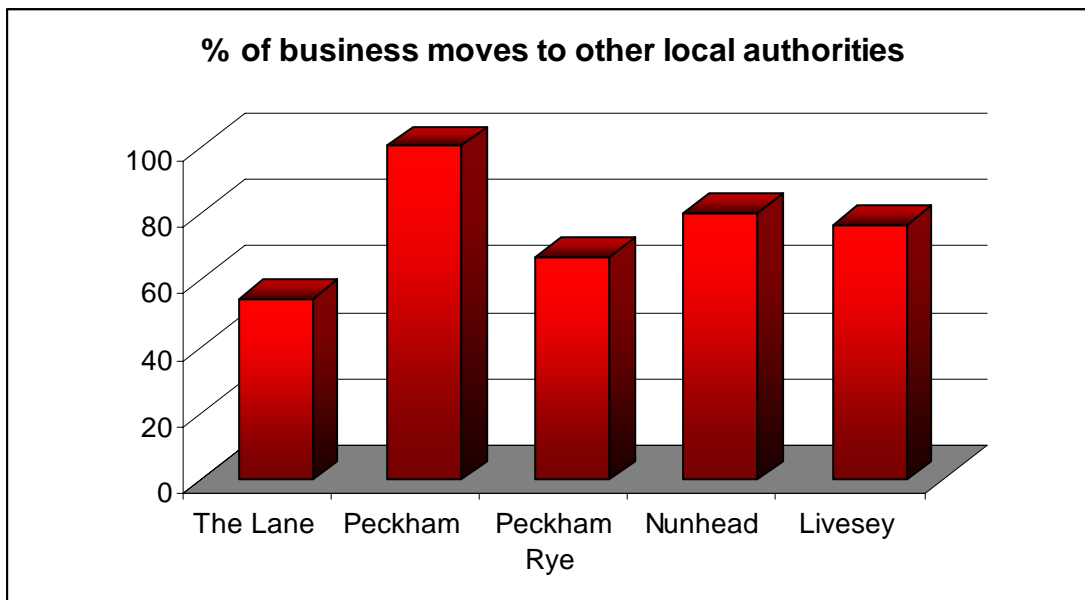


In 2008 Market Measures used Royal Mail data to look at business closures relocations amongst the five wards in Peckham. The findings are recorded in the table below. In The Lane ward 1.69% of businesses closed and a further 2.46% of businesses moved out of the ward. Of the proportions of moves away, 54.29% of moves were out of the borough to other local authorities. In the Peckham ward 1.44% of businesses closed, while 0.62% of the total business stock moved out of the borough. All of the moves out of the Peckham ward were to other local authorities. In Peckham Rye ward 1.08% of businesses closed and 2.17% of the total business stock moved away. Of the moves away from Peckham Rye, 66.6% were to other local authorities. Livesey ward had 2.51% of business closures, with 1.85% of total business stock moving away. 76.47% of the moves away were to other local authorities. Lastly, Nunhead had 0.88% of business closures, with 0.88% of the total stock moving out; of the moves away 80% were lost to other local authorities.

	Business closures	Moves out	Moves in
The Lane	24	35	15
Peckham	7	3	2

Peckham Rye	6	12	4
Nunhead	5	5	5
Livesey	23	17	22

Market Measures, Q1 2008



Industry sector workplace analysis 2007:

	Livesey	Nunhead	Peckham	Peckham Rye	The Lane	Southwark	London
A	11.4	3.2	3.3	2.9	6.5	4.8	4.6
B	0.2	0.0	0.0	0.0	0.0	0.1	0.0
C	7.3	10.0	4.7	8.6	6.3	3.8	6.1
D	24.3	17.2	21.0	13.6	25.0	14.2	17.4
E	6.3	10.0	12.6	4.7	6.3	7.7	6.3
F	6.8	2.4	2.3	2.9	3.5	3.1	3.5
G	0.5	0.8	1.4	0.3	1.6	3.2	3.0
H	24.0	33.6	32.2	38.9	27.5	42.6	41.2
I	0.2	0.0	1.9	0.0	1.4	1.0	0.8
J	3.2	3.6	3.7	2.7	1.9	2.3	2.0
K	5.3	3.6	11.7	7.1	5.7	5.2	4.6
L	10.4	15.6	5.1	18.3	14.2	12.0	10.5

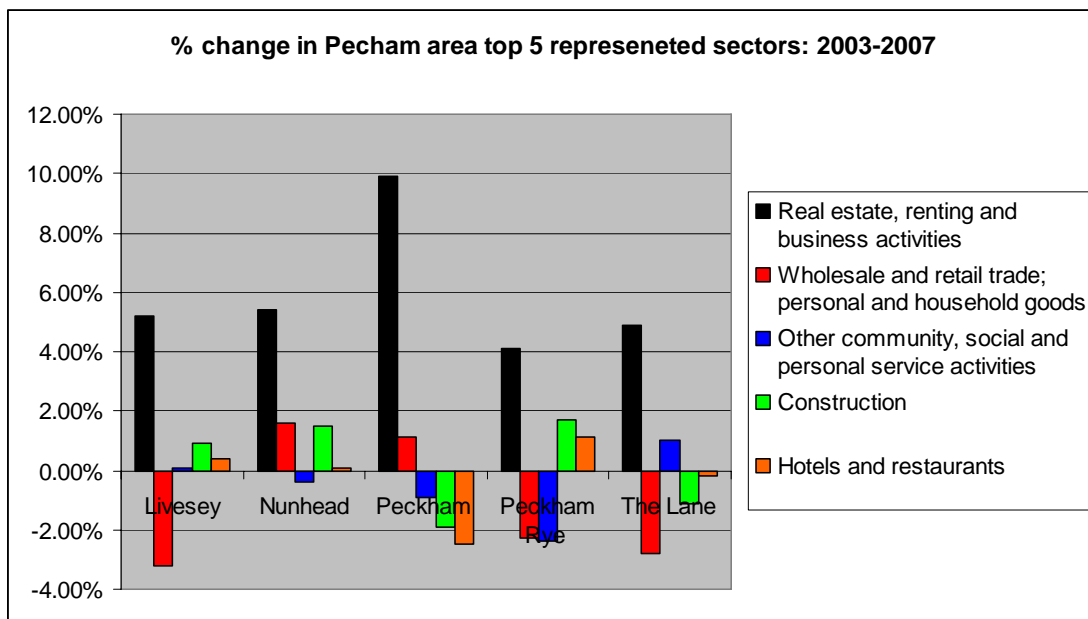
SOURCE: NOMIS ABI, 2007

Key:

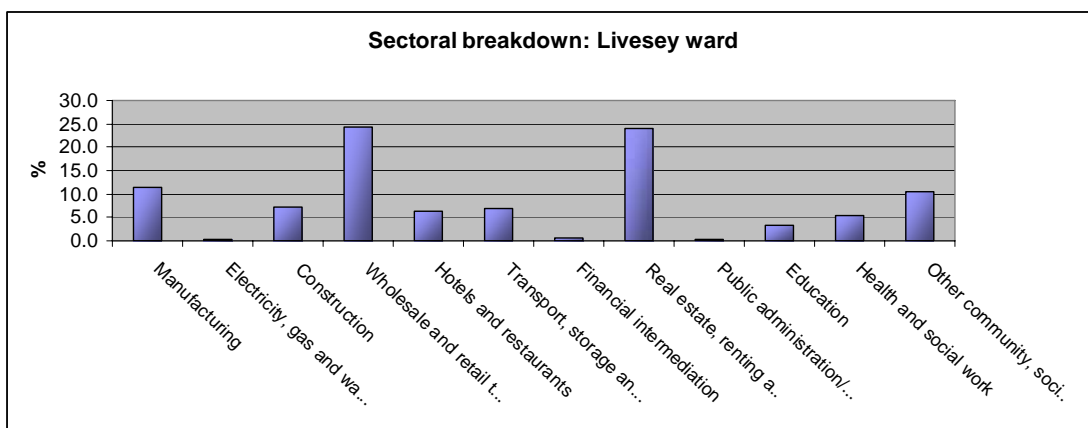
A	Manufacturing
B	Electricity, gas and water supply
C	Construction
D	Wholesale and retail trade; personal/household goods
E	Hotels and restaurants
F	Transport, storage and communication
G	Financial intermediation
H	Real estate, renting and business activities
I	Public administration/defence

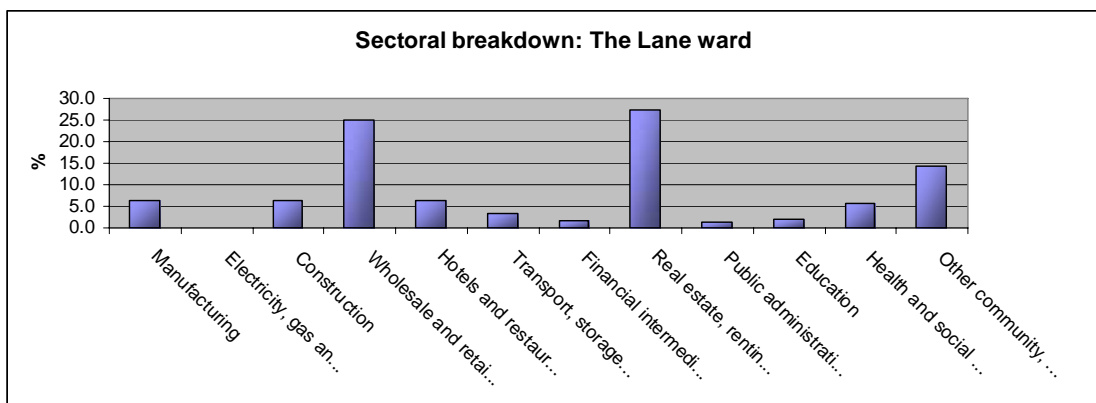
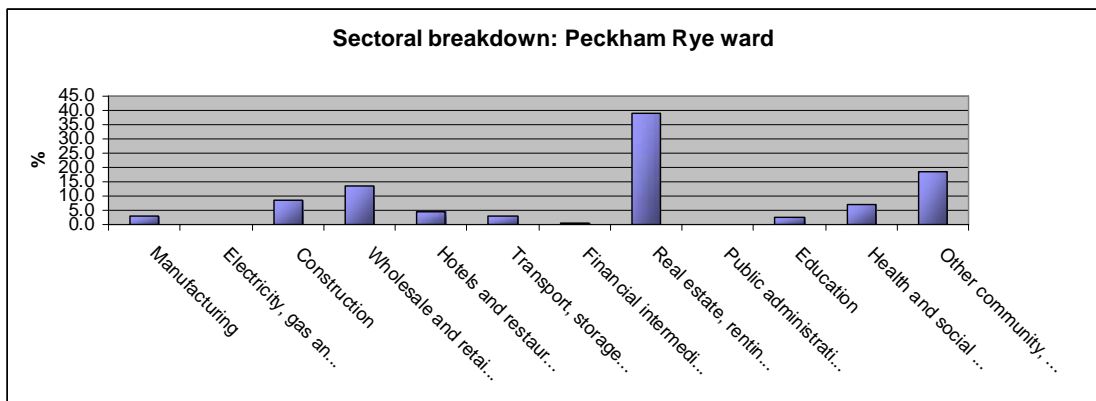
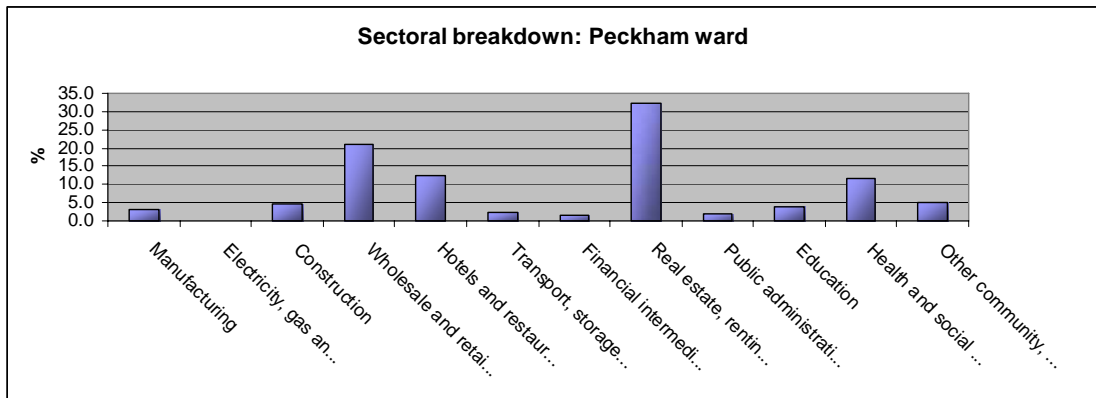
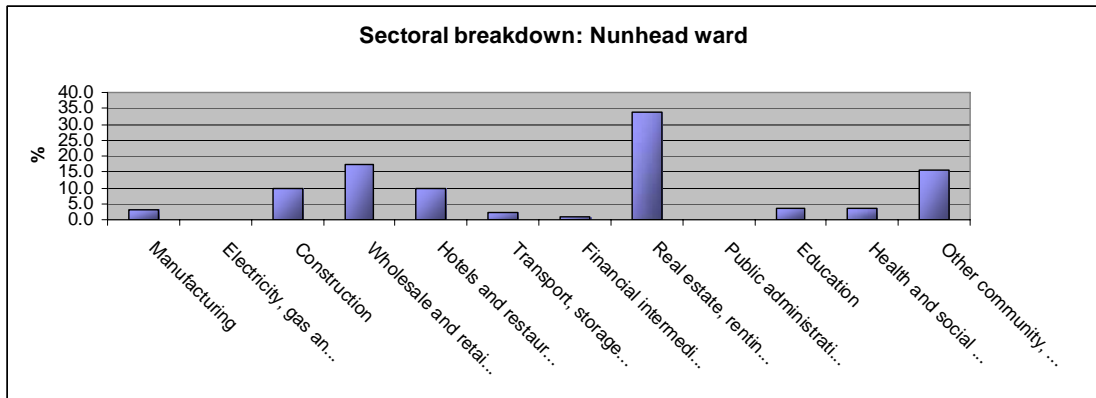
J	Education
K	Health and social work
L	Other community, social and personal service activities

The shaded rows show the sectors which are most represented in the Peckham area and follow Southwark and regional trends. A breakdown of the proportion of businesses across industry sections tells us more about business growth and decline across industry sectors. Overall in the Peckham area, Real estate, renting and business activities is the strongest growth sector while the Manufacturing sector has seen the largest overall decline. This follows the Southwark trends where overall manufacturing has experienced the largest decline by 1.6% and real estate, renting and business activities has grown by 5.5%.



The wards that have experienced most growth within the real estate, renting and business activities are Peckham followed by Nunhead. The ward that has seen the largest decline in the manufacturing sector is Livesey ward (-5.1%). The ward that has experienced the most growth within the real estate, renting and business activities sector is Peckham (9.9%). The Peckham area action plan could encourage the stimulation of more start-ups in businesses among the sectors indicating potential for growth.





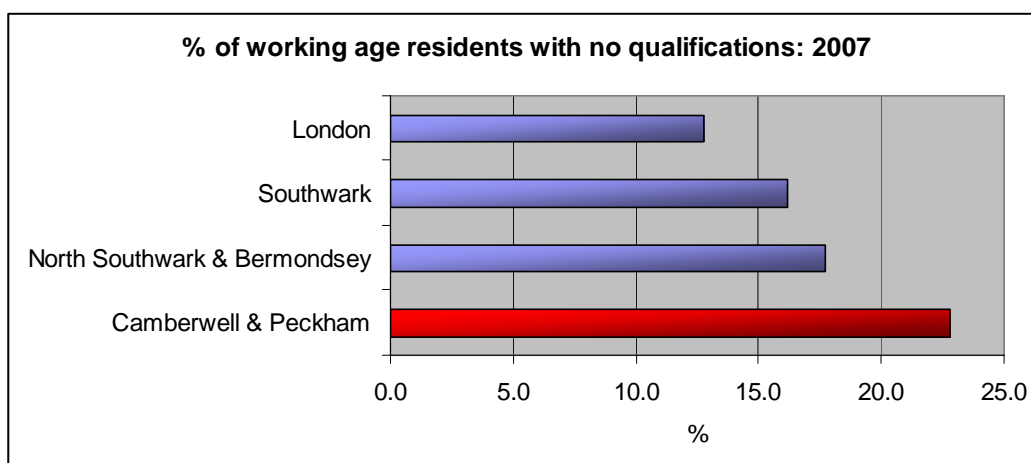
Job density

Data on job density ratios in Camberwell & Peckham shows that, compared to London, Southwark has a low job density. In 2006, London had 1.02 jobs per resident of working age, whereas Camberwell & Peckham had 0.75 jobs for each working age resident. Southwark has a better job density than Camberwell & Peckham but also compares well against London. In 2006, Southwark had 1.18 jobs per working age resident. (NOMIS, 2006). Employment growth in the Peckham area historically has been weak with the poor performance related mainly to the deprivation levels in the area but also the poor performance of local businesses. Employee jobs analysis shows that during a five year period from 2002 to 2007 although Southwark had an increase of employee jobs by 15%, Livesey ward experienced a -4% decrease in employee jobs, Peckham ward had a 0.2% increase and the Lane ward experienced a 2% increase in employee jobs.

N.B: Total jobs is a workplace-based measure of jobs and comprises; employees (from the Annual Business Inquiry), self-employment jobs (from the Annual Population Survey), government-supported trainees (from DfES and DWP) and HM Forces (from MoD).

Skills/qualifications

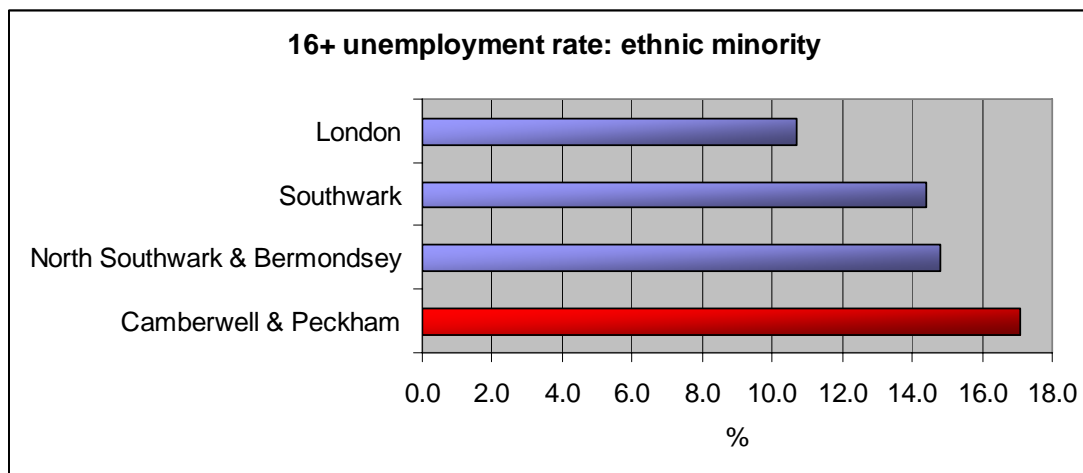
Peckham has a higher number of residents with no qualifications, compared to London figures, Camberwell & Peckham (22.8%) are 10 percentage points higher, and this proportion is also higher than Southwark average of 16.2%. (NOMIS APS, 2007). Low and no skills create barriers when seeking work. Peckham & Camberwell area also has the highest proportion of residents working in elementary occupations. This is 18.3% compared with a Southwark average of 11.3% and London figure of 9.3%.



The skills gap among the Peckham area resident population will need to align the supply side/jobs market with the needs of the local economy; to do this effectively we need to ensure there is a wide range of employment opportunities available and sectoral investments that would ensure a strong mixed economy.

Ethnicity

Ethnic minority unemployment in Peckham (17.1%) is higher than in Southwark (14.4%) and London (10.7%). Residents of black African descent are identified as the ethnic group that is most removed from the labour market.



Creative and Cultural Industries

In 2008 Southwark Council's Culture team recorded the number of key creative and cultural industries (CCIs) in Southwark. Information gathered showed that there were approximately 37 creative or cultural industries. This is around 2% of the total number of businesses in Peckham (see figure on next page).

It is widely accepted that CCIs can drive regeneration in an area and contribute to the local economy, how well a CCI business does depends very much on the type and distinctiveness of that business. Industries must have the capability to provide employment opportunities and enhance the skills of the workforce they employ. A strong creative and cultural industry will also be able to attract investment and to do this will need to be competitive.

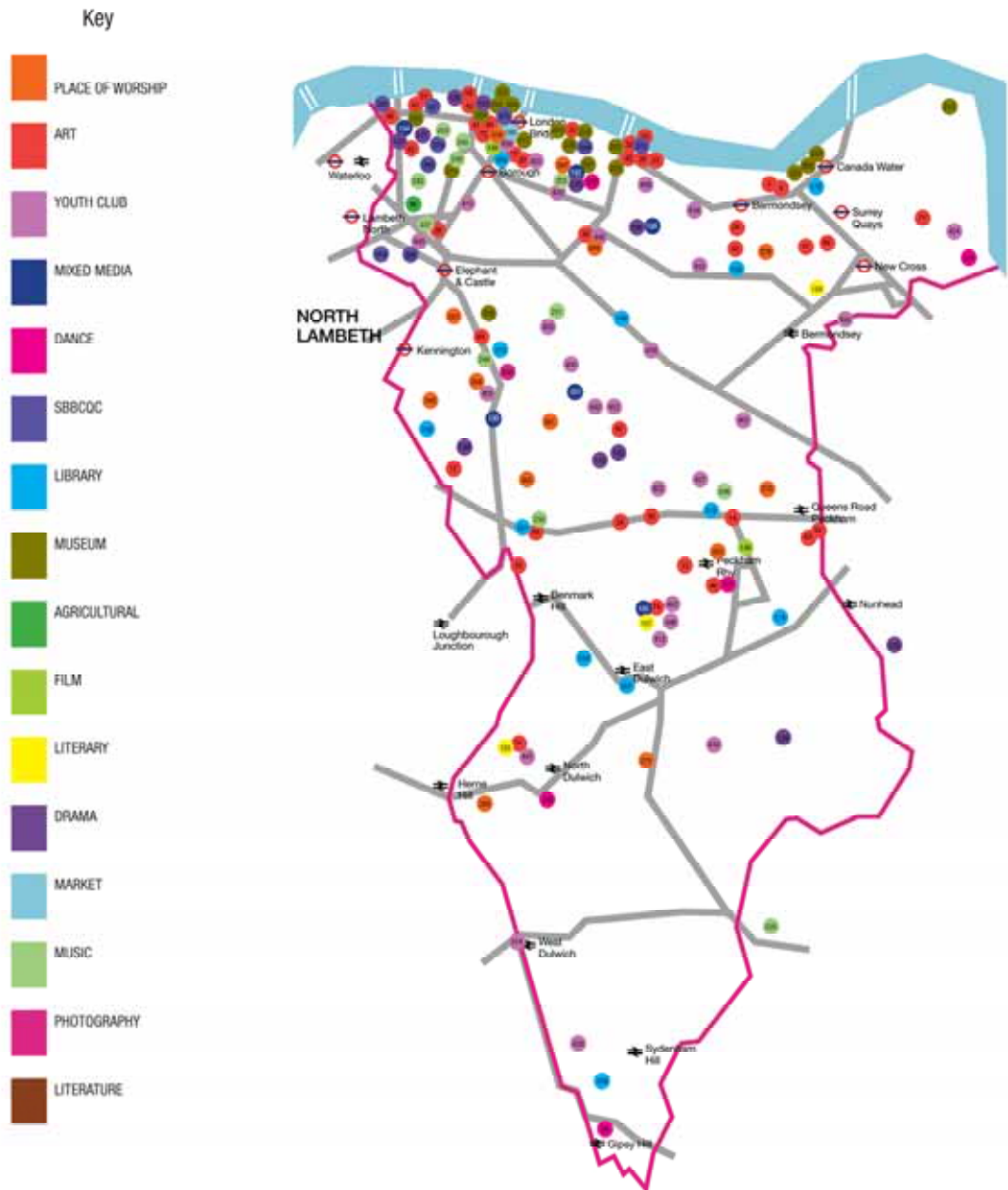
The CCIs in the Peckham area are not sufficient to drive the regeneration of the local area. CCIs do contribute to the overall economy of Peckham, however, due to surrounding institutions such as Camberwell College of Arts and Goldsmith College. One of the major attractions to operating a CCI in Peckham is the low rents and sufficient transport links.

Business

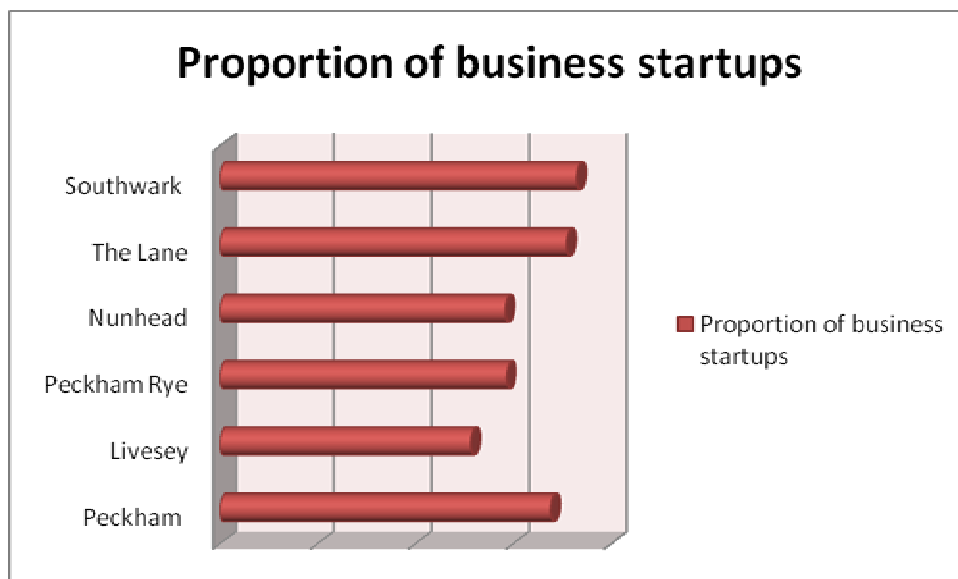
Over 1, 847 businesses are located in the Peckham and Nunhead Action Area, which accounts for approximately 14.4% of total businesses in the borough. These businesses currently provide employment for approximately 13,200 people or 7.9% of the total employment opportunities in the Borough. The vast majority of businesses in the Action Area are small in size with 62.8% employing less than 50 staff as measured through workplace analysis of employee numbers (Nomis ABI, 2007). Many of these business are light manufacturing firms including industrial workshops and builders yards. Peckham and Nunhead's business growth rate has been stagnant for many years, due to lower than borough average start-up rates and a significantly high rate of businesses moving out of the area or closing down. High unemployment

and benefit claimant rates in the area impacts on local spend in the retail sector and on recreation and leisure activities

Creative Industries in Southwark



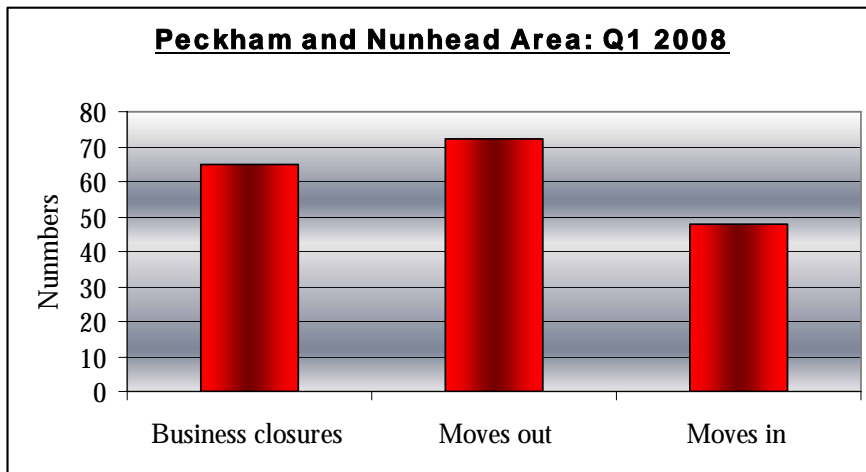
2.1.9 Business Growth



Market Measure, Q1 2008

Overall the start up rate for new businesses in the Peckham and Nunhead Action Area is lower than the overall borough rate. The majority of the existing businesses in the area are young businesses less than 3 years old and the number of businesses moving out the area exceeds the businesses moving in. This suggests that businesses are attracted by low rents in the area but once businesses grow, they move out of the area leading to a lower business growth rate in the area compared to the Borough average.

A wide range of types of business space is needed to support business growth. Smaller units will attract more start-up businesses, whilst the availability of larger premises will encourage growing businesses to stay in the area. A Creative and cultural hub will also require flexible and affordable units. 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. However, improvements to Peckham and Nunhead could increase the cost of business space further. Employment land is also coming under pressure to be redeveloped for other uses.

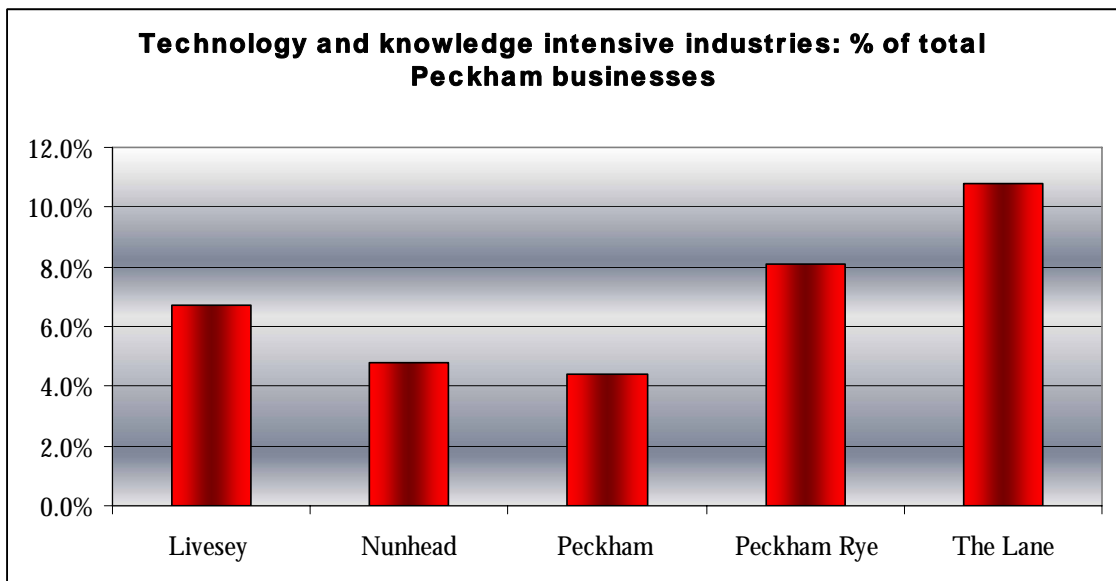


Market Measures, Jan 2008

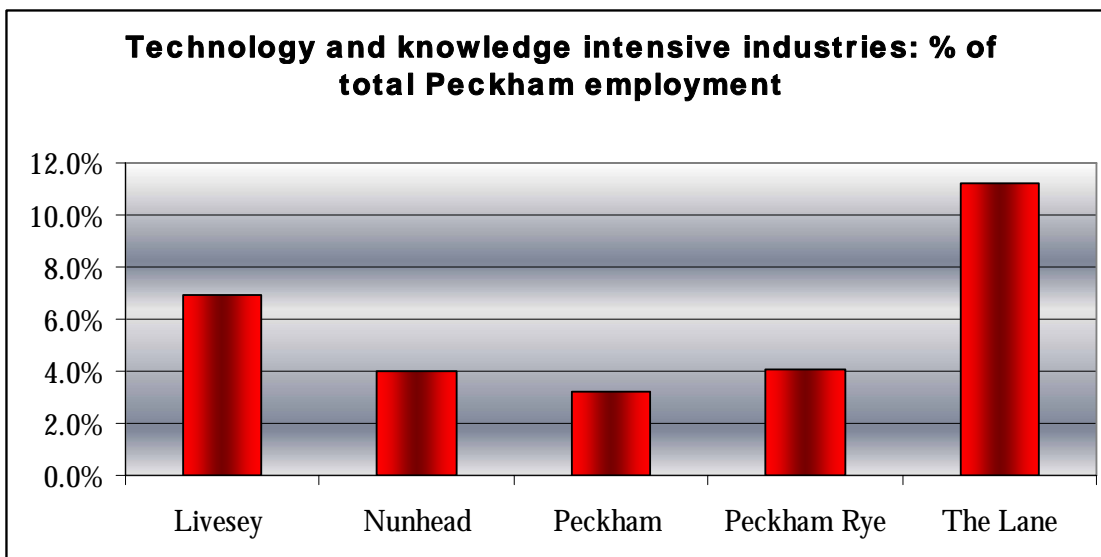
Business Sectors

Technology and Knowledge Intensive

The Action Area has a large number of businesses in the Technology and Knowledge Intensive sector which includes light manufacturing, education and research and some financial services. This sector currently provides the highest proportion of jobs in the area. This sector makes up 34.8% of all businesses in the PNAAP area.



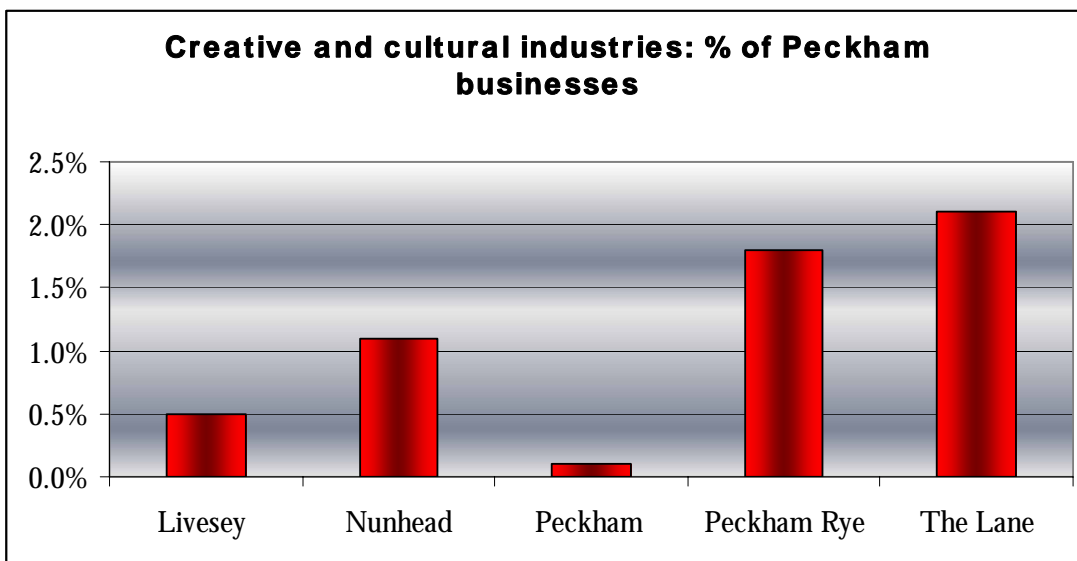
Nomis ABI, 2007 OECD definition



Nomis, ABI, 2007

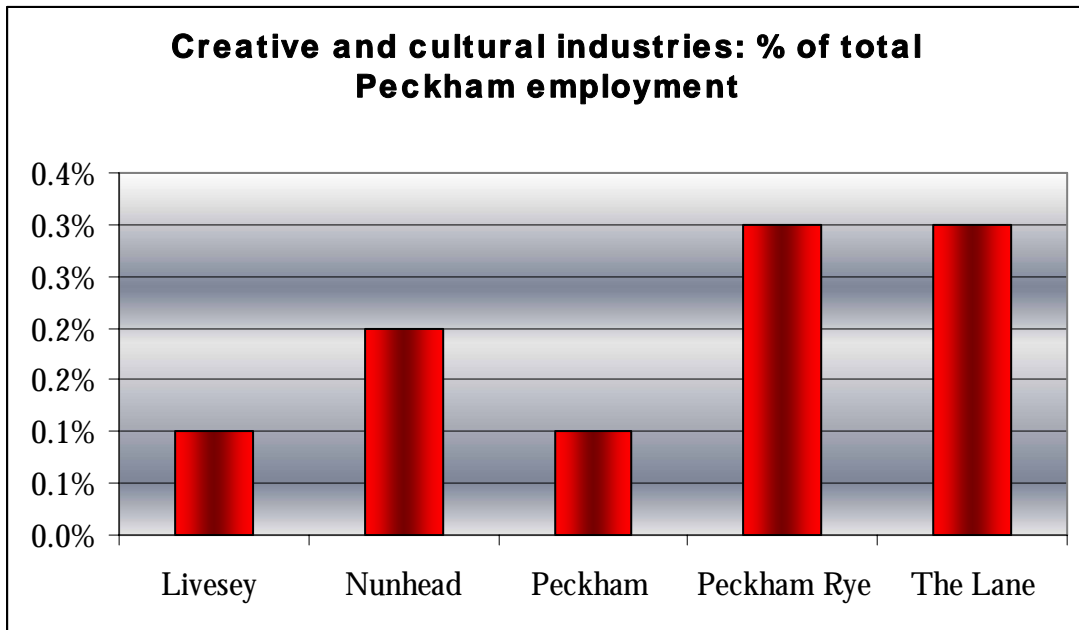
The technology and knowledge intensive industries make up 29.4% of the employment (measured as number of workplace employees) in the Peckham area. However, a proportion of this is accounted for by The Lane ward which holds 11.2% of the employees. The lowest employee representation in this sector is Peckham (3.2% of employees).

Creative and Cultural Industries



Nomis ABI, 2007

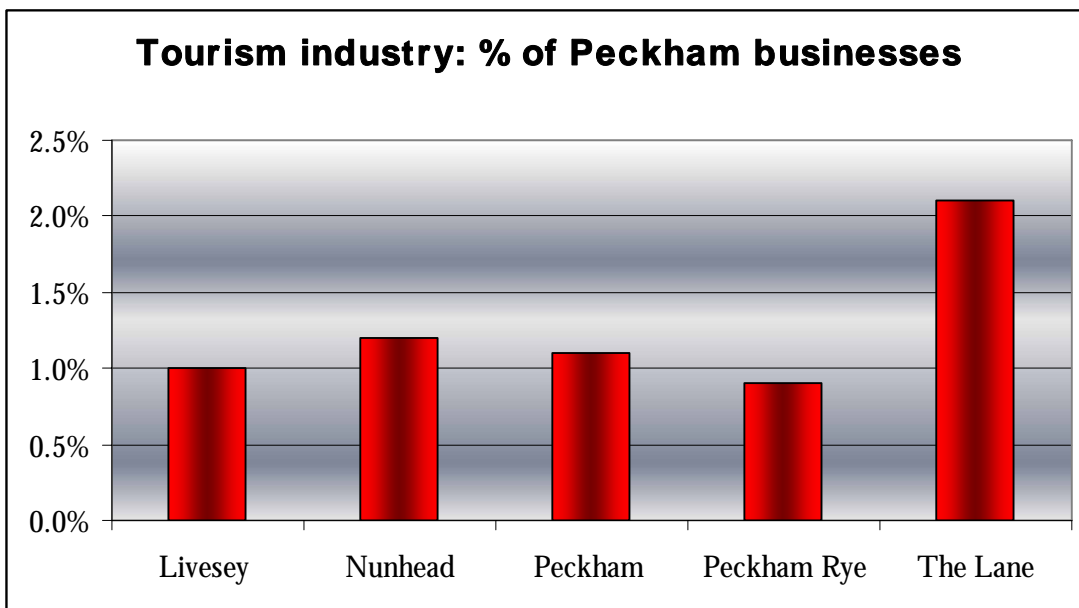
There is a growing Creative and Cultural sector in the area, attracted by low rents, proximity to Camberwell College of Arts and Goldsmiths and cultural events emerging around Peckham. This sector accounts for 5.6% of businesses in the area, with the highest concentration in the borough located in The Lane ward. This sector includes music publishing and reproduction, advertising, arts and museum facilities and some entertainment activities. Most of the Creative and Cultural businesses in the Action Area are sole traders or micro businesses and therefore provide only 1% of employment opportunities.



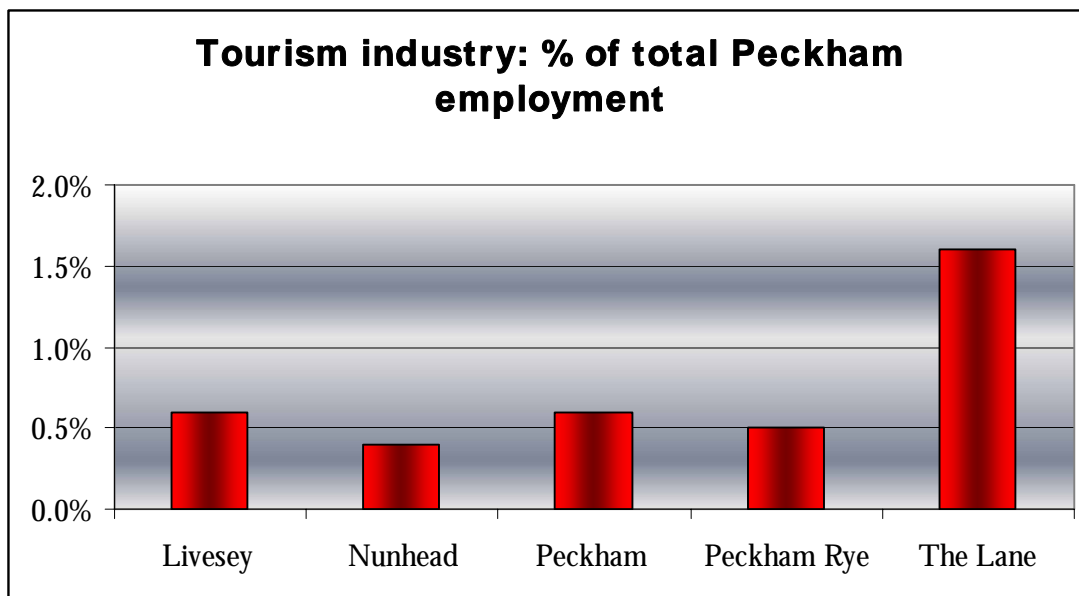
Nomis, ABI 2007: Sector Skills Development Agency definition

Tourism and Leisure Industry

The tourism and leisure industry represents 6.3% of all businesses in the Peckham area, with the largest representation in The Lane ward and lowest in Peckham Rye. The industry accounts for 3.7% of all employees in Peckham, with the largest proportion in The Lane ward.



Nomis ABI, 2007



Nomis ABI, 2007

Future investment in Peckham could increase competition for space from larger businesses and other land uses like housing which could lead to higher rental costs. This could drive existing small businesses out of Peckham and deter new ones from moving into the area.

We need to consider what land and buildings are needed to enable a strong local economy, which will provide jobs and self-employment opportunities, and how to make sure local people take advantage of these opportunities.

Schools and education

The majority of the Action Area falls within 10-20% of the most deprived in relation to education, skills and training (IMD). 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. Schools are also amongst the largest employers in the area, and so make a significant contribution to employment and particularly so to local people, although often in the lower paid roles.

SSF Primary Schools

There is a surplus of primary school places in the wider Peckham area. However, in approving the Primary Capital programme made the decision to retain this additional capacity as forward growth projections suggest by 2014 this additional capacity will be required. However, also as part of the PCP, a model of two form entry primary schools was agreed. This means that many of the Victorian schools within the development area will be reduced in terms of pupil number – Gloucester school will be halved over time: Oliver Goldsmith reduced in size by around a third for example. This will in turn free-up space on schools sites for appropriate community usage. A major refurbishment to Oliver Goldsmith Primary School and additional facilities for Dog Kennel Hill Primary School have already been implemented in Peckham.

Primary schools in the greatest need of investment in the wider Peckham area may be refurbished or rebuilt under the borough-wide SSF primary capital programme.

This could include rebuilding John Donne Primary School (which will be designed as a healthy school) and refurbishing Bellenden, Camelot and Hollydale primary schools. Primary school places may be consolidated to help raise attainment.

Haymerle School, which provides for primary students with mixed special needs, will change its status to cater for more complex learning difficulties and autistic spectrum disorder in line with local needs. It may also receive investment to improve its facilities.

Consideration is also being given to a new building for Cherry Garden School, which caters for primary pupils with severe and complex needs. A site search has found suitable sites for a new school building. Two sites are in Peckham - the existing Tuke School site on Woods Road and the site of the current Sumner Road workshops. A new school on either site would require high level investment.

SSF Secondary Schools

Tuke School, which provides for secondary pupils with profound and multiple learning difficulties, will be moved from its current site on Woods Road to a new building on Daniel Gardens, next to Gloucester Primary School. This work on the new Tuke school is now underway. The school will provide much improved facilities and state-of-the-art ICT for its pupils, and the local community will benefit from the opportunity to use the new school facilities outside of school hours.

Highshore School, which provides for secondary pupils with complex learning needs, will move from its current site on Bellenden Road to co-locate with St Michael and All Angels Academy in Camberwell in late 2012.

The vacated Highshore building will be refurbished by mid-2014 for use by Bredinghurst School Key Stage 3 pupils (aged 11 to 14). Bredinghurst is a school for secondary pupils with emotional, social and behavioural difficulties. Key Stage 3 pupil referral unit provision will also be located on this site.

The existing Bredinghurst site on Stuart Road, in the wider Peckham area, will be rebuilt for Key Stage 4 provision by mid-2013.

St Thomas the Apostle (Catholic) College, which is in the wider Peckham area, will be rebuilt by early 2012. This is likely to include a refurbishment of the existing swimming pool used by a number of community groups.

The new Harris Boys Academy East Dulwich, adjacent to Peckham Rye, will increase the number of boys' secondary places in the wider Peckham area, reducing the disproportionately high numbers of boys in the local co-educational schools. It will include a sixth form and will work with the neighbouring Harris Girls Academy East Dulwich.

Children's Centres, Childcare and Nurseries

One of the key barriers to employment equality is accessibility to childcare facilities. In June 2006 there were a total of 9,500 childcare places in the Borough, including 4,300 out of school places. (Draft LDF Annual Monitoring Report 2)

A new building for the recently-opened Rye Oak Children's Centre on the Rye Oak Primary School site will be finished in late 2008. The centre serves the wider Peckham area to the south of Rye Lane, providing day care, extended services which involve opening school facilities outside school hours for community use and family support services.

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 day care centre and nursery provision.

3. Key messages from national / regional guidance

Key messages from Emerging PPS4 Planning for Sustainable Economic Development and the London Plan of relevance to Future Peckham and Nunhead are:

Business space

- A flexible approach is required to the supply and use of land (para. 10 Draft PPS4)
- A good range of sites should be identified for a range of uses that meets the changing needs of start-ups, small and large businesses (para. 12 Draft PPS4, Policy 3B.1 Developing London's economy, London Plan)
- Regional planning bodies and local planning authorities should use a wide evidence base to understand both existing business needs and likely changes in the market, to prepare policies to support sustainable economic development in their area. (para18 draft PPS4)
- Mixed use development should be promoted in appropriate locations (para. 24, Draft PPS4) 3B.3 Mixed use development
- The designation of sites for single or restricted use classes should be avoided. Carrying forward existing allocations should be avoided (para. 22 Draft PPS4)
- Certain types of industry or infrastructure, which are or could be polluting or cause harm to amenity, should be separated from sensitive land uses e.g. housing (para. 24 Draft PPS4)
- The most effective and efficient use should be made of land and buildings, especially those that are vacant or derelict (para. 25 Draft PPS4)
- Boroughs should seek to ensure that economic development, regardless of location, is of high quality and inclusive design which improves the character and quality of an area and the way it functions (para 26 Securing a high quality and sustainable environment draft PPS4)
- Manage changes in supply and demand for offices outside the Central Activities Zone focussing on key locations (Policy 3B.2 Office demand and supply, London Plan)
- To protect, manage and where necessary, protect strategic industrial locations (Policy 3B.4 Industrial locations, London Plan)
- Allowing release of surplus industrial land where it helps meet a requirement for a mix of other uses such as housing and social infrastructure (Policy 3B.4 London Plan)
- Boroughs should ensure an adequate supply of environmentally attractive, high quality and affordable premises, 'incubator units' and sites for synergy between business and research and academic institutions, in line with strategic office policy. (3B.5 Supporting innovation)
- Boroughs should ensure that new residential and commercial developments are e-enabled (3B.6 Improving London's ICT infrastructure)

- DPD policies should identify and support the development of existing and new e-business clusters of economic activity (3B.7 promotion of e-London)
- Identify the needs of key creative businesses, protecting existing clusters (Policy 3B.8 Creative industries, London Plan)

Job opportunities/ learning

- DPD policies and community strategies should identify and safeguard land and premises in appropriate locations including river- and rail-based locations, to secure capacity for appropriate environmental industries and facilities for recycling and reprocessing of waste. The Mayor and boroughs should encourage demand for environmental goods and services by applying policies on sustainable design and construction in new developments and refurbishment, and through encouraging demand for recycled products.(3B.10 Environmental industries, para. 11 Draft PPS4)
- Remove barriers to people getting jobs and provide more employment opportunities (Policy 3B.11 Improving employment opportunities for Londoners, London Plan)
- Working in partnership with the local education authority and Local Strategic Partnership, adequate provision should be made for pre-school, school and community learning facilities (Policy 3A.24 Education facilities, London Plan)
- Educational needs should be addressed including the provision of new facilities and potential for expansion of existing facilities in locations with good public transport and accessible to their catchment (Policy 3A.25 Higher and further education London Plan)

4 Key background documents

- Securing the Future – UK Sustainable Development Strategy, 2005
- Communities Plan – Sustainable Communities: Building for the Future, 2003
- PPS1: Delivering Sustainable Development, 2005 and supplement Planning and Climate Change 2007
- PPS4: Planning for Sustainable Economic Development, 2007
- PPS6: Planning for Town Centres, 2005
- PPS12: Local Spatial Planning, 2008
- The London Plan: Spatial Development Strategy for Greater London, Consolidated with alterations since 2004 (February 2008)
- Sustaining Success: The Mayor's Economic Development Strategy, 2004
- London: Cultural Capital – realising the potential of a world class city. The Mayor's Culture Strategy, 2004
- A Sustainable Development Framework for London, London SDC, June 2003
- Sustainable Communities Plan for London: Building the Future, 2003
- Mayor's SPG: Industrial Capacity, 2008
- Southwark Plan, 2007
- Southwark 2016: Southwark Community Strategy
- Southwark Enterprise Strategy, 2005-16
- Southwark Employment Strategy, 2005-16
- Southwark Tourism Strategy, 2005-10
- Southwark Alliance Neighbourhood Renewal Strategy, 2002-04

Community facilities

1. You have told us...

Shopping

- There is a need for more local convenience shops in north Peckham and along Queens Road
Improvements need to be made to attract businesses to Peckham and the wider area
- A greater range of shops should be encouraged in the town centre. There is a need for a greater variety of retail space in the area to both serve the local community and bring new money and commerce to the area
- Small independent shops should be retained in Peckham, rather than Peckham becoming a centre of chain stores and multi-storey shopping precincts

Night-time economy

- Lack of restaurants and bars to attract people to Peckham at night. The immediate area also lacks meeting and social destinations such as coffee bars, restaurants & pubs.

Community facilities

- Space should be provided for community and voluntary groups. There is a real shortage of adequate meeting facilities in Peckham for workshops, meetings, training and conferences.
- There are not enough public toilets in the area.

Youth facilities and services

- There is a need for youth facilities. Children and young people need somewhere safe, indoors, supervised every night and weekends, a place to sit and talk to their friends.

2. Background

Shopping

Peckham Town Centre

Peckham is identified in the Southwark Plan as a Major Town Centre together with Elephant and Castle. Whilst the other town centres are lower down in the hierarchy, the focus of retail and commercial regeneration is proposed at Elephant and Castle and Canada Water. This means that the future of Peckham as a shopping centre needs to be considered and planned for, to make sure that it gets the support and investment that it needs to survive as a successful and vibrant town centre.

During the last five years the following achievements have contributed to the success of Peckham town centre as a regional shopping destination, for Southwark residents and non residents.

- The weekly Peckham Farmers Market.
- Taste the Flavours of Peckham recipe book.
- Taste the Flavours of Peckham winter festival.
- I Love Peckham summer festival.
- The Alertbox electronic business watch

- Improved cleaning at Rye Lane Station
- The Peckham Project, environmental health project for Peckham food retailers and restaurants.
- The Peckham Pub and Club Watch scheme.
- Evening economy radio scheme
- Peckham Safe Shop, community safety centre.

Peckham town centre currently has a number of strengths. These include low vacancy rates compared to other centres in the borough and a large number of specialist and independent stores, particularly around the southern end of Rye Lane, which contribute towards a distinctive character and provide opportunities for business start up.

The main shopping area is along Rye Lane and on Peckham High Street. The Aylesham Centre is located at the northern end of Rye Lane and accommodates most of the larger shops including a Morrison's super market of appropriately 4,400 sq m gross.

Diversity of uses in the town centre

According to the Experian Goad survey in 2007, there are 386 retail units in Peckham (defined as Rye Lane, Peckham High Street, Peckham Rye and Peckham Hill street in the study) of which 123 sell primary comparison goods. There are 144 service units in Peckham, 58 of which are dedicated to retail services. There are 35 nail and beauty salons, 4 dry cleaners and 4 estate agents.

In terms of convenience floorspace, convenience shopping makes up 28.2% of the overall floorspace in the town centre which is substantial, and much of this use category comprises ethnic foodstores and niche market provision. 56.8% of all shoppers visiting this area come for the specialist/ ethnic food shopping. The emphasis in Peckham is on value convenience foodstores and lower order comparison multiples signifies that the centre draws from a wide catchment of lower income earners.

	Peckham		UK average	Difference
	No. of units	Unit %		
Comparison	123	31.9	35.5	-3.6
Convenience	82	21.2	8.7	12.5
Service	144	37.3	45.7	-8.4
Vacant	34	8.8	9.9	-1.1
Miscellaneous	3	0.8	0.2	0.6
	386	100	100	

Source: Southwark Retail Study 2009 (Sourced from Experian data 2007)

At the time of the Experian survey in March 2007 there were 34 vacant units, which amounts to 8.8% of the overall unit count, less than the national average.

In Peckham, 35 of the 127 comparison units are multiples or chain stores including Mothercare, Currys Digital, Carpertright, Clarks, Primark and Boots. There is a large selection of convenience shopping in Peckham with Netto, Lidl, Morrisons as well as independent grocers and ethnic foodstores.

The top end (north) of Rye Lane is the busiest shopping area in terms of numbers of people (Peckham Spatial Study, 2006) and it also has the most chain stores. The bottom (southern) end of Rye Lane has more independent 'niche' local shops including a large number of speciality ethnic shops such as grocers (butchers, fruit and vegetables), shops selling afro-Caribbean hair products and afro-Caribbean hair salons. These speciality shops offer a unique shopping experience in Peckham compared to other local shopping centres. The south part of Rye Lane tends to be a bit quieter in terms of the amount of shoppers.

Many people visit Peckham because of its independent food stores. A recent survey of 204 shoppers as part of the 2009 Retail Study found that 63% of shoppers are from Peckham. Over 80% are from within Southwark or the areas immediately adjoining Southwark. 75% of shoppers say they use Peckham town centre because it is close to their home, work or friends/relatives.

87% of shoppers travel less than 30mins to reach the centre, with 40% taking less than 10 minutes. 27% of shoppers walk to the centre, 54% go by bus and 12% drive.

However there are also people who live in and around Peckham who go elsewhere to shop. Local residents have expressed concern that their needs are not being fully met locally.

Other indicators

According to Colliers retail data, Peckham had an average prime rental figure of £969 per sq m in 2007. While rental levels have improved every year since 2002, the rental levels are low compared with Croydon and Bluewater, which achieved rentals of £2,906 and £4,467 per sq m in 2007 respectively.

Rental yields can be an indication of investor confidence in the centre. Generally, the lower the yield the stronger the property performance as yields refer to the rental income expressed as a proportion of the property value. Yields in Peckham have remained at 7% from 2003 to 2005, increasing to 7.25% in 2006. As a comparison, Hackney has a rental yield of 9% and Knightsbridge 5%.

Future

While the town centre is considered to be a consistent performer for its socio economic bracket it is not a highend comparison shopping destination. The negative reputations of Peckham and the look and feel of streets and public spaces can also impact on certain types of shops opening, such as larger department stores.

In addition to this, shop units in Peckham are generally small, and there has been a pattern developing of larger units being subdivided into a number of smaller units so as to accommodate a greater number of second order shops which detracts from the character of the area, the quality of the retail offer, and discourages modern, multiple retailers locating in Peckham.

A number of the shops in the town centre have taken away their frontages to give an open feel while the fixtures and fittings have been arranged so as to give a market stall appearance. This can lead to noise and odours spilling out into nearby residential areas.

We want to make sure that Peckham can compete with other shopping centres in London, both in terms of convenience and comparison shopping, and that it becomes a shopping destination for people to visit, especially for people who don't already live in the Peckham area. In order to do this, the reputation of Peckham as a place to go

shopping needs to improve. One way to do this is to improve the range of shops available, and put in place measures to inhibit the subdivision of larger floorplates. The Afro-Caribbean shops are a good thing as they make Peckham town centre distinctive and attract shoppers from different places. However Peckham has the potential to be an even better shopping destination and it is this potential of the town centre that Future Peckham is trying to fulfil.

Markets

Some people are attracted to Peckham to buy fruit and vegetables and other products from stalls on Rye Lane and markets at 7 locations off Rye Lane including:

- Choumert Road - operating for over a hundred years.
- Rye Lane Indoor Market - operating since 1939 and redeveloped in recent years to accommodate less market stalls as it previously suffered from vacant stalls.
- The Farmers market, which operates on Peckham Square every Sunday from 9:30am-1:30pm
- Collyer Place - selling arts and crafts.

While there are a number of locations where stalls are located in Peckham, there are fewer stalls in Peckham than in the past. With stalls spread across a number of markets in Peckham, the size of markets is reducing as seen on Choumert Road.

Many of the sites have only 3 or 4 stalls at the location. What was once a thriving area with a number of street trading sites now houses one or two traders on the corner of each street. The shops, however, now trade like a market stall and have taken away the frontage to give an open feel while the fixtures and fittings have been arranged so as to give a market stall appearance. The variety of goods sold on Peckham's Rye Lane is limited.

For the first time, a continental market is proposed in September at Peckham Rye where Nunhead lane meets East Dulwich Road. If this is successful, a continental market could take place every year and attract more people from Nunhead and along the southern part of Rye Lane. The markets give Peckham a unique identity and we need to support stallholders and continue to make Peckham an attractive to visit.

The council is currently preparing a Market and street trading strategy.

Night-time economy

According to the Experian Goad survey, there are 4 restaurants, 11 cafes and 21 fast food takeaways in Peckham. The limited number of bars and restaurants restricts the potential activity at night in the town centre contributing to a perceived lack of safety and discouraging people to go out at night (44.1% of people surveyed for the retail study stated that they felt unsafe in Peckham).

A study carried out in Peckham (Peckham Town Centre Strategy, Peckham Partnership, 2001) referred to the lack of evening activity, bars and restaurants in Peckham Town Centre and the need to attract more people into the town centre in the evening. Furthermore the Peckham Spatial Study which was prepared in 2006 by Intelligent Space Partnership states that there is poor natural surveillance in Peckham Town Centre and that crime 'hotspots' such as Queens Road and Peckham High Street are also areas which experience low pedestrian flows.

More night time uses such as restaurants and bars can have a positive impact on the local area by creating more jobs, bringing more visitors to the area, and creating a bustling town centre in the evening. However, issues of safety, and potential noise and disturbance to residents from night-time uses need to be addressed as well.

Concerns over alcohol-fuelled anti-social behaviour and violence lead to council designating parts of the town centre as a saturation zone. This means that there are more controls over new bars, pubs, nightclubs and off-licences starting up in the town centre. The saturation policy does not apply to cafes or restaurants. The effectiveness of the saturation zone is continually monitored. The council is proposing to extend the zone westward and will be consulting in April and May 2009.

Local Shopping Areas

Outside of the town centre there are a number of local shopping frontage serving to day to day shopping needs of local residents. These include:

- Peckham Park Road
- Bellenden Road
- Gibbon Road
- Meeting House Lane
- Kirkwood Road
- Evelina Road
- East Dulwich Road
- Nunhead Green

There are also areas in the north of Peckham which do not have access to local shopping.

Community facilities

There are many local community and voluntary sector organisations in Peckham and Nunhead.

Amongst the community organisations in Peckham, there are a number of faith groups based in Peckham. However many are in unsuitable accommodation such as the Copeland Road Industrial Estate, which raises issues of safety, traffic and noise.

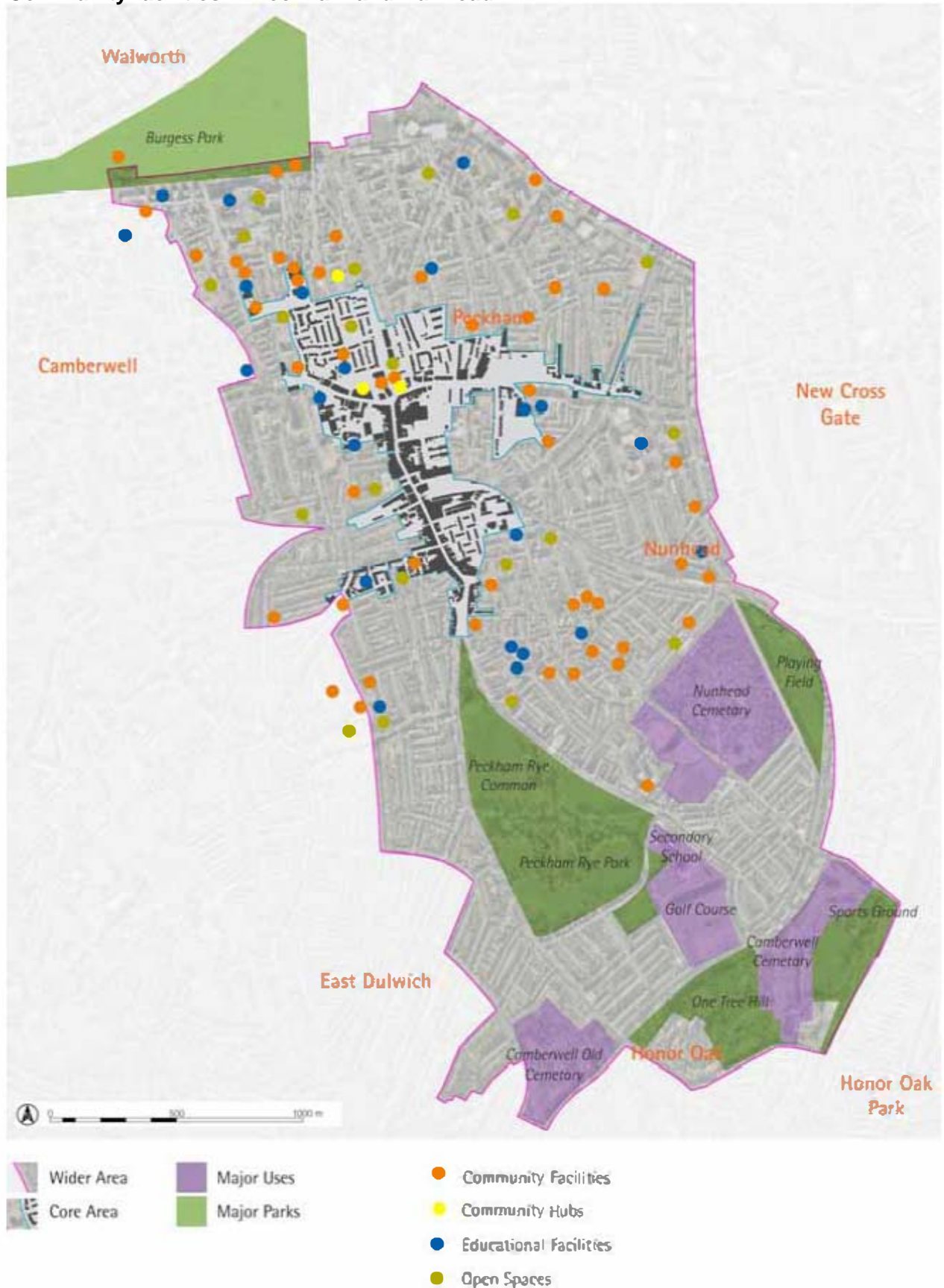
The map of the following page below shows community facilities in the local area.

Youth facilities and services

Nunhead and Peckham Rye Community Council area is best provided for in terms of youth facilities and activities for the population they serve relative to other parts of Southwark, while Peckham Community Council area is in the middle relative to other areas.

According to surveys (2006 MORI survey), there are high levels of satisfaction amongst young people in having enough to do in Peckham Community Council area compared other parts of the Borough. In contrast, young people in Nunhead and Peckham Rye Community Council area have the lowest level of satisfaction. Barriers preventing young people from participating in activities and using facilities include territorial issues, the cost of activities, travel time and safety

Community facilities in Peckham and Nunhead



There has been investment in services for young people in recent years including the Central Venture Park adventure playground which opened in 2007, the youth sessions offered at Peckham Pulse, and the general youth provision offered at the Bells Garden Youth Club.

Now young people in Peckham have more choice and influence over services and facilities that are available to them with funding from the Youth Opportunity Fund. This programme gives them the opportunity to increase things they can do and places they can go, particularly where a project meets local need and helps those who do not have access to facilities, opportunities or may face personal challenges.

Young people can currently access youth clubs and youth provision up until 9pm, such as youth sessions at Peckham Pulse, the Bells Garden Youth Club and youth specific activities at the Damilola Taylor Centre. Investment via the Youth Opportunity Fund is an opportunity for young people to suggest and decide what additional provision they want to see in Peckham. This funding will be available on an annual basis until 2011.

Public toilets

Available toilets for Peckham and Nunhead are as follows

Nunhead and Peckham Rye

- Atwell Road automatic toilet, Atwell Road, SE15, 24 hour
- Parkside NHO, 25-27 Bournemouth Road, SE15 4UJ, Monday to Friday, 9am to 5pm
- Nunhead Library, Gordon Road, SE15 3RW, Monday, Tuesday and Thursday 10am to 7pm; Friday 10am to 6pm; Saturday 10am to 5pm
- Peckham Rye Park Ranger's Office, Strakers Road, SE15, Every day, dawn to dusk

Peckham

- Peckham Library, 122 Peckham Hill Street, SE15 5JR, Monday, Tuesday, Thursday and Friday 9am to 8pm; Wednesday 10am to 8pm; Saturday 10am to 5pm; Sunday 12pm to 4pm
- Peckham Pulse, 10 Melon Road, Peckham, SE15 5QN, Monday to Friday, 7am to 10pm; Saturday and Sunday 7am to 8pm
- ASDA Old Kent Road, Old Kent Road, Offory Road, SE1 5AS, Monday to Saturday 8am to 10pm; Sunday 11am to 5pm

3. Key messages from national / regional guidance

Key points from national and regional guidance are identified below according to themes

Shopping

- Uses including offices, shops, leisure and entertainment uses should be focussed in town centres and appropriate sites identified for development (para. 1.6 PPS6, Policy 3D.1 Supporting Town Centres, London Plan)
- Where there is a need for more retail space, an extension to the primary shopping area should be identified and if there is a need for space for other town centre uses, then plans should be made to extend the town centre boundary (para. 2.5 PPS6, assessing need para 2.39)

- Seek to strengthen and/or identify opportunities for the growth of existing centres, and improve access to local facilities (para. 2.16 PPS6, 2.55-59)
- A primary shopping area should be defined and where appropriate, a primary shopping frontage where shops are concentrated, and secondary shopping frontage where there is greater flexibility for other uses (para. 2.17 PPS6, Policy 3D.1 London Plan)
- Housing or office development should be encouraged above ground floor retail, leisure or other facilities within town centres (Promoting high quality design and making efficient use of land paras. 2.19-22 PPS6)
- Appropriate health, education and other public and community services are required to be in town centres (Policy 3D.1 London Plan)
- Encourage additional comparison goods capacity in larger town centres (Policy 3D.2 Town Centre Development, London Plan)
- A range of uses should be encouraged in the town centre as a whole, including tourism, leisure and cultural activities (Policy 3D.2 London Plan) A sequential approach should be applied in selecting appropriate sites for allocation within the centres where identified need is to be met. The sequential approach requires that locations are considered in the following order:
 - locations in appropriate existing centres where suitable sites or buildings for conversion are, or are likely to become, available within the development plan document period, taking account of an appropriate scale of development in relation to the role and function of the centre
 - edge-of-centre locations, with preference given to sites that are or will be well-connected to the centre
 - out-of-centre sites, with preference given to sites which are or will be well served by a choice of means of transport and which are close to the centre and have a high likelihood of forming links with the centre. (Sequential approach to site selection paras 2.44-47 PPS6)
- Work with retailers and others to prevent the loss of retail facilities that provide essential convenience and specialist shopping and to encourage mixed use development (Policy 3D.3 Maintaining and improving retail facilities, London Plan)

Markets

- Existing markets should be retained and enhanced and, where appropriate, re-introduced or new markets created (para. 2.27 PPS6)
- Work with retailers and others to prevent the loss of retail facilities including street and farmers markets (Policy 3D.3 London Plan)

Night-time economy

- A range of evening and night-time economy uses which appeal to a wide range of age and social groups should be encouraged including leisure, cultural and tourism activities such as cinemas, theatres, restaurants, public houses, bars, nightclubs and cafes (paras. 2.23-26 PPS6)

Community facilities (incl. youth facilities)

- Access (location and physical access) should be provided for everyone to community facilities together with other uses (Para. 16 PPS1) by walking, cycling or public transport (Policy 3A.18 Protection and enhancement of social infrastructure and community facilities, London Plan)

- Continued improvements to community facilities should be supported (Policy 2A.9 The suburbs: supporting sustainable communities, London Plan)
- The need for community facilities and social infrastructure should be assessed and met where possible. Provision is particularly important in areas of major development and regeneration. The net loss of community facilities must be resisted and increased provision sought, both to deal with the increased population and to meet existing deficiencies (Policy 3A.18 London Plan)
- Boroughs should require appropriate health, education and other public and community services in town centres (Policy 3D.1 Supporting Town Centres, London Plan)
- Identify the needs of the diverse groups in the area and ensure that their needs are capable of being met. Existing facilities should be protected and any shortfalls addressed proactively. (Policy 3A.17 Addressing the needs of London's diverse population, London Plan)

4 Key background documents

- Securing the Future – UK Sustainable Development Strategy, 2005
- Communities Plan – Sustainable Communities: Building for the Future, 2003
- PPS1: Delivering Sustainable Development, 2005 and supplement Planning and Climate Change 2007
- PPS6: Planning for Town Centres, 2005
- PPS12: Local Spatial Planning, 2008
- PPG17: Planning for Open Space, Sport and Recreation, 2002
- The London Plan: Spatial Development Strategy for Greater London, Consolidated with alterations since 2004 (February 2008)
- London: Cultural Capital – realising the potential of a world class city. The Mayor's Culture Strategy, 2004
- Mayor's SPG: Achieving an inclusive environment, 2004
- Mayor's SPG: Children and young people's play and recreation, 2008
- A Sustainable Development Framework for London, London SDC, June 2003
- Sustainable Communities Plan for London: Building the Future, 2003
- Southwark Plan, 2007
- Southwark 2016: Southwark Community Strategy
- Southwark Children and Young People's Plan, 2006-09
- Southwark Play Strategy 2007-2012
- Southwark Children and Young
- Southwark Children and Young People Survey 2006, Ipsos MORI Social Research Institute
- Southwark Schools for the Future Programme
- Southwark Alliance Neighbourhood Renewal Strategy, 2002-04
- Southwark Retail Study 2009, GVA Grimley
- Peckham Town Centre Strategy, Peckham Partnership, 2001
- Licensing Committee Report, The Licensing Act 2003 – Monitoring of Camberwell and Peckham Saturation Policies, 17 March 2009

More information on Southwark Schools for the Future is available at ssf@southwark.gov.uk

The built environment

1. You have told us...

- Historic buildings should be preserved and enhanced. Peckham is fortunate to have beautiful buildings and these need to be looked after or given a new lease of life, in some instances, to eliminate the idea that Peckham only has estates. Peckham should retain its diversity, character and charm
- A conservation area should be introduced to protect historic buildings in the town centre
- You are concerned with the design of new buildings and low design standards accepted for new development in Peckham Rye Lane between Hanover Park and Peckham Rye station is not an attractive environment and needs improvements. Improving Rye Lane north of Hanover Park would improve air quality and pedestrian safety.
- Consideration should be given to the 'Streetscape' of the area, making it an inviting and safer walk for pedestrians.
- Space on either side of Rye Lane should be opened up including a square in front of Peckham Rye station. The area around Rye Lane Central offers the potential to mix old and new buildings, interlinked with open pedestrian spaces to provide an integrated matrix
- Better use should be made of open spaces, not enough use is made of the Square by the library

2. Background

Character

Peckham and Nunhead has a lot of character with interesting buildings, streets and spaces. There are also some poorly designed places that are neglected and have fallen into disrepair. These places, such as the car park around the Aylesham Centre and the area behind Peckham Rye Station, look unattractive, are not well used and do not add to the character of the area.

The town centre has a very different character to the surrounding residential area. To the north west of the town centre, there is the redeveloped 'Five Estates' area, where modern housing has been laid out in a traditional street pattern. Throughout the rest of the area, particularly the north east and south east of the area, there are a number of large housing estates with a mixture of taller and lower scale buildings. These vary in style from the classical style Caroline Gardens estate in Asylum Road to the 20 storey Witcombe Point building on Clayton Street. Holly Grove Conservation Area to the west of the area preserves some late Georgian and early Victorian housing.

We want to ensure that new development adds to the character of the area. There are various large development opportunities within the area including the site of the former Wooddene Estate, the edge of Peckham Square, and the cinema and multi-storey car park on Rye Lane. Most change is expected to the core area while retaining the character of the surrounding areas.

Building heights

Currently, most of the buildings in the area are between 2 and 4 storeys. Council estates rise above this to between 5 and 6 storeys together with taller buildings such as the 20 storey tower at Witcombe Point on Clayton Street.

This plan allows us to decide whether we would like to have more tall buildings in the area, and if so where we would like them to be located. Tall buildings are those that are a lot taller than their surroundings, have a significant impact on the skyline or are over 30 metres tall.

Taller buildings mean that more new homes, shops, businesses and services can be provided. They can also act as landmarks as they can be seen from areas outside Peckham adding to the attractiveness of the area, if they are of a high quality design. Tall buildings can also help people find their way through the area. They can also act as a gateway into Peckham if located on routes into the area, letting people know that they have arrived in Peckham. People who live and work in taller buildings can benefit from exciting views.

If tall buildings are put in the wrong places or are poorly designed then they can cause problems such as overshadowing and overlooking. They can also have a negative impact on conservation areas, listed buildings and the surrounding area if they are not well designed.

Tall buildings must be designed so that at street level, the fronts of the buildings are active and that they do not overwhelm people walking along the street.

Fact Box: High rise 'mistakes' of the 1960s and 1970s

Many people will be aware of the arguments about the social problems that many claim were caused by high rise buildings in the 1960s and 1970s. Families with children were cut off from safe outdoor play areas, elderly people were isolated from their neighbours and everyone suffered when unreliable lifts broke down. No supervision of common hallways, lifts and stairs led to vandalism.

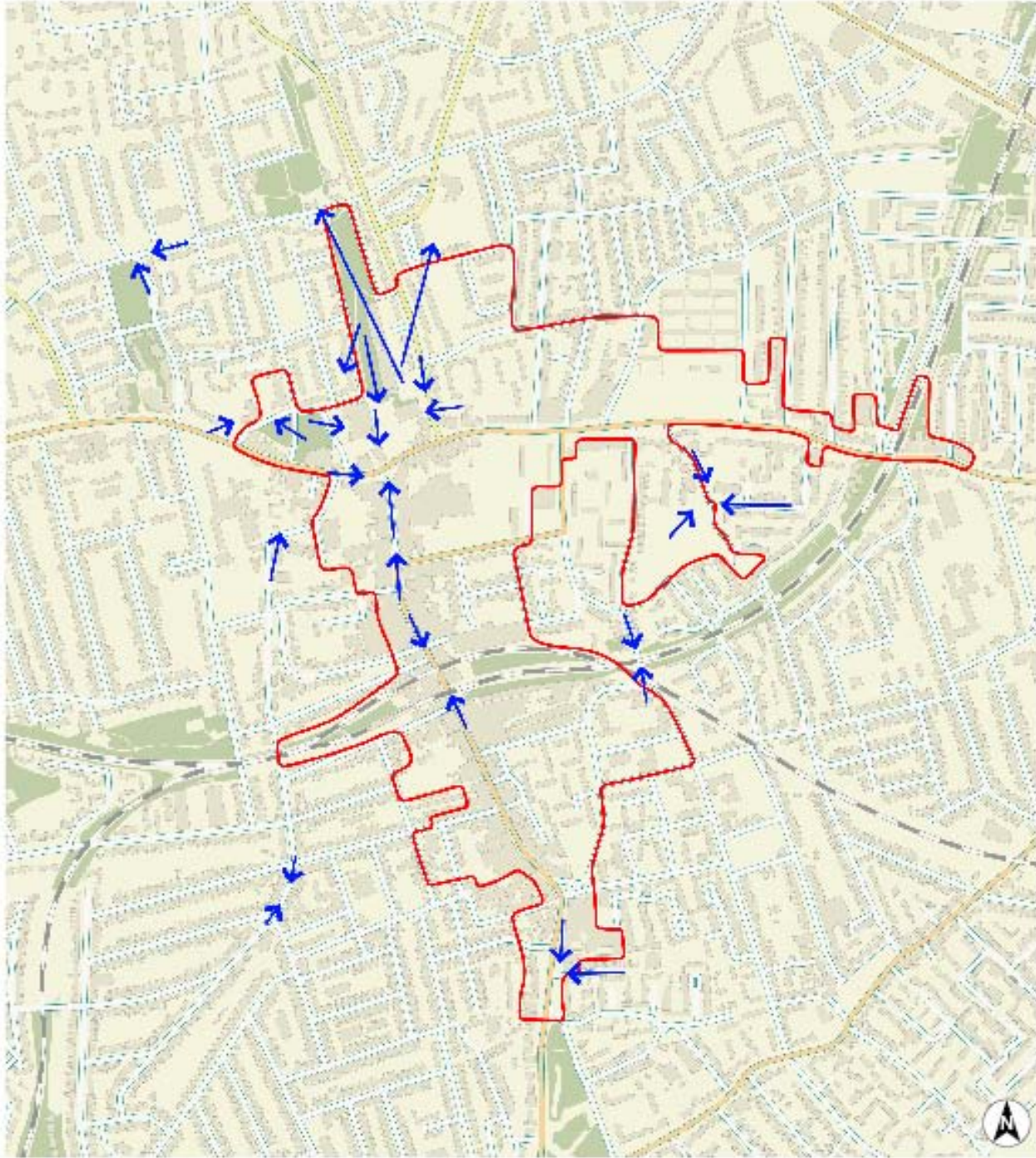
We are certainly not going to repeat these mistakes. High rise homes would be one of many choices and would have better design, security and reliability of lifts so that none of the previous problems occur again. In addition we will make sure all buildings are constructed using high quality materials.

Views

Most of the memorable views within Peckham and Nunhead are of well-known local buildings such as Peckham Library, and the former Jones and Higgins department store located on the corner of Rye Lane and Peckham High Street. There are also important views to landmarks outside Peckham including The 'Gherkin' and Tower 42 in the City of London.

The map on the next page shows memorable views identified within the town centre.

Memorable views in the area



- Boundary of Core Area
- ← Memorable local views

Local heritage

The historic environment shows the history of an area and can show how a place developed and grew. For example the road layout of Rye Lane and Peckham High Street dates back to at least the mid eighteenth century. It can also contribute to the area's character and help raise its profile.

Peckham's history

Peckham has a very long history. The Old Kent Road was originally part of a Roman road called Watling Street, which linked the South East with the Midlands and the north of England.

Medieval Peckham was mentioned in the Domesday book (1085-6) as comprising approximately 240 acres, land for one plough, one villager and three smallholders, and two acres of meadow. From the early 16th century onwards Peckham grew from a hamlet into a village, with the area mainly being used for farming.

In the 1700s Peckham was mostly an area of green fields. The writer Oliver Goldsmith taught here briefly and in 1767, as a child, William Blake the poet saw his vision of angels in a tree on Peckham Rye.

In the 1890s change in Peckham began to accelerate, as in many parts of inner London at this time. The population of Peckham increased with many people moving out of the crowded centre of London, and by the beginning of the 20th century, most of the land suitable for building had already been developed.

The Peckham branch of the Grand Surrey Canal opened close to where the library is today and transport links improved with railway stations at Peckham Rye, Nunhead and Queens Road.

During the 1920s and 1930s Peckham became the source of radical new thinking. Social projects such as the Sassoon Flats and the Pioneer Health Centre became famous worldwide as the Peckham Experiment.

The Second World War saw considerable bomb damage in Peckham, destroying or damaging many Victorian houses. After the world wars there was a massive rebuilding and slum clearance programme (which had begun after the First World War) with many blocks of flats being built.

In the 1950s Peckham was a focus for settlement by people invited to immigrate from the British West Indies to support and speed up the post-war reconstruction. The area also developed into a major London shopping destination. Rye Lane being known as the Golden Mile, and the department store Jones and Higgins drew shoppers from miles around.

In the 1970s the canal was drained and filled in. By the 1980s Peckham, along with inner city areas all over Britain, had spun into steep decline as its manufacturing base collapsed. Social and economic problems escalated. Although many parts of southern Peckham remained desirable places to live, estates including North Peckham became notorious across the country as no go areas.

In 1994 the Council was successful in its bid for a huge £250 million regeneration scheme to completely transform the area known as the five estates. This saw the development of 2,000 high quality new homes in traditional street patterns plus two new parks, the award winning Peckham Library and Pulse Leisure Centre. There

were also programmes to tackle unemployment and crime and generally create an attractive place where people wanted to settle and raise their families.

Listed buildings

Within Peckham there are some beautiful buildings from different periods and of different architectural designs, some of which are listed. A listed building is a building, object or structure that is of national, historical or architectural interest. Development on a listed building should preserve the building and its features of special interest. All such structures are included on a list drawn up by the Secretary of State for Culture, Media and Sport.

There are three levels of listing: Grade I buildings are those of exceptional interest; Grade II* are particularly important buildings of more than special interest and; Grade II are of special interest, warranting every effort to preserve them. All the listed buildings in Future Peckham are Grade II listed. The table below lists the buildings currently listed, their grade of listing and the date they were built.

Building and location	Grade	Date built
Rye Lane Baptist Chapel	II	1863
Telephone kiosk on Nigel Road, located outside White Horse Public House.	II	1927
98, 100, 102, 104, 106 and 108 Peckham Hill street	II	Early nineteenth century
4 and 4A Queen's Road	II	Around 1925
6,8 and 10 Queen's Road	II	Around 1700
30-42 Queen's Road	II	1830-1840
46 and 52 Queen's Road	II	Mid 1800s
1,5,7,9,11,13,15 and 17 Consort Road	II	Mid 1800s
2 Woods Road	II	Late 1600s
Peckham Rye Station	II	1865

Conservation areas

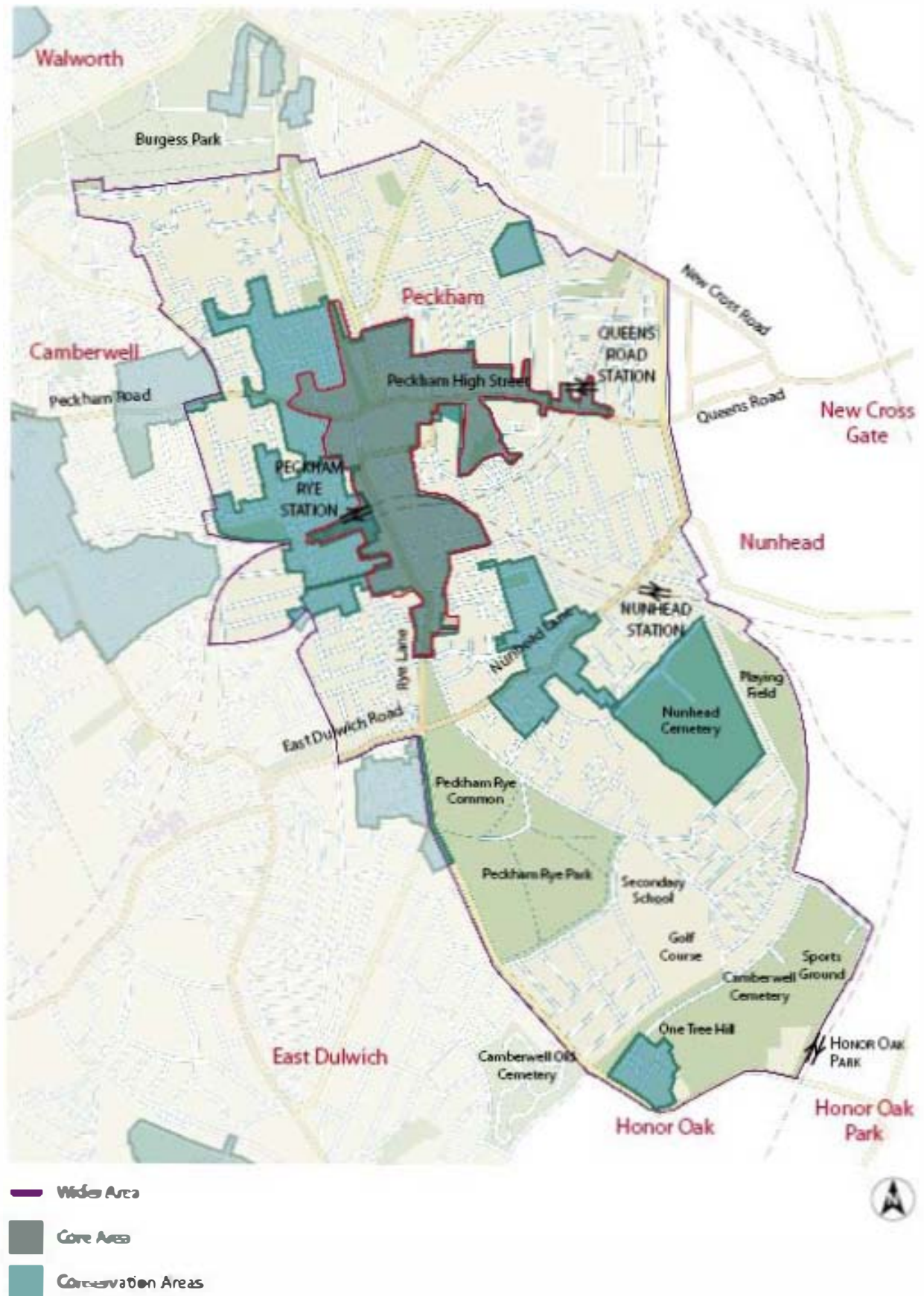
We designate areas of special architectural or historic interest under the provisions of the Planning (Listed Buildings and Conservation areas) Act 1990. New development in conservation areas must preserve or enhance the special architectural or historic interest or character of the area. Conservation area status gives us greater control over proposed demolition, minor developments and the protection of trees. Conservation areas in and around Peckham include:

- Sceaux Gardens
- Holly Grove
- Nunhead Green
- The Gardens

These conservation areas are shown on the map on the following page.

We are exploring the opportunity for a new conservation area in Peckham town centre. This could help to regenerate the town centre, raise design quality and protect historic buildings that aren't listed. Examples of where conservation areas have complimented regeneration include Bermondsey Street and Borough Markets in Southwark and Covent Garden in the West End.

Conservation Areas in the action area



Archaeological Priority Zone

These are areas where there could be significant archaeological remains. Planning applications for these areas must include an archaeological assessment and evaluation of the site, including the impact of the proposed development. There is currently an Archaeological Priority Zone within the action area that covers the area from Peckham High Street (from Sumner Avenue to Carlton Grove) as far north as Goldsmith Road. It contains archaeological remains from Saxon and Medieval periods.

Public spaces

Peckham Square

There are a number of facilities on Peckham Square including a library, a fitness centre and a covered exhibition space that is currently used for a farmers market on Sunday mornings. Canal walk to the north of the square provides a key walking and cycling route that links Peckham to Burgess Park and areas of north Peckham. Unless people are visiting the square to use one of the facilities there is little to encourage people to use the space.

Many of the edges of the square appear unfinished as key views to and from the square are obscured by the backs of buildings and blank walls. People tend to use the square as a cut through to get to other areas rather than a place to gather. There are opportunities to improve the square by improving the appearance of the edges of the space, improving its relationship to Rye Lane and opening it up so that it is more prominent from Rye Lane.

Peckham Rye Station

Many of you have told us a public square should be created in front of Peckham Rye station opening up onto Rye Lane. The building is currently obscured from Rye Lane by a modern arcade building comprising retail units on the ground floor. Access to the station is provided by a walkway through the arcade or through two partially opened rail arches either side of the station building. All of the access routes to the station are poorly lit and lack surveillance and activity after the shops have closed at around 6pm in the evening.

A recent report (Peckham Rye Station: the case for change) has looked into the benefits and feasibility of opening up the space in the front of this station. This would be a major contribution to the area and help link in with regeneration of land along and between the railway line. There are many exciting possibilities for these sites which are being explored which could help open up the town centre and create new public spaces and destination away from the narrow confines of Rye Lane.

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 could 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 site to move it will be more difficult to achieve if there is less growth and development in the town centre.

Improvements to streets and public spaces planned

Current improvement works already underway in the area include:

Lighting:

£1.1m lighting scheme, Nunhead.

Astbury & Colls Street Renewal Scheme:

This scheme involves the provision of new garden walls, cleaning the brickwork at the front of properties, and the provision of new roofs and windows for lower income households in both the private and public sectors. There are 125 properties in the scheme. Completion is due in April 2009. The total value of the scheme currently stands at £1.2m.

Meeting House Lane:

Meeting house lane suffers from high levels of anti-social behaviour (drugs, prostitution, illegal gambling, the selling of counterfeit goods - tobacco and alcohol, and loitering from individuals associated with these activities). Currently £450k has been earmarked for environmental improvements to the street including:

- the police have agreed to deal with these issues as a "major case" run from the metropolitan police headquarters
- first phase of the environmental improvement scheme is anticipated to go on-site before May 2009
- tenders have been returned for the provision of three shop fronts on meeting house lane, which are awaiting planning permission before start dates can be set
- the area renewal team has obtained funds from outside organisations to assist with the cost for a number of art projects on meeting house lane
- new lighting to be installed at the end of 2009.

Nunhead Lane and Evelina Road:

This scheme involves £450k of environmental improvements to the shopping area. Consultation has taken place and tenders are being sought in relation to the housing improvements, provision of new trees, lighting and new play equipment. Traders have agreed to work with us in relation to the provision of new shop fronts in the area.

Queens Road:

£1m has been earmarked for environmental improvements to Queens Road, including additional trees. A major consultation exercise will be launched in April 2009.

3. Key messages from national / regional guidance

- Developments should respect local context, history, built heritage, character and communities (Policy 4B.1 Design principles for a compact city, London Plan)
- High quality inclusive design should be promoted in the layout of new developments and individual buildings in terms of function and impact, not just for the short term but over the lifetime of the development (para. 13, PPS1, Policy 4B.5 Creating an inclusive environment, London Plan)
- The historic environment and townscape character should be enhanced as well as protected (para. 27 PPS1, Policy 4B.11 London's built heritage, London Plan))
- Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted (Para. 34 PPS1)

- Boroughs should work with local communities to recognise and manage local distinctiveness ensuring proposed developments preserve or enhance local social, physical, cultural, historical, environmental and economic characteristics (Policy 4B.8 Respect local context and communities, London Plan)
- The development of tall buildings will be promoted where they create attractive landmarks enhancing London's character, help to provide a coherent location for economic clusters of related activities and/or act as a catalyst for regeneration and where they are also acceptable in terms of design and impact on their surroundings (Policy 4B.9 Tall buildings – location, London Plan)
- Areas of specific character may be defined that could be sensitive to tall buildings. It should be clearly explained what aspects of local character could be affected and why. They should not impose unsubstantiated Borough-wide height restrictions (Policy 4B.9 London Plan)
- All large-scale buildings including tall buildings should be of the highest quality design and suited to their wider context in terms of proportion and composition of the surroundings (Policy 4B.10 Large-scale buildings – design and impact, London Plan)
- Areas, spaces, historic parks and gardens, and buildings of special quality or character should be protected where appropriate and opportunities identified for their enhancement (Policy 4B.12 Heritage conservation, London Plan)
- Conservations areas should be reviewed from time to time to consider whether further designation of conservation areas is called for (para. 4.2, 4.3 PPG15). The principal concern of a local planning authority in considering the designation of a conservation area should be to form a judgement on whether the area is of special architectural or historic interest, and the character or appearance, which is desirable to preserve or enhance (para. 4.5 PPG15). The more clearly the special architectural or historic interest is defined, the sounder the basis for local plan policies and development control decisions (para. 4.4 PPG15).
- Boroughs should support schemes that make use of historic assets and stimulate environmental, economic and community regeneration (Policy 4B.13 Historic conservation – led regeneration, London Plan)
- In liaison with English Heritage and other relevant statutory organisations policies should be included for protecting scheduled ancient monuments and archaeological assets within their area (Policy 4B.15 London Plan)
- Built and archaeological heritage should be protected and enhanced (para. 20 PPS1)

4 Key background documents

- Securing the Future – UK Sustainable Development Strategy, 2005
- Communities Plan – Sustainable Communities: Building for the Future, 2003
- By Design – urban design in the planning system: towards better practice, DETR/CABE 2000
- Urban Design Compendium 1, English Partnerships/Housing Corporation, 2000
- Urban Design Compendium 2, English Partnerships/Housing Corporation, 2007
- Guidance on Tall Buildings, CABE/English Heritage, 2007
- Heritage at Risk - London, English Heritage, 2008

- PPS1: Delivering Sustainable Development, 2005 and supplement Planning and Climate Change 2007
- PPS6: Planning for Town Centres, 2005
- PPS12: Local Spatial Planning, 2008
- PPG15: Planning and the Historic Environment, 1994
- PPG16: Archaeology and Planning, 1990
- The London Plan: Spatial Development Strategy for Greater London, Consolidated with alterations since 2004 (February 2008)
- London: Cultural Capital – realising the potential of a world class city. The Mayor’s Culture Strategy, 2004
- Mayor’s SPG: London View Management Framework, 2007
- A Sustainable Development Framework for London, London SDC, June 2003
- Sustainable Communities Plan for London: Building the Future, 2003
- Southwark Plan, 2007
- Southwark 2016: Southwark Community Strategy
- Conservation area profiles
- Peckham Rye Station: the case for change, Roseveare Pojects Limited, 2008

Open spaces

1. You have told us...

- Improvements should be made to the street scene. Substantial trees and planting lining the street would significantly improve the character of the area and soften the concrete mass
- Open spaces in the area should be protected and not built on.

2. Background

Open spaces are important for community development providing places for people to play, exercise, meet or take a break from the built environment. Open spaces contribute to the look and 'feel' of Peckham and Nunhead and in the case of green areas, play a particularly important role in supporting local plants and animals.

There are a range of different types and sizes of open spaces within and close to Peckham and Nunhead including parks, outdoor playing pitches and hard paved areas such as Peckham Square. Many of these spaces are open to the general public, however, some are closed at particular times of the day or week, are privately owned or require users to pay a fee for their use. A number of these spaces are not fulfilling the needs required by the wide range of people that want to use them, which contributes towards inequalities in provision.

In preparing the AAP the needs of residents, workers and visitors must be considered, as well as the potential future population to ensure that appropriate provision is made. The specific issues that have been examined include the:

- amount and type of open space
- protection and enhancement of existing spaces
- quality of open spaces
- biodiversity and nature conservation value
- supply and demand for facilities
- safety and security
- accessibility to and within spaces
- need for new open spaces

In February 2009 PMP was commissioned to carry out an Open Space study to assess the provision of open space and sport and recreation facilities in the borough and provide a strategy for the future.

Open Space Hierarchy

London's public open space hierarchy (shown below) provides a benchmark for the provision of public open space across London. Spaces are categorised according to their size and desirable distances from people's homes, depending on the size of the space.

Open Space Category	Size guideline Hectares (Ha)	Distances from homes to open spaces	Distances refined to take into account barriers to access
Regional	Over 400 ha	8 km	
Metropolitan	60-400 ha	3.2 km	
District	20-60 ha	1.2 km	
Local Parks	2-20 ha	400 m	280 m
Small Local Parks	0.4-2 ha	400 m	280 m
Pocket Parks	Less than 0.4 ha	400 m	280 m
Linear Open Spaces	variable	Where feasible	

Appendix 7 shows the different open spaces

Types of Open Space

Open spaces in or near to the Action Area include parks, squares, public gardens, housing amenity space, ecological areas, green links, outdoor sports facilities, playgrounds, playing fields in schools, cemeteries, allotments, civic spaces and vacant sites. Most of these spaces are protected by planning policies in the Southwark Plan 2007. An audit of the open spaces in the borough was carried out in 2009, which was an update of the 2002 audit. It found the following types of spaces in the area:

- Parks and Gardens (81)
- Green Corridors (38)
- Outdoor sports facilities (25)
- Provision for children and teenagers (128)
- Civic Spaces (15)
- Allotments, community gardens and city farms (9)

The issue to be resolved is, therefore, not just a question of whether there is enough open space but could each type of open space be provided in a better way within the Action Plan area.

Some of the open spaces within the action area are not formally protected in the Southwark Plan, including Central Venture Park. Given the low level of open space provided in the Action Area, the need to provide greater levels of protection to the undesignated sites will be considered.

Open Space Deficiency

In 2002, a survey was undertaken that identified all open space in Southwark (excluding private gardens). It categorised them into groups and identified areas of open space deficiency. In 2003 an Open Space Strategy was produced for the Council by Scott Wilson, followed by a further audit of the Borough's open spaces in 2005 to establish a baseline of the quality and quantity of provision. The study being undertaken by PMP in 2009 will update the previous audits.

Fact box: What is Open Space deficiency and how is it measured?

Open space deficiency looks at the built-up spaces in between open spaces and considers whether or not these built-up areas are further than a 'reasonable' walking distance to a park or open space. If an area is 'deficient', it generally means it is more than a reasonable walking distance away (400m) from the closest park or open space. Deficiency is measured by looking at:

- how far people have to travel to get to open spaces
- the distance needed to travel to different types of open spaces i.e. children's play areas or allotments
- whether or not there are physical barriers that may limit access to these spaces (a main road, or railway line)
- comparing how much open space there is for a population in a geographic area.

The Peckham and Nunhead area generally has good access to open space when compared with the rest of the borough as it sits between two large open spaces: Burgess Park and Peckham Rye Common, however, these are outside the proposed Action Area boundary. By comparison, the open spaces within the Action Area are small and concentrated in the north.

The map on the following page shows deficiency in access to local parks

Nature conservation value of open spaces

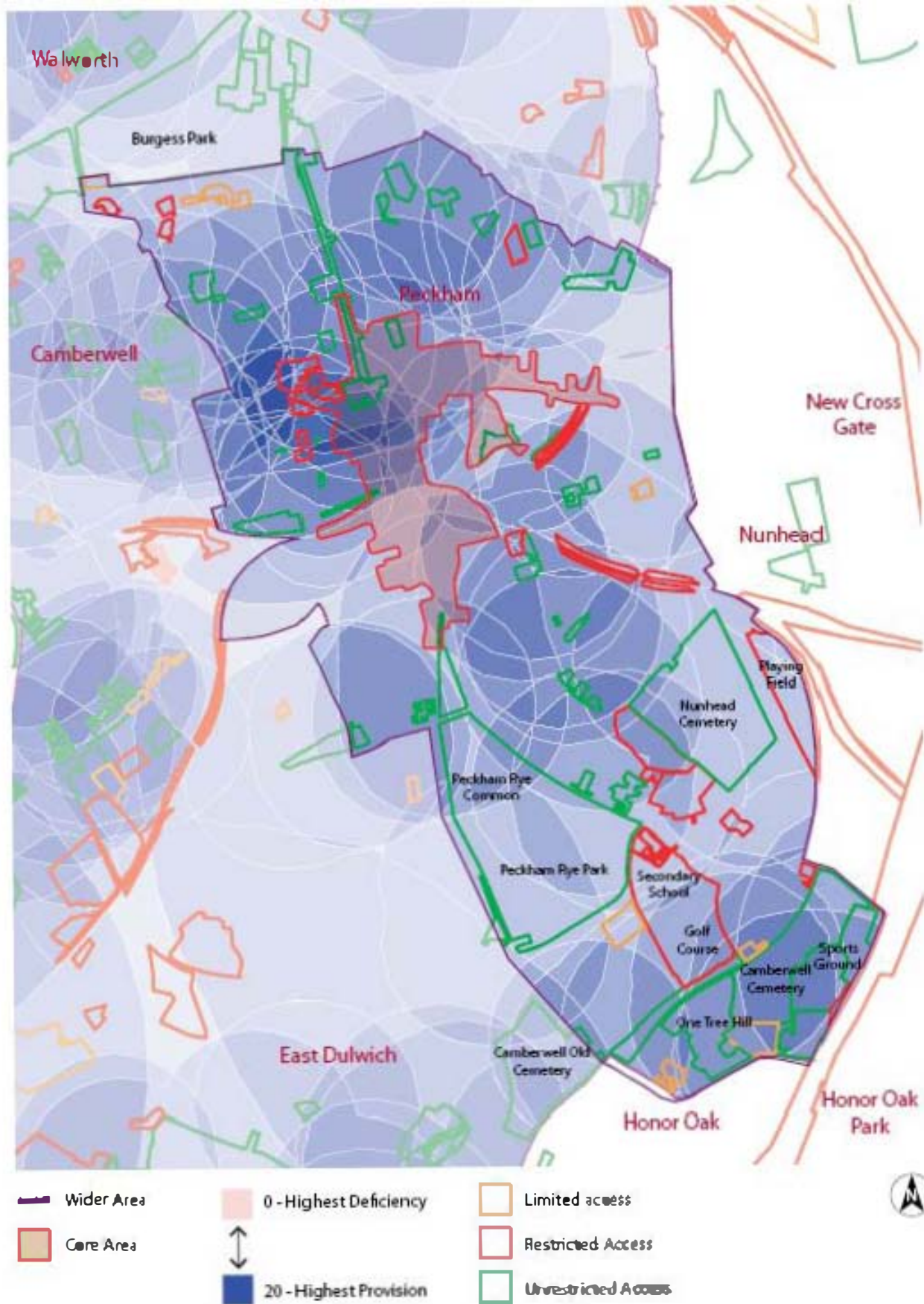
Sites of Importance for Nature Conservation (SINCs) are sites that are recognised as locally important for wildlife or habitat value. There are three types of SINC: Sites of Metropolitan Importance (SMIs), Sites of Borough Importance (SBI) and Sites of Local Importance (SLI). SMIs are designated by the Mayor and include those sites, which in addition to internationally and nationally designated sites, are of strategic importance for nature conservation and biodiversity across London. The identification and protection of metropolitan sites is necessary, not only to support a significant proportion of London's wildlife, but also to provide opportunities for people to have contact with the natural environment.

There are a number of sites protected for biodiversity in Peckham and the surrounding area that are classified as Sites of Importance for Nature Conservation (SINCs) the details of which are set out below.

Sites of Metropolitan Importance

Site Name	Size ha	Key Habitat/species	Objectives
River Thames.	100.	Intertidal Mud, Waterfowl, Waders.	Increase niche habitats along banks.
Nunhead Cemetery, (LNR).	21.	Secondary Woodland, Grassland, Tawny Owl, Greater spotted woodpecker	Manage as woodland. Tackle invasive species.
Dulwich & Sydenham Hill Woods.(Sydenham Hill Wood is LNR).	28.	Ancient Woodland/Ponds, Oak trees, Hairy wood-rush, Bats	Enhance biodiversity. Create buffer zones on borders. Manage tunnel for Bats.
Forest Hill to New Cross Gate railway cutting.	0.1 In Southwark.	Woodland, Acid & Neutral grassland, Reed bed, Scrub	Encourage management for biodiversity.

Local park deficiency



Borough Grade 1 SINCs

Site Name	Size ha	Key Habitats/ Species	Objectives
One Tree Hill.	6.8	Secondary woodland, Acid Grassland, Heath Grass, Compact Rush.	Declare LNR. Develop management with LWT
Peckham Rye Park and Common.	45	Standing & running water, Woodland, Parkland, Musk stork's-bill, Watercress, Water figwort.	Improve woodland and meadow management Create new wildlife garden.
London Wildlife Garden Centre.	0.3	Ponds, wildflower plots, meadow, Common Frog, Smooth newt.	Promote community cohesion.

Borough Grade 2 SINCs

Site Name	Size ha	Key Habitat/species	Objectives
Grove Park Cuttings and Peckham Rye to North Dulwich Railsides.	12	Secondary woodland, Roughland, Hawthorn, Ivy, Bramble.	Encourage management for biodiversity.
Camberwell New Cemetery, Honour Oak Crematorium and adjacent area.	19	Secondary woodland, Hedges, Mature trees, Common Lizard.	Manage boundaries for wildlife.
Burgess Park.	47	Lake, grassland, young woodland, Bats, Waterfowl.	Review all wildlife areas.

Site Name	Size ha	Key Habitat/species	Objectives
Aquarius Golf Course.	2.4	Neutral grassland, Grey sedge.	Encourage management for biodiversity.
Brenchley Gardens.	2.9	Woodland, Grassland, Great horsetail, pollarded Ash, Cowslip	Maintain wildlife corridor.
Nunhead Railway Embankments.	4.7	Woodland, Grassland, Sycamore, Ash, Wild cherry.	Encourage management for biodiversity.

Local SINCs

Site Name	Size ha	Key Habitat/species	Objectives
Goldsmith Road Nature Garden.	0.2	Grassland, Scrub, Garden birds.	Encourage community cohesion, and education.

Site Name	Size ha	Key Habitat/species	Objectives
Bird in Bush Park.	0.6	Parkland, Wildlife area, Garden birds.	Create wildlife areas.
Consort Park.	0.4	Neutral grassland.	Create wildlife areas
Northfield House Wildlife Garden.	0.2	Neutral grassland.	Encourage community cohesion.
Bellenden Tree Nursery.	0.3	Tree Nursery, pond.	Encourage community cohesion.
McDermott Road Nature Garden.	0.1	Nature garden, Garden birds.	Encourage community cohesion.

Surrey Canal Walk has also been identified as a potential site of importance for nature conservation.

The Mayor's Biodiversity Strategy sets out the criteria and procedures for identifying land of importance for London's biodiversity for protection in LDFs and identifying areas of deficiency in access to nature. The centre of Peckham sits in an area of Natural Deficiency. Areas of Natural Deficiency are defined as built-up areas more than one kilometre actual walking distance from an accessible Metropolitan or Borough site. The area of Natural Deficiency will be reviewed in the Open Space Strategy.

Priority species for the borough are identified in the Biodiversity Action Plan for the borough 'Work for Wildlife, April 2006-10' which identifies the key actions and initiatives that will be undertaken to conserve, enhance and promote biodiversity in Southwark over the life time of the plan. The plan includes all parks, public spaces, housing land, school grounds, sports fields, the Thames, ponds, lakes, built environment, highways and rail-sides.

Green Corridors and Green Chains

Green Corridors are relatively continuous areas of open space that run through built-up areas and provide an extension to the habitats of the sites they join. They may be the verges alongside road and rail routes or waterways or a series of linked open spaces. Green Corridors may not be accessible to the public, but may contribute to landscape quality as well as biodiversity.

Linking the open spaces in the area and improving the habitat within them would help improve access to nature as well as their biodiversity. As Rye Lane and Queens Road has minimal landscape, links to open spaces are important and could be improved with tree planting and the integration of green roofs and living walls on existing buildings.

A number of open spaces in the area have recently joined the south east London Green Chain. Currently, the chain is a network of nearly 300 open spaces in the boroughs of Bexley, Bromley, Greenwich and Lewisham that provides over 16 miles of walkways between the Thames and Crystal Palace.

The extension will extend the Green Chain walk north from Crystal Palace to Nunhead and will include the following open spaces:

- Camberwell Old Cemetery

- One Tree Hill
- Camberwell New Cemetery
- Nunhead Cemetery
- Ivydale Fields
- Peckham Rye Park and Common
- Homestall Road sports Ground

Metropolitan Open Land

Metropolitan Open Land (MOL) is a unique designation to London and protects strategically important open spaces within the built environment. It performs three valuable functions:

- Protects open space to provide a clear break in the urban fabric and contributing to the green character of London
- Protects open space to serve the needs of Londoners outside their local area
- Protects open space that contains a feature or landscape of national or regional significance.

Within the action area there are large expanses on MOL, most of these in the south around Nunhead. These spaces include:

- Burgess Park (on boundary)
- Surrey Canal Walk
- Peckham Rye Common
- Nunhead Cemetery
- Honor Oak Cemetery and Sports Ground
- Aquarius Golf Course

Proposals/Areas in need of improvement

A full review of open spaces is being undertaken as part of the Open Space Strategy, which will identify current proposals and areas that are in need of improvement.

3. Key messages from national / regional guidance

- Improved access should be provided to open space (para. 27 (V) PPS1)
- Existing open space, sports and recreational buildings and land should not be built on unless an assessment has been undertaken which has clearly shown the open space or the buildings and land to be surplus to requirements (para. 10 PPG17)
- Open space and sports and recreational facilities that are of high quality, or of particular value to a local community, should be recognised and given protection (para. 11 PPG17)
- Development of open space, sports or recreational facilities may provide an opportunity for local authorities to remedy deficiencies in provision. Equally, development may provide the opportunity to exchange the use of one site for another to substitute for any loss of open space, or sports or recreational facility (para's 12 and 13 PPG17)
- Wherever possible, the aim should be to achieve qualitative improvements to open spaces, sports and recreational facilities (para. 13 PPG17)
- Local authorities should avoid any erosion of recreational function and maintain or enhance the character of open spaces; ensure that open spaces do not suffer

from increased overlooking, traffic flows or other encroachment; protect and enhance those parts of the rights of way network that might benefit open space; and consider the impact of any development on biodiversity and nature conservation (para. 17 PPG17)

- The growth of London should be accommodated within its boundaries without encroaching on open spaces (London Plan: Objective 1)
- Development should incorporate green infrastructure that is planned, located, designed and managed as an integrated part of the wider network of open space. Development should take into account the impact that it will have on London's natural resources. (Policies 2A.1 Sustainability Criteria and 3D.8 Realising the value of open space and green infrastructure, London Plan, para 20 & 24 PPG17, para 12 PPS9)
- In identifying housing sites, adequate provision should be made for local services (including education and health care) and public open space to meet future needs (Policy 3A.2 Borough housing targets, London Plan)
- Access to London's network of open spaces should be protected, promoted and improved to realise the current and potential value of open space to communities, and to protect the many benefits of open space, including those associated with health, sport and recreation, children's play, regeneration, the economy, culture, biodiversity and the environment (Policy 3D.8 London Plan)
- The open space network should be treated as an integrated system that provides "green infrastructure" containing many uses and performing a wide range of functions, such as the East London Green Grid (Policy 3D.8 London Plan)
- The protection of Metropolitan Open Land (MOL) should be maintained and a presumption made against inappropriate development (Policy 3D.10 Metropolitan Open Land, London Plan)
- Development plans should:
 - identify broad areas of public open space deficiency and priorities for addressing them on the basis of audits carried out as part of an open space strategy, and using the open space hierarchy set out in Table 3D.1 as a starting point
 - ensure that future open space needs are considered in areas of growth and areas of change
 - encourage functional and physical linkages within the network of open spaces and to the wider public realm, improve accessibility for all throughout the network and create new links based on local and strategic need
 - identify, promote and protect Green Corridors and Green Chains and include appropriate designations and policies for the protection of local open spaces that are of value, or have the potential to be of value, to local communities (Policy 3D.11 Open space provision, London Plan)
- Boroughs should produce open space strategies in consultation with local communities and other partners, including approaches for the positive management of open space (Policy 3D.12 Open Space Strategies, London Plan)
- Boroughs should ensure that children have safe access to good quality, well designed, secure and stimulating play and informal recreation provision (Policy D.13 Children and young people's play and informal recreation, London Plan)
- The planning of new development and regeneration should have regard to nature conservation and biodiversity and opportunities should be taken to achieve

positive gains for conservation through the form and design of development. Priority should be given to sites which assist in achieving the targets in the BAPs. (Policy 3D.14 Biodiversity and nature conservation, London Plan, para 14 PPS9)

- Sites of regional and local biodiversity and geological interest, which include Regionally Important Geological Sites, Local Nature Reserves and Local Sites, have a fundamental role to play in meeting overall national biodiversity targets; contributing to the quality of life and the well-being of the community; and in supporting research and education. (para 9 PPS9 Biodiversity and Geological Conservation)
- Boroughs should expect major developments to incorporate living roofs and walls where feasible and reflect this principle in DPD policies. (Policy 4A.11 London Plan)

4 Key background documents

- Securing the Future – UK Sustainable Development Strategy, 2005
- Communities Plan – Sustainable Communities: Building for the Future, 2003
- EU Landscape Convention, 2006
- England's Biodiversity Strategy, 2002
- PPS1: Delivering Sustainable Development, 2005 and supplement Planning and Climate Change 2007
- PPS9: Biodiversity and Geological Conservation, 2005
- PPS12: Local Spatial Planning, 2008
- PPG17: Planning for Open Space and Recreation, 2002
- The London Plan: Spatial Development Strategy for Greater London, Consolidated with alterations since 2004 (February 2008)
- London: Cultural Capital – realising the potential of a world class city. The Mayor's Culture Strategy, 2004
- Connecting with London's Nature. The Mayor's Biodiversity Strategy, 2002
- Mayor's SPG: Children and young people's play and recreation 2008
- A Sustainable Development Framework for London, London SDC, June 2003
- Sustainable Communities Plan for London: Building the Future, 2003
- Southwark Plan, 2007
- Southwark 2016: Southwark Community Strategy
- Southwark Biodiversity Action Plan, 2006
- Southwark Open Space Strategy 2003
- Southwark Open Spaces Audit, 2005
- Southwark Draft Open Space Strategy, 2009
- Southwark Draft Sports and Physical Recreation Strategy, 2009
- Southwark Draft Disability Sports and Physical Recreation Strategy, 2008
- Southwark Children and Young People's Plan, 2006-09
- Southwark Schools for the Future Programme

Environmental issues

1. You have told us...

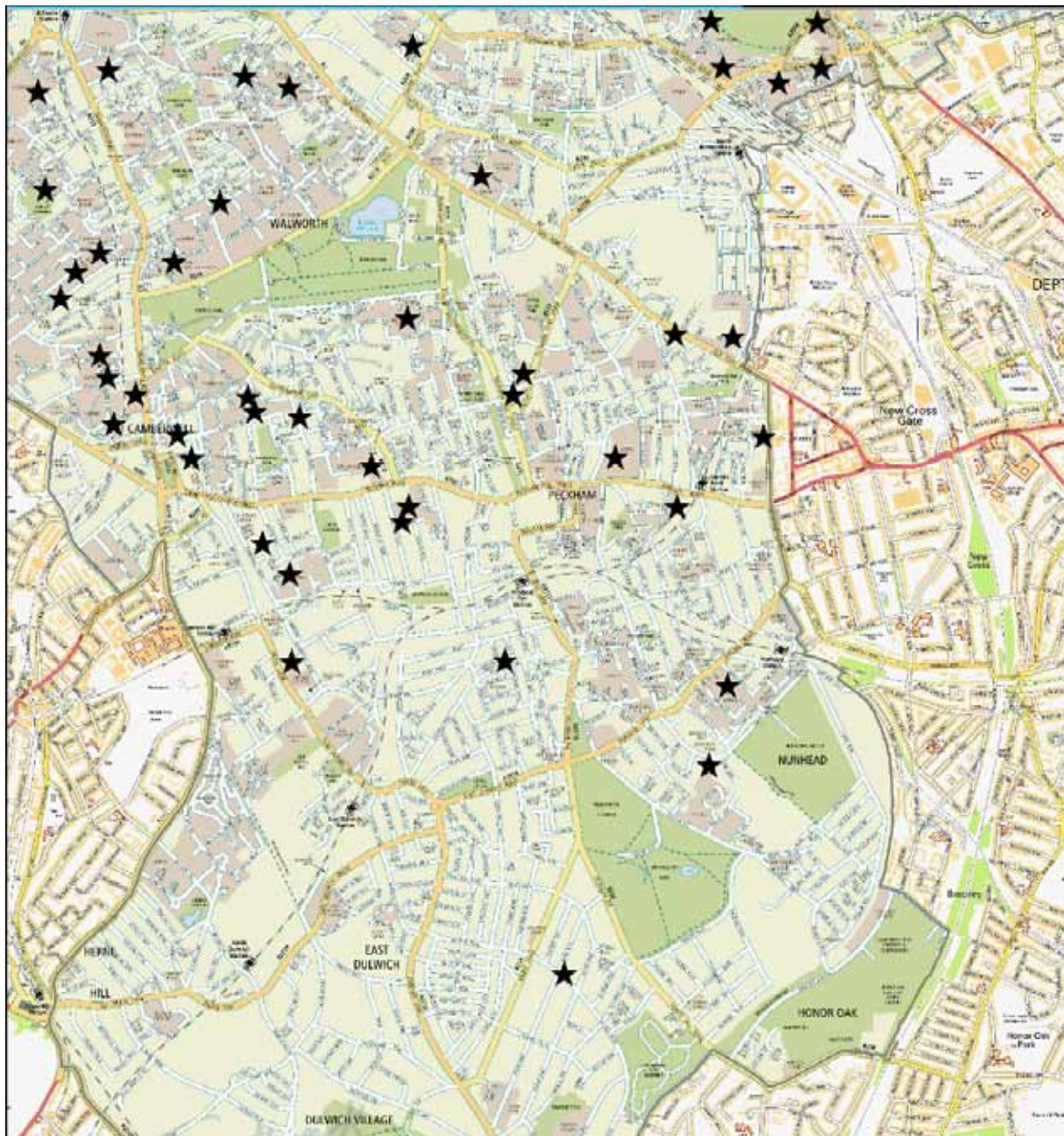
- You want to see greener buildings that use less water and energy
- There are opportunities to generate energy locally and in a less polluting way
- There can be a lot of noise in and around the town centre and odours from businesses can spill into residential areas
- Rubbish from businesses is often left on streets

2. Background

The key issues that are important in making the borough clean and green are:

Energy

- We need to reduce carbon dioxide emissions from buildings to reduce climate change.
- Buildings need to consume less natural resources, including water, and produce less waste.
- More development and people living and working in Peckham will place increased pressure on the environment and natural resources.
- 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.
- Initiatives such as Peckham Power have identified the potential for actively tackling climate change by enabling take-up of energy efficiency and clean micro-generation measures by occupants of existing buildings. Many buildings in the area have flat or pitched roofs that could accommodate solar thermal or photovoltaic equipment. There are also many terraced housing running east-west with south-facing slopes which are ideal for renewable energy generation technology.
- Generating energy locally is a much more efficient way as there is less energy lost in transmission. Using technologies like combined heat and power is also very efficient.
- A local energy network is being built at Elephant and Castle and will supply both heat and power to local buildings. This network is being run by a mini energy company known as a Energy Services Company (ESCO) who will build the energy generators and piping needed for the network and then manage the supply of energy to local buildings.
- Building a network from scratch is a major undertaking and can be very expensive as well as disruptive as it requires laying of pipes. As such there generally needs to be a high amount of development in a range of uses to make it financially worthwhile. Converting and extending existing heat networks in the area could be a cheaper option.

Local heating network boiler houses in the action area**Waste**

We have just adopted new planning guidance to make sure buildings are less wasteful. This includes minimising waste during construction.

Water Resources

Our new planning guidance requires new buildings to be water efficient. There may also be opportunities to obtain water from local supplies such as boreholes. An example of this is the Elephant and Castle Regeneration which will include local water supply for flushing toilets and irrigation. This is an expensive option however as it would require a dual plumbing system to be installed throughout the area.

Contaminated Land

We have procedures in place to identify contaminated sites and make sure they are cleaned up and made safe for any new development that may go on them.

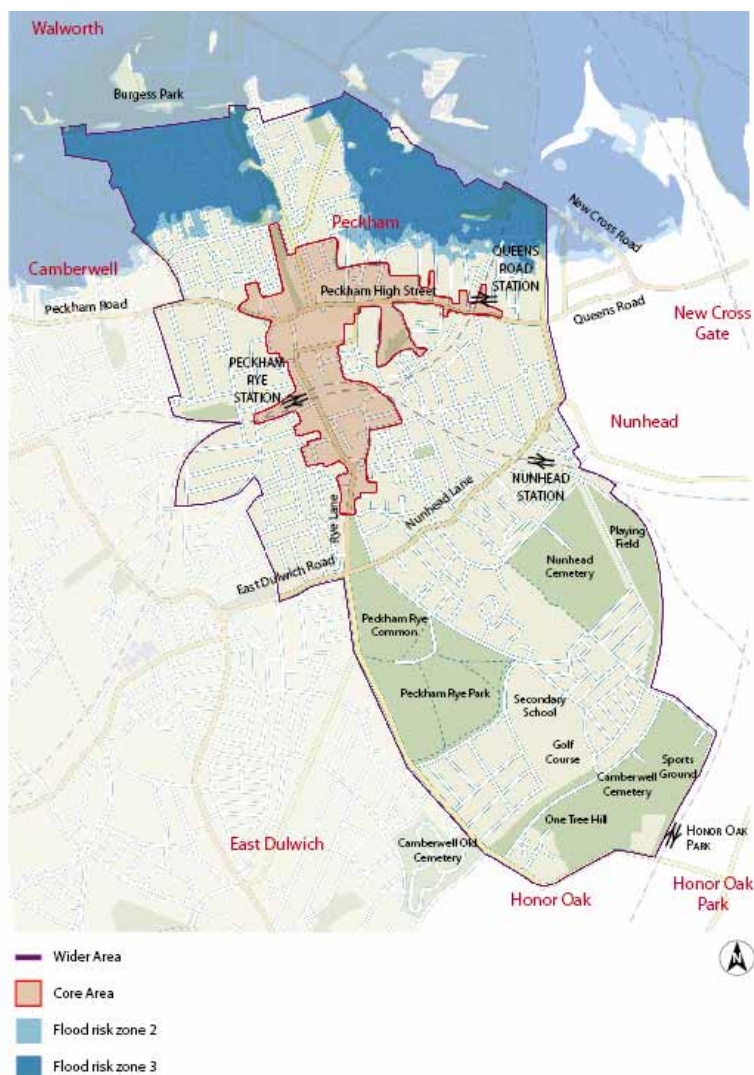
Flood Risk

Flooding not only poses a risk to people’s lives but it can also cause major damage to buildings and disrupt businesses and services.

Part of the north of the action area falls within the Environment Agencies Flood zone 3a - an area of high-medium risk that has a 0.5% (1 in 200 years) risk of flooding. It is primarily protected from this flood risk by the Thames Barrier, but means of mitigating flood risk should be considered in the preparation of the area action plan.

The map below shows areas at risk of flooding from the River Thames.

However even in areas where there is no risk of flooding from the Thames there are other potential sources of flooding. Poorly designed drains and high amounts of hard surfaces can lead to local flooding. Much of the action area is also typically paved with concrete which could present a flood risk where high volumes of run off are generated during usually heavy storms. There is a need to consider what implications this may have in terms of sustainable urban drainage, particularly for large sites.

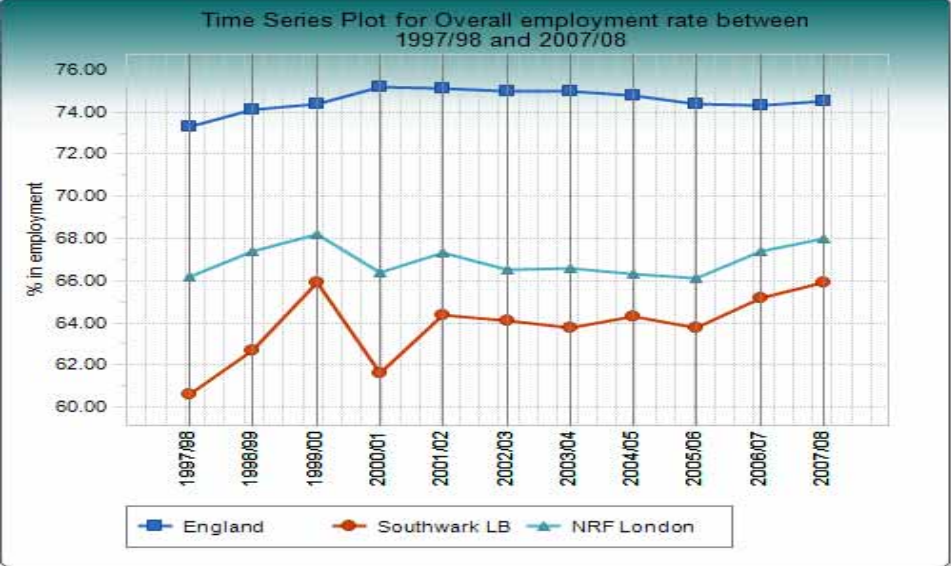


4 Key background documents

- Securing the Future – UK Sustainable Development Strategy, 2005
- Communities Plan – Sustainable Communities: Building for the Future, 2003
- The UK Climate Change Programme, 2006
- Energy Act, 2008
- UK Air Quality Strategy, 2007
- UK Waste Strategy, 2007
- UK Water Strategy, 2008
- UK Strategy for Sustainable Construction, 2008
- Draft UK Renewable Energy Strategy, 2008
- Code for Sustainable Homes, 2008
- PPS1: Delivering Sustainable Development, 2005 and supplement Planning and Climate Change 2007
- PPS10: Planning for Sustainable Waste Management, 2005
- PPS12: Local Spatial Planning, 2008
- PPS22: Renewable Energy and Companion Guide, 2004
- PPS23: Planning and Pollution Control, 2004
- PPG24: Planning and Noise, 1994
- PPS25: development and Flood Risk and Companion Guide, 2006
- The London Plan: Spatial Development Strategy for Greater London, Consolidated with alterations since 2004 (February 2008)
- Evidence base: Climate Change in the Further Alterations to the London Plan, ARUP, April 2007
- London Regional Strategic Flood Risk Appraisal
- Souder City: the Mayor's Ambient Noise Strategy, 2004
- Cleaning London's Air, the Mayor's Air Quality Strategy, 2002
- Green Light to Green Power, The Mayor's Energy Strategy, 2004
- Rethinking rubbish in London, the Mayor's Waste Management Strategy, 2003
- Mayor's SPG: Sustainable Design and Construction, 2006
- London remade Demolition Protocol Report, 2005
- A Sustainable Development Framework for London, London SDC, June 2003
- Sustainable Communities Plan for London: Building the Future, 2003
- Southwark Plan, 2007
- Southwark Strategic Flood Risk Assessment, February 2008
- Southwark 2016: Southwark Community Strategy
- Southwark Waste Management Strategy, 2003-21
- Southwark Contaminated Land Strategy, 2001
- Southwark Air Quality Management and Improvement Plan
- Southwark Climate Change Strategy, 2006
- Southwark Draft insulation and combined heat and power strategy
- Southwark Sustainable Design and Construction SPD, 2009
- Southwark Sustainability Assessment SPD, 2009

APPENDIX 1: THE EVIDENCE BASE (SOCIAL, ENVIRONMENTAL AND ECONOMIC CONTEXT)

The baseline sets out a range of information covering environmental, social and economic issues in Peckham and Nunhead. It the yardstick against which the success of the plan will be measured.

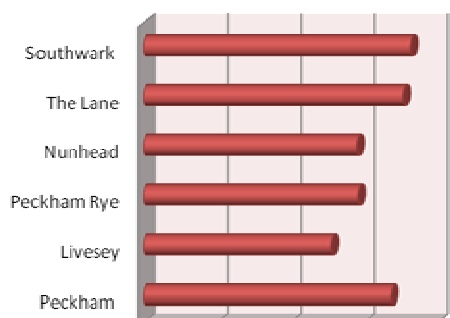
Sustainable Development Objective (SDO)	Indicator Description	Baseline*	Comparators and Targets	Commentary																																																
To tackle poverty and encourage wealth creation	Working age employment rate		 <table border="1"> <caption>Time Series Plot for Overall employment rate between 1997/98 and 2007/08</caption> <thead> <tr> <th>Year</th> <th>England (%)</th> <th>NRF London (%)</th> <th>Southwark LB (%)</th> </tr> </thead> <tbody> <tr><td>1997/98</td><td>73.5</td><td>66.0</td><td>60.5</td></tr> <tr><td>1998/99</td><td>74.0</td><td>67.5</td><td>62.5</td></tr> <tr><td>1999/00</td><td>74.5</td><td>68.0</td><td>66.0</td></tr> <tr><td>2000/01</td><td>75.0</td><td>66.5</td><td>61.5</td></tr> <tr><td>2001/02</td><td>75.0</td><td>67.5</td><td>64.5</td></tr> <tr><td>2002/03</td><td>75.0</td><td>66.5</td><td>64.0</td></tr> <tr><td>2003/04</td><td>75.0</td><td>66.5</td><td>63.5</td></tr> <tr><td>2004/05</td><td>74.5</td><td>66.0</td><td>64.5</td></tr> <tr><td>2005/06</td><td>74.5</td><td>66.0</td><td>63.5</td></tr> <tr><td>2006/07</td><td>74.5</td><td>67.5</td><td>65.0</td></tr> <tr><td>2007/08</td><td>74.5</td><td>68.0</td><td>66.0</td></tr> </tbody> </table>	Year	England (%)	NRF London (%)	Southwark LB (%)	1997/98	73.5	66.0	60.5	1998/99	74.0	67.5	62.5	1999/00	74.5	68.0	66.0	2000/01	75.0	66.5	61.5	2001/02	75.0	67.5	64.5	2002/03	75.0	66.5	64.0	2003/04	75.0	66.5	63.5	2004/05	74.5	66.0	64.5	2005/06	74.5	66.0	63.5	2006/07	74.5	67.5	65.0	2007/08	74.5	68.0	66.0	<p>The working age employment rate is lower for Southwark than the regional (London) and national (England) equivalent. Historically, there has been a high rate of youth unemployment in Southwark, particularly amongst young black men.</p> <p>Source: Neighbourhood Renewal Floor Targets.</p>
Year	England (%)	NRF London (%)	Southwark LB (%)																																																	
1997/98	73.5	66.0	60.5																																																	
1998/99	74.0	67.5	62.5																																																	
1999/00	74.5	68.0	66.0																																																	
2000/01	75.0	66.5	61.5																																																	
2001/02	75.0	67.5	64.5																																																	
2002/03	75.0	66.5	64.0																																																	
2003/04	75.0	66.5	63.5																																																	
2004/05	74.5	66.0	64.5																																																	
2005/06	74.5	66.0	63.5																																																	
2006/07	74.5	67.5	65.0																																																	
2007/08	74.5	68.0	66.0																																																	

Sustainable Development Objective (SDO)	Indicator Description	Baseline*	Comparators and Targets	Commentary																																																																																																																																																																																						
To tackle poverty and encourage wealth creation	Total benefit claimants	<div style="border: 1px solid black; padding: 10px;"> <p style="text-align: center;">Total benefit claimants in Peckham and Nunhead and Peckham Rye community councils : Aug 2004 - Aug 2008</p> <table border="1" style="margin-top: 10px; width: 100%; border-collapse: collapse;"> <caption>Estimated Claimant Rate (%) Data</caption> <thead> <tr> <th>Month/Year</th> <th>Nunhead</th> <th>The Lane</th> <th>Peckham Rye</th> <th>Peckham</th> <th>Livesey</th> <th>Southwark</th> </tr> </thead> <tbody> <tr><td>Aug-04</td><td>26</td><td>22</td><td>16</td><td>25</td><td>26</td><td>19</td></tr> <tr><td>Oct-04</td><td>26</td><td>22</td><td>16</td><td>25</td><td>26</td><td>19</td></tr> <tr><td>Dec-04</td><td>26</td><td>22</td><td>16</td><td>25</td><td>26</td><td>19</td></tr> <tr><td>Feb-05</td><td>26</td><td>22</td><td>16</td><td>25</td><td>27</td><td>18</td></tr> <tr><td>Apr-05</td><td>26</td><td>22</td><td>16</td><td>25</td><td>26</td><td>18</td></tr> <tr><td>Jun-05</td><td>26</td><td>22</td><td>16</td><td>25</td><td>26</td><td>18</td></tr> <tr><td>Aug-05</td><td>26</td><td>22</td><td>16</td><td>25</td><td>26</td><td>18</td></tr> <tr><td>Oct-05</td><td>26</td><td>22</td><td>16</td><td>25</td><td>26</td><td>18</td></tr> <tr><td>Dec-05</td><td>26</td><td>22</td><td>16</td><td>25</td><td>26</td><td>18</td></tr> <tr><td>Feb-06</td><td>26</td><td>21</td><td>16</td><td>25</td><td>25</td><td>18</td></tr> <tr><td>Apr-06</td><td>26</td><td>21</td><td>16</td><td>25</td><td>25</td><td>18</td></tr> <tr><td>Jun-06</td><td>26</td><td>21</td><td>16</td><td>25</td><td>25</td><td>18</td></tr> <tr><td>Aug-06</td><td>26</td><td>21</td><td>16</td><td>25</td><td>25</td><td>18</td></tr> <tr><td>Oct-06</td><td>26</td><td>21</td><td>16</td><td>25</td><td>25</td><td>18</td></tr> <tr><td>Dec-06</td><td>26</td><td>21</td><td>16</td><td>25</td><td>25</td><td>18</td></tr> <tr><td>Feb-07</td><td>26</td><td>21</td><td>16</td><td>25</td><td>25</td><td>18</td></tr> <tr><td>Apr-07</td><td>26</td><td>21</td><td>16</td><td>25</td><td>25</td><td>18</td></tr> <tr><td>Jun-07</td><td>26</td><td>21</td><td>16</td><td>25</td><td>25</td><td>18</td></tr> <tr><td>Aug-07</td><td>26</td><td>21</td><td>16</td><td>25</td><td>25</td><td>18</td></tr> <tr><td>Oct-07</td><td>26</td><td>21</td><td>16</td><td>25</td><td>25</td><td>18</td></tr> <tr><td>Dec-07</td><td>26</td><td>21</td><td>16</td><td>25</td><td>25</td><td>18</td></tr> <tr><td>Feb-08</td><td>26</td><td>21</td><td>16</td><td>25</td><td>25</td><td>18</td></tr> <tr><td>Apr-08</td><td>26</td><td>21</td><td>16</td><td>25</td><td>25</td><td>18</td></tr> <tr><td>Jun-08</td><td>26</td><td>21</td><td>16</td><td>25</td><td>25</td><td>18</td></tr> <tr><td>Aug-08</td><td>26</td><td>21</td><td>16</td><td>25</td><td>25</td><td>18</td></tr> </tbody> </table> </div> <p>The proportion of benefit claimants has fallen slightly though the level is above the Southwark average apart from in the Nunhead ward.</p>			Month/Year	Nunhead	The Lane	Peckham Rye	Peckham	Livesey	Southwark	Aug-04	26	22	16	25	26	19	Oct-04	26	22	16	25	26	19	Dec-04	26	22	16	25	26	19	Feb-05	26	22	16	25	27	18	Apr-05	26	22	16	25	26	18	Jun-05	26	22	16	25	26	18	Aug-05	26	22	16	25	26	18	Oct-05	26	22	16	25	26	18	Dec-05	26	22	16	25	26	18	Feb-06	26	21	16	25	25	18	Apr-06	26	21	16	25	25	18	Jun-06	26	21	16	25	25	18	Aug-06	26	21	16	25	25	18	Oct-06	26	21	16	25	25	18	Dec-06	26	21	16	25	25	18	Feb-07	26	21	16	25	25	18	Apr-07	26	21	16	25	25	18	Jun-07	26	21	16	25	25	18	Aug-07	26	21	16	25	25	18	Oct-07	26	21	16	25	25	18	Dec-07	26	21	16	25	25	18	Feb-08	26	21	16	25	25	18	Apr-08	26	21	16	25	25	18	Jun-08	26	21	16	25	25	18	Aug-08	26	21	16	25	25	18
Month/Year	Nunhead	The Lane	Peckham Rye	Peckham	Livesey	Southwark																																																																																																																																																																																				
Aug-04	26	22	16	25	26	19																																																																																																																																																																																				
Oct-04	26	22	16	25	26	19																																																																																																																																																																																				
Dec-04	26	22	16	25	26	19																																																																																																																																																																																				
Feb-05	26	22	16	25	27	18																																																																																																																																																																																				
Apr-05	26	22	16	25	26	18																																																																																																																																																																																				
Jun-05	26	22	16	25	26	18																																																																																																																																																																																				
Aug-05	26	22	16	25	26	18																																																																																																																																																																																				
Oct-05	26	22	16	25	26	18																																																																																																																																																																																				
Dec-05	26	22	16	25	26	18																																																																																																																																																																																				
Feb-06	26	21	16	25	25	18																																																																																																																																																																																				
Apr-06	26	21	16	25	25	18																																																																																																																																																																																				
Jun-06	26	21	16	25	25	18																																																																																																																																																																																				
Aug-06	26	21	16	25	25	18																																																																																																																																																																																				
Oct-06	26	21	16	25	25	18																																																																																																																																																																																				
Dec-06	26	21	16	25	25	18																																																																																																																																																																																				
Feb-07	26	21	16	25	25	18																																																																																																																																																																																				
Apr-07	26	21	16	25	25	18																																																																																																																																																																																				
Jun-07	26	21	16	25	25	18																																																																																																																																																																																				
Aug-07	26	21	16	25	25	18																																																																																																																																																																																				
Oct-07	26	21	16	25	25	18																																																																																																																																																																																				
Dec-07	26	21	16	25	25	18																																																																																																																																																																																				
Feb-08	26	21	16	25	25	18																																																																																																																																																																																				
Apr-08	26	21	16	25	25	18																																																																																																																																																																																				
Jun-08	26	21	16	25	25	18																																																																																																																																																																																				
Aug-08	26	21	16	25	25	18																																																																																																																																																																																				

Sustainable Development Objective (SDO)	Indicator Description	Baseline*	Comparators and Targets	Commentary																																																																																																																																																																																						
	Job seekers allowance claimants	<div data-bbox="869 268 1982 837" style="border: 1px solid black; padding: 10px;"> <p style="text-align: center;">Jobseekers Allowance benefit claimants in Peckham and Nunhead and Peckham Rye community council: Aug 2004 to Aug 2008.</p> <table border="1" style="margin-top: 10px; width: 100%; text-align: center;"> <caption>Estimated Data from Graph</caption> <thead> <tr> <th>Month/Year</th> <th>Nunhead</th> <th>The Lane</th> <th>Peckham Rye</th> <th>Peckham</th> <th>Livesey</th> <th>Southwark</th> </tr> </thead> <tbody> <tr><td>Aug-04</td><td>6.3</td><td>5.5</td><td>4.1</td><td>6.3</td><td>6.3</td><td>4.5</td></tr> <tr><td>Oct-04</td><td>6.3</td><td>5.5</td><td>4.1</td><td>6.3</td><td>6.3</td><td>4.5</td></tr> <tr><td>Dec-04</td><td>6.3</td><td>5.5</td><td>4.1</td><td>6.3</td><td>6.3</td><td>4.5</td></tr> <tr><td>Feb-05</td><td>6.7</td><td>5.8</td><td>4.0</td><td>6.7</td><td>6.7</td><td>4.4</td></tr> <tr><td>Apr-05</td><td>6.3</td><td>5.5</td><td>4.0</td><td>6.3</td><td>6.3</td><td>4.4</td></tr> <tr><td>Jun-05</td><td>6.3</td><td>5.5</td><td>4.0</td><td>6.3</td><td>6.3</td><td>4.3</td></tr> <tr><td>Aug-05</td><td>6.3</td><td>5.5</td><td>4.0</td><td>6.3</td><td>6.3</td><td>4.3</td></tr> <tr><td>Oct-05</td><td>6.3</td><td>5.5</td><td>4.0</td><td>6.3</td><td>6.3</td><td>4.3</td></tr> <tr><td>Dec-05</td><td>6.3</td><td>5.5</td><td>4.0</td><td>6.3</td><td>6.3</td><td>4.3</td></tr> <tr><td>Feb-06</td><td>6.3</td><td>5.5</td><td>4.0</td><td>6.3</td><td>6.3</td><td>4.3</td></tr> <tr><td>Apr-06</td><td>6.3</td><td>5.5</td><td>4.0</td><td>6.3</td><td>6.3</td><td>4.3</td></tr> <tr><td>Jun-06</td><td>6.3</td><td>5.5</td><td>4.0</td><td>6.3</td><td>6.3</td><td>4.3</td></tr> <tr><td>Aug-06</td><td>6.3</td><td>5.5</td><td>4.0</td><td>6.3</td><td>6.3</td><td>4.3</td></tr> <tr><td>Oct-06</td><td>6.3</td><td>5.5</td><td>4.0</td><td>6.3</td><td>6.3</td><td>4.3</td></tr> <tr><td>Dec-06</td><td>6.3</td><td>5.5</td><td>4.0</td><td>6.3</td><td>6.3</td><td>4.3</td></tr> <tr><td>Feb-07</td><td>6.3</td><td>5.5</td><td>4.0</td><td>6.3</td><td>6.3</td><td>4.3</td></tr> <tr><td>Apr-07</td><td>6.3</td><td>5.5</td><td>4.0</td><td>6.3</td><td>6.3</td><td>4.3</td></tr> <tr><td>Jun-07</td><td>6.3</td><td>5.5</td><td>4.0</td><td>6.3</td><td>6.3</td><td>4.3</td></tr> <tr><td>Aug-07</td><td>6.3</td><td>5.5</td><td>4.0</td><td>6.3</td><td>6.3</td><td>4.3</td></tr> <tr><td>Oct-07</td><td>6.3</td><td>5.5</td><td>4.0</td><td>6.3</td><td>6.3</td><td>4.3</td></tr> <tr><td>Dec-07</td><td>6.3</td><td>5.5</td><td>4.0</td><td>6.3</td><td>6.3</td><td>4.3</td></tr> <tr><td>Feb-08</td><td>6.3</td><td>5.5</td><td>4.0</td><td>6.3</td><td>6.3</td><td>4.3</td></tr> <tr><td>Apr-08</td><td>6.3</td><td>5.5</td><td>4.0</td><td>6.3</td><td>6.3</td><td>4.3</td></tr> <tr><td>Jun-08</td><td>6.3</td><td>5.5</td><td>4.0</td><td>6.3</td><td>6.3</td><td>4.3</td></tr> <tr><td>Aug-08</td><td>6.3</td><td>5.5</td><td>4.0</td><td>6.3</td><td>6.3</td><td>4.3</td></tr> </tbody> </table> </div> <p data-bbox="851 853 2161 997">Peckham and Peckham Rye community councils are among the most deprived wards in Southwark. Peckham ward has the highest proportion of benefit claimants (25.4%), followed by Livesey ward (23.8%) and Nunhead (23.0%). Peckham ward has the highest JSA claimant rate (6.5%) compared to London (3.2%) and Southwark (3.8%). High claimant counts and unemployment will impact the Peckham's local economy as local spending will be low and circulation of spend limited.</p>			Month/Year	Nunhead	The Lane	Peckham Rye	Peckham	Livesey	Southwark	Aug-04	6.3	5.5	4.1	6.3	6.3	4.5	Oct-04	6.3	5.5	4.1	6.3	6.3	4.5	Dec-04	6.3	5.5	4.1	6.3	6.3	4.5	Feb-05	6.7	5.8	4.0	6.7	6.7	4.4	Apr-05	6.3	5.5	4.0	6.3	6.3	4.4	Jun-05	6.3	5.5	4.0	6.3	6.3	4.3	Aug-05	6.3	5.5	4.0	6.3	6.3	4.3	Oct-05	6.3	5.5	4.0	6.3	6.3	4.3	Dec-05	6.3	5.5	4.0	6.3	6.3	4.3	Feb-06	6.3	5.5	4.0	6.3	6.3	4.3	Apr-06	6.3	5.5	4.0	6.3	6.3	4.3	Jun-06	6.3	5.5	4.0	6.3	6.3	4.3	Aug-06	6.3	5.5	4.0	6.3	6.3	4.3	Oct-06	6.3	5.5	4.0	6.3	6.3	4.3	Dec-06	6.3	5.5	4.0	6.3	6.3	4.3	Feb-07	6.3	5.5	4.0	6.3	6.3	4.3	Apr-07	6.3	5.5	4.0	6.3	6.3	4.3	Jun-07	6.3	5.5	4.0	6.3	6.3	4.3	Aug-07	6.3	5.5	4.0	6.3	6.3	4.3	Oct-07	6.3	5.5	4.0	6.3	6.3	4.3	Dec-07	6.3	5.5	4.0	6.3	6.3	4.3	Feb-08	6.3	5.5	4.0	6.3	6.3	4.3	Apr-08	6.3	5.5	4.0	6.3	6.3	4.3	Jun-08	6.3	5.5	4.0	6.3	6.3	4.3	Aug-08	6.3	5.5	4.0	6.3	6.3	4.3
Month/Year	Nunhead	The Lane	Peckham Rye	Peckham	Livesey	Southwark																																																																																																																																																																																				
Aug-04	6.3	5.5	4.1	6.3	6.3	4.5																																																																																																																																																																																				
Oct-04	6.3	5.5	4.1	6.3	6.3	4.5																																																																																																																																																																																				
Dec-04	6.3	5.5	4.1	6.3	6.3	4.5																																																																																																																																																																																				
Feb-05	6.7	5.8	4.0	6.7	6.7	4.4																																																																																																																																																																																				
Apr-05	6.3	5.5	4.0	6.3	6.3	4.4																																																																																																																																																																																				
Jun-05	6.3	5.5	4.0	6.3	6.3	4.3																																																																																																																																																																																				
Aug-05	6.3	5.5	4.0	6.3	6.3	4.3																																																																																																																																																																																				
Oct-05	6.3	5.5	4.0	6.3	6.3	4.3																																																																																																																																																																																				
Dec-05	6.3	5.5	4.0	6.3	6.3	4.3																																																																																																																																																																																				
Feb-06	6.3	5.5	4.0	6.3	6.3	4.3																																																																																																																																																																																				
Apr-06	6.3	5.5	4.0	6.3	6.3	4.3																																																																																																																																																																																				
Jun-06	6.3	5.5	4.0	6.3	6.3	4.3																																																																																																																																																																																				
Aug-06	6.3	5.5	4.0	6.3	6.3	4.3																																																																																																																																																																																				
Oct-06	6.3	5.5	4.0	6.3	6.3	4.3																																																																																																																																																																																				
Dec-06	6.3	5.5	4.0	6.3	6.3	4.3																																																																																																																																																																																				
Feb-07	6.3	5.5	4.0	6.3	6.3	4.3																																																																																																																																																																																				
Apr-07	6.3	5.5	4.0	6.3	6.3	4.3																																																																																																																																																																																				
Jun-07	6.3	5.5	4.0	6.3	6.3	4.3																																																																																																																																																																																				
Aug-07	6.3	5.5	4.0	6.3	6.3	4.3																																																																																																																																																																																				
Oct-07	6.3	5.5	4.0	6.3	6.3	4.3																																																																																																																																																																																				
Dec-07	6.3	5.5	4.0	6.3	6.3	4.3																																																																																																																																																																																				
Feb-08	6.3	5.5	4.0	6.3	6.3	4.3																																																																																																																																																																																				
Apr-08	6.3	5.5	4.0	6.3	6.3	4.3																																																																																																																																																																																				
Jun-08	6.3	5.5	4.0	6.3	6.3	4.3																																																																																																																																																																																				
Aug-08	6.3	5.5	4.0	6.3	6.3	4.3																																																																																																																																																																																				

Sustainable Development Objective (SDO)	Indicator Description	Baseline*	Comparators and Targets	Commentary																																																																																																																																																																																						
	Incapacity benefits claimants	<div data-bbox="869 268 1989 837" style="border: 1px solid black; padding: 10px;"> <p style="text-align: center;">Incapacity benefit claimants in Peckham and Nunhead and Peckham Rye community councils: Aug 2004 - Aug 2008</p> <table border="1" style="margin-top: 10px; width: 100%; border-collapse: collapse;"> <caption>Estimated data from the line graph</caption> <thead> <tr> <th>Month/Year</th> <th>Nunhead (%)</th> <th>The Lane (%)</th> <th>Peckham Rye (%)</th> <th>Peckham (%)</th> <th>Livesey (%)</th> <th>Southwark (%)</th> </tr> </thead> <tbody> <tr><td>Aug-04</td><td>11.5</td><td>9.0</td><td>6.5</td><td>8.5</td><td>9.0</td><td>7.0</td></tr> <tr><td>Oct-04</td><td>11.5</td><td>9.0</td><td>6.5</td><td>8.5</td><td>9.0</td><td>7.0</td></tr> <tr><td>Dec-04</td><td>11.5</td><td>9.0</td><td>6.5</td><td>8.5</td><td>9.0</td><td>7.0</td></tr> <tr><td>Feb-05</td><td>11.5</td><td>9.0</td><td>6.5</td><td>8.5</td><td>9.0</td><td>7.0</td></tr> <tr><td>Apr-05</td><td>11.5</td><td>9.0</td><td>6.5</td><td>8.5</td><td>9.0</td><td>7.0</td></tr> <tr><td>Jun-05</td><td>11.5</td><td>9.0</td><td>6.5</td><td>8.5</td><td>9.0</td><td>7.0</td></tr> <tr><td>Aug-05</td><td>11.5</td><td>9.0</td><td>6.5</td><td>8.5</td><td>9.0</td><td>7.0</td></tr> <tr><td>Oct-05</td><td>11.5</td><td>9.0</td><td>6.5</td><td>8.5</td><td>9.0</td><td>7.0</td></tr> <tr><td>Dec-05</td><td>11.5</td><td>9.0</td><td>6.5</td><td>8.5</td><td>9.0</td><td>7.0</td></tr> <tr><td>Feb-06</td><td>11.0</td><td>9.0</td><td>6.5</td><td>8.5</td><td>9.0</td><td>7.0</td></tr> <tr><td>Apr-06</td><td>11.0</td><td>9.0</td><td>6.5</td><td>8.5</td><td>9.0</td><td>7.0</td></tr> <tr><td>Jun-06</td><td>11.0</td><td>9.0</td><td>6.5</td><td>8.5</td><td>9.0</td><td>7.0</td></tr> <tr><td>Aug-06</td><td>11.0</td><td>9.0</td><td>6.5</td><td>8.5</td><td>9.0</td><td>7.0</td></tr> <tr><td>Oct-06</td><td>11.0</td><td>9.0</td><td>6.5</td><td>8.5</td><td>9.0</td><td>7.0</td></tr> <tr><td>Dec-06</td><td>11.0</td><td>9.0</td><td>6.5</td><td>8.5</td><td>9.0</td><td>7.0</td></tr> <tr><td>Feb-07</td><td>11.0</td><td>9.0</td><td>6.5</td><td>8.5</td><td>9.0</td><td>7.0</td></tr> <tr><td>Apr-07</td><td>11.0</td><td>9.0</td><td>6.5</td><td>8.5</td><td>9.0</td><td>7.0</td></tr> <tr><td>Jun-07</td><td>11.0</td><td>9.0</td><td>6.5</td><td>8.5</td><td>9.0</td><td>7.0</td></tr> <tr><td>Aug-07</td><td>11.0</td><td>9.0</td><td>6.5</td><td>8.5</td><td>9.0</td><td>7.0</td></tr> <tr><td>Oct-07</td><td>11.0</td><td>9.0</td><td>6.5</td><td>8.5</td><td>9.0</td><td>7.0</td></tr> <tr><td>Dec-07</td><td>11.0</td><td>9.0</td><td>6.5</td><td>8.5</td><td>9.0</td><td>7.0</td></tr> <tr><td>Feb-08</td><td>11.0</td><td>9.0</td><td>6.5</td><td>8.5</td><td>9.0</td><td>7.0</td></tr> <tr><td>Apr-08</td><td>11.0</td><td>9.0</td><td>6.5</td><td>8.5</td><td>9.0</td><td>7.0</td></tr> <tr><td>Jun-08</td><td>11.0</td><td>9.0</td><td>6.5</td><td>8.5</td><td>9.0</td><td>7.0</td></tr> <tr><td>Aug-08</td><td>11.0</td><td>9.0</td><td>6.5</td><td>8.5</td><td>9.0</td><td>7.0</td></tr> </tbody> </table> </div> <p data-bbox="851 853 2072 901">The proportion of incapacity benefit claimants is higher than the Southwark average in all wards except Nunhead.</p>			Month/Year	Nunhead (%)	The Lane (%)	Peckham Rye (%)	Peckham (%)	Livesey (%)	Southwark (%)	Aug-04	11.5	9.0	6.5	8.5	9.0	7.0	Oct-04	11.5	9.0	6.5	8.5	9.0	7.0	Dec-04	11.5	9.0	6.5	8.5	9.0	7.0	Feb-05	11.5	9.0	6.5	8.5	9.0	7.0	Apr-05	11.5	9.0	6.5	8.5	9.0	7.0	Jun-05	11.5	9.0	6.5	8.5	9.0	7.0	Aug-05	11.5	9.0	6.5	8.5	9.0	7.0	Oct-05	11.5	9.0	6.5	8.5	9.0	7.0	Dec-05	11.5	9.0	6.5	8.5	9.0	7.0	Feb-06	11.0	9.0	6.5	8.5	9.0	7.0	Apr-06	11.0	9.0	6.5	8.5	9.0	7.0	Jun-06	11.0	9.0	6.5	8.5	9.0	7.0	Aug-06	11.0	9.0	6.5	8.5	9.0	7.0	Oct-06	11.0	9.0	6.5	8.5	9.0	7.0	Dec-06	11.0	9.0	6.5	8.5	9.0	7.0	Feb-07	11.0	9.0	6.5	8.5	9.0	7.0	Apr-07	11.0	9.0	6.5	8.5	9.0	7.0	Jun-07	11.0	9.0	6.5	8.5	9.0	7.0	Aug-07	11.0	9.0	6.5	8.5	9.0	7.0	Oct-07	11.0	9.0	6.5	8.5	9.0	7.0	Dec-07	11.0	9.0	6.5	8.5	9.0	7.0	Feb-08	11.0	9.0	6.5	8.5	9.0	7.0	Apr-08	11.0	9.0	6.5	8.5	9.0	7.0	Jun-08	11.0	9.0	6.5	8.5	9.0	7.0	Aug-08	11.0	9.0	6.5	8.5	9.0	7.0
Month/Year	Nunhead (%)	The Lane (%)	Peckham Rye (%)	Peckham (%)	Livesey (%)	Southwark (%)																																																																																																																																																																																				
Aug-04	11.5	9.0	6.5	8.5	9.0	7.0																																																																																																																																																																																				
Oct-04	11.5	9.0	6.5	8.5	9.0	7.0																																																																																																																																																																																				
Dec-04	11.5	9.0	6.5	8.5	9.0	7.0																																																																																																																																																																																				
Feb-05	11.5	9.0	6.5	8.5	9.0	7.0																																																																																																																																																																																				
Apr-05	11.5	9.0	6.5	8.5	9.0	7.0																																																																																																																																																																																				
Jun-05	11.5	9.0	6.5	8.5	9.0	7.0																																																																																																																																																																																				
Aug-05	11.5	9.0	6.5	8.5	9.0	7.0																																																																																																																																																																																				
Oct-05	11.5	9.0	6.5	8.5	9.0	7.0																																																																																																																																																																																				
Dec-05	11.5	9.0	6.5	8.5	9.0	7.0																																																																																																																																																																																				
Feb-06	11.0	9.0	6.5	8.5	9.0	7.0																																																																																																																																																																																				
Apr-06	11.0	9.0	6.5	8.5	9.0	7.0																																																																																																																																																																																				
Jun-06	11.0	9.0	6.5	8.5	9.0	7.0																																																																																																																																																																																				
Aug-06	11.0	9.0	6.5	8.5	9.0	7.0																																																																																																																																																																																				
Oct-06	11.0	9.0	6.5	8.5	9.0	7.0																																																																																																																																																																																				
Dec-06	11.0	9.0	6.5	8.5	9.0	7.0																																																																																																																																																																																				
Feb-07	11.0	9.0	6.5	8.5	9.0	7.0																																																																																																																																																																																				
Apr-07	11.0	9.0	6.5	8.5	9.0	7.0																																																																																																																																																																																				
Jun-07	11.0	9.0	6.5	8.5	9.0	7.0																																																																																																																																																																																				
Aug-07	11.0	9.0	6.5	8.5	9.0	7.0																																																																																																																																																																																				
Oct-07	11.0	9.0	6.5	8.5	9.0	7.0																																																																																																																																																																																				
Dec-07	11.0	9.0	6.5	8.5	9.0	7.0																																																																																																																																																																																				
Feb-08	11.0	9.0	6.5	8.5	9.0	7.0																																																																																																																																																																																				
Apr-08	11.0	9.0	6.5	8.5	9.0	7.0																																																																																																																																																																																				
Jun-08	11.0	9.0	6.5	8.5	9.0	7.0																																																																																																																																																																																				
Aug-08	11.0	9.0	6.5	8.5	9.0	7.0																																																																																																																																																																																				

Sustainable Development Objective (SDO)	Indicator Description	Baseline*	Comparators and Targets	Commentary																																																																																																																																																																																						
	Lone parent benefits claimants	<div data-bbox="869 263 2027 821"> <p style="text-align: center;">Lone Parents benefit claimants in Peckham and Nunhead and Peckham Rye community councils: Aug 2004 to Aug 2008</p> <table border="1"> <caption>Estimated data from the line graph</caption> <thead> <tr> <th>Month/Year</th> <th>Nunhead</th> <th>The Lane</th> <th>Peckham Rye</th> <th>Peckham</th> <th>Livesey</th> <th>Southwark</th> </tr> </thead> <tbody> <tr><td>Aug-04</td><td>5.5</td><td>5.0</td><td>3.5</td><td>7.8</td><td>7.8</td><td>4.8</td></tr> <tr><td>Oct-04</td><td>5.2</td><td>4.8</td><td>3.7</td><td>7.5</td><td>7.5</td><td>4.6</td></tr> <tr><td>Dec-04</td><td>5.1</td><td>4.7</td><td>3.8</td><td>7.4</td><td>7.4</td><td>4.5</td></tr> <tr><td>Feb-05</td><td>5.1</td><td>4.7</td><td>3.8</td><td>7.4</td><td>7.4</td><td>4.5</td></tr> <tr><td>Apr-05</td><td>5.1</td><td>4.7</td><td>3.8</td><td>7.4</td><td>7.4</td><td>4.5</td></tr> <tr><td>Jun-05</td><td>5.1</td><td>4.7</td><td>3.8</td><td>7.4</td><td>7.4</td><td>4.5</td></tr> <tr><td>Aug-05</td><td>5.1</td><td>4.7</td><td>3.8</td><td>7.4</td><td>7.4</td><td>4.5</td></tr> <tr><td>Oct-05</td><td>5.1</td><td>4.7</td><td>3.8</td><td>7.4</td><td>7.4</td><td>4.5</td></tr> <tr><td>Dec-05</td><td>5.1</td><td>4.7</td><td>3.8</td><td>7.4</td><td>7.4</td><td>4.5</td></tr> <tr><td>Feb-06</td><td>5.1</td><td>4.7</td><td>3.8</td><td>7.4</td><td>7.4</td><td>4.5</td></tr> <tr><td>Apr-06</td><td>5.1</td><td>4.7</td><td>3.8</td><td>7.4</td><td>7.4</td><td>4.5</td></tr> <tr><td>Jun-06</td><td>5.1</td><td>4.7</td><td>3.8</td><td>7.4</td><td>7.4</td><td>4.5</td></tr> <tr><td>Aug-06</td><td>5.1</td><td>4.7</td><td>3.8</td><td>7.4</td><td>7.4</td><td>4.5</td></tr> <tr><td>Oct-06</td><td>5.1</td><td>4.7</td><td>3.8</td><td>7.4</td><td>7.4</td><td>4.5</td></tr> <tr><td>Dec-06</td><td>5.1</td><td>4.7</td><td>3.8</td><td>7.4</td><td>7.4</td><td>4.5</td></tr> <tr><td>Feb-07</td><td>5.1</td><td>4.7</td><td>3.8</td><td>7.4</td><td>7.4</td><td>4.5</td></tr> <tr><td>Apr-07</td><td>5.1</td><td>4.7</td><td>3.8</td><td>7.4</td><td>7.4</td><td>4.5</td></tr> <tr><td>Jun-07</td><td>5.1</td><td>4.7</td><td>3.8</td><td>7.4</td><td>7.4</td><td>4.5</td></tr> <tr><td>Aug-07</td><td>5.1</td><td>4.7</td><td>3.8</td><td>7.4</td><td>7.4</td><td>4.5</td></tr> <tr><td>Oct-07</td><td>5.1</td><td>4.7</td><td>3.8</td><td>7.4</td><td>7.4</td><td>4.5</td></tr> <tr><td>Dec-07</td><td>5.1</td><td>4.7</td><td>3.8</td><td>7.4</td><td>7.4</td><td>4.5</td></tr> <tr><td>Feb-08</td><td>5.1</td><td>4.7</td><td>3.8</td><td>7.4</td><td>7.4</td><td>4.5</td></tr> <tr><td>Apr-08</td><td>5.1</td><td>4.7</td><td>3.8</td><td>7.4</td><td>7.4</td><td>4.5</td></tr> <tr><td>Jun-08</td><td>5.1</td><td>4.7</td><td>3.8</td><td>7.4</td><td>7.4</td><td>4.5</td></tr> <tr><td>Aug-08</td><td>5.1</td><td>4.7</td><td>3.8</td><td>7.4</td><td>7.4</td><td>4.5</td></tr> </tbody> </table> </div> <p data-bbox="851 829 2128 885">The proportion of lone parent benefit claimants has fallen, though still remains above the Southwark average except in Nunhead.</p>			Month/Year	Nunhead	The Lane	Peckham Rye	Peckham	Livesey	Southwark	Aug-04	5.5	5.0	3.5	7.8	7.8	4.8	Oct-04	5.2	4.8	3.7	7.5	7.5	4.6	Dec-04	5.1	4.7	3.8	7.4	7.4	4.5	Feb-05	5.1	4.7	3.8	7.4	7.4	4.5	Apr-05	5.1	4.7	3.8	7.4	7.4	4.5	Jun-05	5.1	4.7	3.8	7.4	7.4	4.5	Aug-05	5.1	4.7	3.8	7.4	7.4	4.5	Oct-05	5.1	4.7	3.8	7.4	7.4	4.5	Dec-05	5.1	4.7	3.8	7.4	7.4	4.5	Feb-06	5.1	4.7	3.8	7.4	7.4	4.5	Apr-06	5.1	4.7	3.8	7.4	7.4	4.5	Jun-06	5.1	4.7	3.8	7.4	7.4	4.5	Aug-06	5.1	4.7	3.8	7.4	7.4	4.5	Oct-06	5.1	4.7	3.8	7.4	7.4	4.5	Dec-06	5.1	4.7	3.8	7.4	7.4	4.5	Feb-07	5.1	4.7	3.8	7.4	7.4	4.5	Apr-07	5.1	4.7	3.8	7.4	7.4	4.5	Jun-07	5.1	4.7	3.8	7.4	7.4	4.5	Aug-07	5.1	4.7	3.8	7.4	7.4	4.5	Oct-07	5.1	4.7	3.8	7.4	7.4	4.5	Dec-07	5.1	4.7	3.8	7.4	7.4	4.5	Feb-08	5.1	4.7	3.8	7.4	7.4	4.5	Apr-08	5.1	4.7	3.8	7.4	7.4	4.5	Jun-08	5.1	4.7	3.8	7.4	7.4	4.5	Aug-08	5.1	4.7	3.8	7.4	7.4	4.5
Month/Year	Nunhead	The Lane	Peckham Rye	Peckham	Livesey	Southwark																																																																																																																																																																																				
Aug-04	5.5	5.0	3.5	7.8	7.8	4.8																																																																																																																																																																																				
Oct-04	5.2	4.8	3.7	7.5	7.5	4.6																																																																																																																																																																																				
Dec-04	5.1	4.7	3.8	7.4	7.4	4.5																																																																																																																																																																																				
Feb-05	5.1	4.7	3.8	7.4	7.4	4.5																																																																																																																																																																																				
Apr-05	5.1	4.7	3.8	7.4	7.4	4.5																																																																																																																																																																																				
Jun-05	5.1	4.7	3.8	7.4	7.4	4.5																																																																																																																																																																																				
Aug-05	5.1	4.7	3.8	7.4	7.4	4.5																																																																																																																																																																																				
Oct-05	5.1	4.7	3.8	7.4	7.4	4.5																																																																																																																																																																																				
Dec-05	5.1	4.7	3.8	7.4	7.4	4.5																																																																																																																																																																																				
Feb-06	5.1	4.7	3.8	7.4	7.4	4.5																																																																																																																																																																																				
Apr-06	5.1	4.7	3.8	7.4	7.4	4.5																																																																																																																																																																																				
Jun-06	5.1	4.7	3.8	7.4	7.4	4.5																																																																																																																																																																																				
Aug-06	5.1	4.7	3.8	7.4	7.4	4.5																																																																																																																																																																																				
Oct-06	5.1	4.7	3.8	7.4	7.4	4.5																																																																																																																																																																																				
Dec-06	5.1	4.7	3.8	7.4	7.4	4.5																																																																																																																																																																																				
Feb-07	5.1	4.7	3.8	7.4	7.4	4.5																																																																																																																																																																																				
Apr-07	5.1	4.7	3.8	7.4	7.4	4.5																																																																																																																																																																																				
Jun-07	5.1	4.7	3.8	7.4	7.4	4.5																																																																																																																																																																																				
Aug-07	5.1	4.7	3.8	7.4	7.4	4.5																																																																																																																																																																																				
Oct-07	5.1	4.7	3.8	7.4	7.4	4.5																																																																																																																																																																																				
Dec-07	5.1	4.7	3.8	7.4	7.4	4.5																																																																																																																																																																																				
Feb-08	5.1	4.7	3.8	7.4	7.4	4.5																																																																																																																																																																																				
Apr-08	5.1	4.7	3.8	7.4	7.4	4.5																																																																																																																																																																																				
Jun-08	5.1	4.7	3.8	7.4	7.4	4.5																																																																																																																																																																																				
Aug-08	5.1	4.7	3.8	7.4	7.4	4.5																																																																																																																																																																																				

Sustainable Development Objective (SDO)	Indicator Description	Baseline*	Comparators and Targets	Commentary
	Business start up: VAT registrations rate per 10,000	Peckham: 6.1 (2008) Source: Market Measure, Q1 2008	Southwark: 7.3 (2008) Source: Market Measure, Q1 2008	<p style="text-align: center;">Proportion of business startups</p>  <p style="text-align: right;">■ Proportion of business startups</p> <p>Source: Market Measure, Q1 2008</p> <p>Overall the start up rate for new businesses in the Peckham and Nunhead Action Area is lower than the overall borough rate. The number of businesses moving out of the area exceeds the businesses moving in.</p>
	Vacancy rates for (i) offices and (ii) retail	(i) Offices vacancy data not available (ii) Peckham 8.8% (2008) Source: 2009 Southwark Retail Study	(i) Office vacancy not available (ii) Peckham: 8.4% (2003) Southwark: 8.4% (2008) UK: 9.9% (2008) Source: 2003 and 2009 Southwark Retail Studies	Vacancy rates for Peckham have increased slightly and are just above the Southwark average but below the UK average.

Sustainable Development Objective (SDO)	Indicator Description	Baseline*	Comparators and Targets	Commentary																																									
	Diversity of retail uses in Peckham Town Centre	<table border="1"> <thead> <tr> <th colspan="5" data-bbox="853 256 1883 355">Peckham Major Town Centre Retail Composition: Unit Count by Use Category</th> </tr> <tr> <th data-bbox="853 355 1070 408">Retail Category</th> <th data-bbox="1070 355 1283 408">No. of Units</th> <th data-bbox="1283 355 1480 408">% of Total</th> <th data-bbox="1480 355 1680 408">UK Average (%)</th> <th data-bbox="1680 355 1877 408">Variance</th> </tr> </thead> <tbody> <tr> <td data-bbox="853 408 1070 448">Comparison</td> <td data-bbox="1070 408 1283 448">123</td> <td data-bbox="1283 408 1480 448">31.9</td> <td data-bbox="1480 408 1680 448">35.5</td> <td data-bbox="1680 408 1877 448">-3.6</td> </tr> <tr> <td data-bbox="853 448 1070 488">Convenience</td> <td data-bbox="1070 448 1283 488">82</td> <td data-bbox="1283 448 1480 488">21.2</td> <td data-bbox="1480 448 1680 488">8.7</td> <td data-bbox="1680 448 1877 488">12.5</td> </tr> <tr> <td data-bbox="853 488 1070 528">Service</td> <td data-bbox="1070 488 1283 528">144</td> <td data-bbox="1283 488 1480 528">37.3</td> <td data-bbox="1480 488 1680 528">45.7</td> <td data-bbox="1680 488 1877 528">-8.4</td> </tr> <tr> <td data-bbox="853 528 1070 568">Vacant</td> <td data-bbox="1070 528 1283 568">34</td> <td data-bbox="1283 528 1480 568">8.8</td> <td data-bbox="1480 528 1680 568">9.9</td> <td data-bbox="1680 528 1877 568">-1.1</td> </tr> <tr> <td data-bbox="853 568 1070 608">Miscellaneous</td> <td data-bbox="1070 568 1283 608">3</td> <td data-bbox="1283 568 1480 608">0.8</td> <td data-bbox="1480 568 1680 608">0.2</td> <td data-bbox="1680 568 1877 608">0.6</td> </tr> <tr> <td data-bbox="853 608 1070 641">Total</td> <td data-bbox="1070 608 1283 641">386</td> <td data-bbox="1283 608 1480 641">100</td> <td data-bbox="1480 608 1680 641">100</td> <td data-bbox="1680 608 1877 641"></td> </tr> </tbody> </table> <p data-bbox="853 641 1429 671">Source: Southwark Retail Study, February 2009.</p> <p data-bbox="853 703 2163 794">Peckham has a significantly higher proportion of convenience outlets compared to other areas, suggesting that the centre is not meeting the comparison retail needs of local residents, which in the long term could affect its vitality and viability. As such there is a need to promote a diverse range of retail uses in Peckham.</p>			Peckham Major Town Centre Retail Composition: Unit Count by Use Category					Retail Category	No. of Units	% of Total	UK Average (%)	Variance	Comparison	123	31.9	35.5	-3.6	Convenience	82	21.2	8.7	12.5	Service	144	37.3	45.7	-8.4	Vacant	34	8.8	9.9	-1.1	Miscellaneous	3	0.8	0.2	0.6	Total	386	100	100		
Peckham Major Town Centre Retail Composition: Unit Count by Use Category																																													
Retail Category	No. of Units	% of Total	UK Average (%)	Variance																																									
Comparison	123	31.9	35.5	-3.6																																									
Convenience	82	21.2	8.7	12.5																																									
Service	144	37.3	45.7	-8.4																																									
Vacant	34	8.8	9.9	-1.1																																									
Miscellaneous	3	0.8	0.2	0.6																																									
Total	386	100	100																																										
	Aggregate Index of Multiple Deprivation	26 most deprived borough in the country (2007) Source: (Indices of Multiple Deprivation 2007).	In 2004, Southwark was the 17 th most deprived borough in the country. In 1993 Southwark was ranked 2 nd . Source: (Indices of Multiple Deprivation 2004).	Although Southwark has improved significantly over the years, there are still pockets of deprivation in certain areas of the borough. Among them are the Peckham and Nunhead community councils. 7 Lower Super Output Areas in these community councils are among the the top 10% most deprived LSOAs in the country. Appendix 2 shows a map of areas most deficient in terms of employment.																																									

Sustainable Development Objective (SDO)	Indicator Description	Baseline*	Comparators and Targets	Commentary
	Number of new childcare places created: (i) out of school and (ii) pre school	Data not currently available.	<p>Comparator: At June 2006 there were a total of 9,500 childcare places in the borough, including 4,300 out of school places.</p> <p>Source: Local Development Framework Annual Monitoring Report 2</p> <p>Target: None.</p>	One of the key barriers to employment equality in Southwark is accessibility to childcare facilities.
To improve education and the skills of the population	IMD Education Skills and Training	Refer to Appendix 3. Source: Indices of Multiple Deprivation 2007	<p>In 1994 22% of 16-25 year olds did not receive any post-16 training, either in or outside work.</p> <p>Source: End of scheme Single Regeneration Budget Evaluation Report.</p>	The majority of the Action Area falls within 10-20% of the most deprived in relation to education, skills and training.

Sustainable Development Objective (SDO)	Indicator Description	Baseline*	Comparators and Targets	Commentary
To improve education and the skills of the population	Percentage of pupils achieving five or more A* - C grade passes or equivalent.	<p>In 2008-9 48% of pupils in Peckham and Nunhead community councils schools gained 5 or more grade A*-C GCSE grades.</p> <p>Source: Education Department Records</p>	<p>Comparator: In 2008-9 56.2% of students achieved 5+ A* -C grade GCSE's in the borough compared to national average of 65.0%</p> <p>In 2005-06 47.3% of students achieved 5+ A*-C grade GCSE's in the borough.</p> <p>Source: Education Department Records</p>	There is a lower level of achievement in the action area compared to the borough.
To improve the health of the population	IMD Health Deprivation and Disability Domain	<p>See Appendix 4</p> <p>Source: Indices of Multiple Deprivation 2007</p>	No comparator or target available.	Health has been identified as one of the key issues in the two community councils which need to be addressed especially in the Nunhead ward. 4 LSOAs in this ward are among the top 10-15% most deprived nationally.
	% area of the study area exposed to unacceptable noise levels.	<p>Refer to Appendix 5.</p> <p>Source: Indices of Multiple Deprivation 2007</p>	No comparator or target available.	The Mayors ambient noise strategy aims to minimise the adverse impacts of noise on people living and working in, and visiting London. The noise map illustrates that noise levels are particularly high along Rye Lane and Peckham High Street.
	Life Expectancy	<p>2007-2008: 76.1 (male) 81.6 (female)</p> <p>Source: Southwark PCT</p>	<p>Comparator: 1998 – 2002: 73.1 (male) 79.3 (female)</p> <p>Source: Southwark PCT</p>	Life expectancy is improving in the borough.
To reduce the incidence of crime and the fear of crime	IMD Crime Domain	<p>Refer to Appendix 6.</p> <p>Source: Indices of Multiple Deprivation 2007.</p>		For crime deprivation, 12 out of the 38 Lower Super Output Areas in Peckham and Nunhead community councils fall within the top 10% most deprived areas in the country. 4 of these area are in The Lane ward.

Sustainable Development Objective (SDO)	Indicator Description	Baseline*	Comparators and Targets	Commentary
	Proportion of people who feel less safe in the day and at night in Peckham	Source: Awaiting results of 2008 Southwark Residents Survey	Southwark: 88% (2005 Residents Survey) Target: 90% Source: Southwark Crime and Drug Strategy	A MORI Survey carried out in 2005 identified a number of priority concerns for people in Peckham of which one was mugging and theft. The same survey highlighted a trend from those interviewed that indicated people felt less safe in the day and at night in Peckham in 2005 than they did in 2004.
To promote social inclusion and community cohesion	Percentage of residents who feel involved in (i) the local community and (ii) decision making.	Awaiting results on 2008 residents survey Source: 2008 Southwark Residents Survey	2005/06 i) 31% Female: 29% Aged 18-24: 23% Aged 65+: 37% BME: 27% ii) 44% Female: 45% Aged 18-24: 39% Aged 65+: 48% BME: 45% Source: 2005 Southwark Residents Survey	Awaiting results of Residents Survey
To reduce contributions to climate change	Green house gas emissions in Southwark (tonnes of CO2)	7.5 tonnes per person in Southwark Per capita across Southwark: Source: DEFRA www.naei.org.uk , National Indicator NI186	Target: 8.5% reduction over 2005 levels by 2011 Source: Local Area Agreement	Southwark has recently adopted a new Local Area Agreement which sets a baseline and target based on 2005 data, which is presented here. The data is from a new source and so is not comparable with previous year's data.
To improve air quality in Southwark	Annual average levels fine particles (PM10) and nitrogen oxides	i) PMP: 25ug/m3 ii) NO: 44ug/m3	i) PMP: 23ug/m3 ii) NO: 40ug/m3	The entire action area is within an Air Quality Management Area as is most of the borough. Given that there is a drive to improve ambient air quality from the Southwark Air Quality

Sustainable Development Objective (SDO)	Indicator Description	Baseline*	Comparators and Targets	Commentary
	(NO)	Source: Borough air quality monitoring stations	Source: London regional target	Action Plan, there is a need to consider how the area action plan could promote development and regeneration without reducing air quality. Across Southwark, the overall air quality level continued to improve with year on year reductions in PM10 levels. There has been a slight increase in the nitrogen oxide levels compared to 2006/07 levels.
To reduce waste and maximise use of waste arising as a resource	The volume and proportion of municipal waste recycled and composted (Southwark-wide).	2007/08: 140,350t collected and 18.6% recycled/composted. Source: www.defra.gov.uk/environment/statistics/wastats	2005/06: 138,525t collected & 13% recycled/composted. Target: By 2020 recycle compost 50% of waste.	There has been a slight increase in the total amount of waste collected however household per person, waste has reduced. The percentage of total waste recycled and composted has continued to increase. The amount of waste disposed of in landfill has continued to meet the Councils landfill targets although the figure has increased from last year as a result of the additional waste not sent to the Kent incinerator.
To encourage sustainable use of water resources	Average annual potable water consumption within study area (kL), by landuse type - (a) domestic, (b) office (c) retail.	2000: a) Residential - 160 litres/per capita/day; Office - 23L/per capita/day; b) Comm/Indust: 2.4L/sq.m/day Refer to Elephant and Castle Resource Flow Assessment (p6) (2004). Source: OFWAT, 2004	National Average (residential): 140Lper capita /day Suggested target: Reduce per capita demand by 20% of the national average. Thus the per capita day target would be 112L. Source: Commission for Sustainable Development in the South East (Institute for Public Policy Research) - Water Resources Working Paper (2005).	Water scarcity is a particularly acute problem in the South East of England. Average water consumption in Southwark is estimated to be 160 litres – this figure is higher than the national and western European average of 140-150 litres). As such there is a need to minimise the impact of water consumption in Peckham in particular given that it has been identified as an area for intensification in the London Plan and the emerging Southwark Plan. More intensive uses, particular residential will put further pressure on what is already a scarce resource.

Sustainable Development Objective (SDO)	Indicator Description	Baseline*	Comparators and Targets	Commentary
To maintain and enhance the quality of land and soils	Number of potentially contaminated sites for which the council have council approved remediation proposals as a proportion of those identified as potentially contaminated	No baseline information available.	-	The Southwark Plan includes provisions to ensure that land is remediated where it is considered to be contaminated.
To protect and enhance the quality of landscape and townscape	An indicator will be developed and proposed at preferred options stage.	-	-	-
To conserve and enhance the historic environment and cultural Assets	Number of Listed buildings at risk	There are six listed buildings at risk in the action area. Source: (English Heritage, 2006 - http://www.english-heritage.org.uk/)	-	See main report.
	Extent of Conservation Area	There are a number of conservation areas in the action area.	-	
	Extent of Archaeological Priority Zones (APZ)	Peckham village is an APZ that lies within the action area. Size: 24.9 Hectares	-	

Sustainable Development Objective (SDO)	Indicator Description	Baseline*	Comparators and Targets	Commentary
To protect and enhance open spaces, green corridors and biodiversity	Percentage of new development built on (i) previously developed land (ii) designated open space	2007-08: All new developments were located on previously developed land. Source: Local Development Framework Annual Monitoring Report 4	Target: 100% Source: Local Development Framework Annual Monitoring Report	Open spaces are considered important in Southwark, as they provide a valuable resource to those living in, working in and visiting the borough. The Southwark Plan identifies that development should create, preserve or enhance open spaces, green corridors and biodiversity. In recent years there have been no loss of protected open spaces and areas of importance for nature conservation. There are however a number of new open spaces built such as Central Venture Park which do not have formal protection. Appendix 7 shows the open spaces that are protected under the Southwark Plan.
	i) Number of sites of importance for nature conservation (SINCs) ii) area of land designated as sites important for nature conservation (SINCs)	i) There are several SINCs within the action area, see main report. ii) TBC	Target: No net loss of SINC Source: Local Development Framework Annual Monitoring Report	
To reduce vulnerability to flooding	Number of applications granted contrary to the advice of the Environment agency	2007/08: None Source: Local Development Framework Annual Monitoring Report 4	Target: None	Part of the north of the action area falls within the Environment Agencies Flood zone 3a - an area of high-medium risk that has a 0.5% (1 in 200 years) risk of flooding. It is primarily protected from this flood risk by the Thames Barrier, but means of mitigating flood risk should be considered in the preparation of the area action plan. Much of the action area is also typically paved with concrete which could present a flood risk where high volumes of run off are generated during usually heavy storms. There is a need to consider what implications this may have in terms of sustainable urban drainage, particularly for large sites.

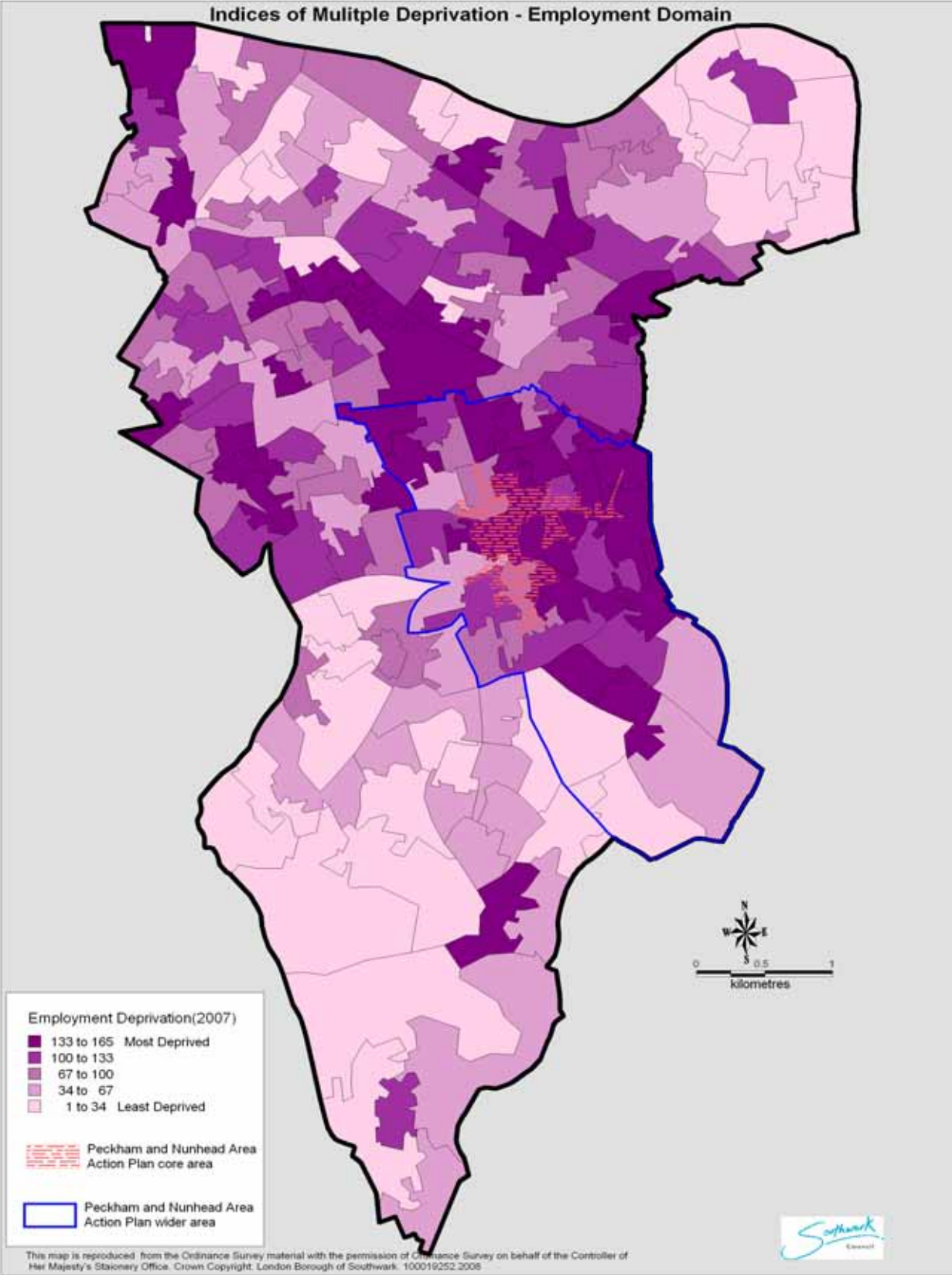
Sustainable Development Objective (SDO)	Indicator Description	Baseline*	Comparators and Targets	Commentary
To provide everyone with the opportunity to live in a decent home	The number and proportion of new dwellings which are (i) studio / 1 bedroom (ii) 2 bedrooms (iii) 3 bedrooms and (iv) 4 or more bedrooms	(i) 29.8% of all dwellings were 1 bedroom / studios (24.8% of affordable dwellings) (ii) 50.4% 2 bedrooms (57% affordable) (iii) 9.4% 3 bedrooms (9.9% affordable) iv) 2.4% 4+bedrooms (8.4% affordable). Source: London Development Data Base (gross completions)	Target: At least 10% of major development has 3 or more bedrooms. Maximum 5% dwellings are studios. Source: Southwark Plan	There have been a high number of smaller units being built. The 2003 Housing Needs Survey for Southwark identified 35,851 households stating a need to move in the next 5 years. Of those households: <ul style="list-style-type: none"> • 48% stated the main reason for needing to move is that their home is too small • 42% needed to move 'to live in a better local environment' • 54.3% needed a home with 3 or more bedrooms Appendix 8 shows areas of deprivation in terms of access to housing and services.
To provide everyone with the opportunity to live in a decent home	Number and percentage of dwellings approved that meet lifetime homes standard and number and percentage of approved dwellings that are wheel chair accessible	Southwark-wide: Lifetime homes standards: 709 (26%) Wheelchair accessible: 127(4%) Source: Annual Monitoring Report 4	Target: All new housing built to lifetime home standard. 10% of new housing should be wheelchair accessible. Source: Annual Monitoring Report	The number of dwellings meeting lifetime homes standard and that are wheelchair accessible is below the targets however this is the first year that information as been available and we will continue to monitor this information to ensure that figures improve.
To provide everyone with the opportunity to live in a decent home	Number and proportion of affordable housing units completed pa.	Peckham 2007/08: 217(88%) Source: Annual Monitoring Report 4	Peckham 2006/07: 79 (94%) Source: Annual Monitoring Report Target: Across Southwark 50% of new dwellings should be affordable Source: Southwark Plan	Historically, Peckham has hosted an above average proportion of social-rented housing - housing that tends to be given to families on below average incomes and is let out by local authorities or housing associations.

Sustainable Development Objective (SDO)	Indicator Description	Baseline*	Comparators and Targets	Commentary
To provide everyone with the opportunity to live in a decent home	Tenure split of completed affordable housing	<p>Peckham 2007/08: 25% was social rented 75% intermediate.</p> <p>Source: Annual Monitoring Report 4</p>	<p>Peckham 2006/07: 80% was social rented 14% intermediate.</p> <p>Source: Annual Monitoring Report 4</p> <p>Target: 30% to be social rented and 70% intermediate in Peckham.</p> <p>Source: The Southwark Plan</p>	
	House price to income ratio	<p>Average weekly income in Southwark has risen from £690 in 2006/07 to £7626 in 2007/08.</p> <p>Source: NOMIS – Official Labour Market Statistics http://www.nomisweb.co.uk/</p> <p>Average house prices in Southwark have fallen from £359,602 in Jan 09 to £343,500 in the same period last year.</p> <p>Breakdown by ward in Jan 2009: Livesey – £225,400 Nunhead –£ 253,500</p>	<p>The average house price in Greater London has fallen from £398,476 in Jan 2008 to £386,563 in Jan 2009</p> <p>Average weekly income in London has risen from £611.8 - £655.3 (7%) for full time workers and £175.6- £195.9 (11.5%) for part time workers between 2002-2005.</p> <p>Source: As per baseline</p>	The borough of Southwark needs affordable housing to cater for the needs of the local population. Although there have been slight falls recently, this is on the back of a sustained rise in prices over the past 5 years at a much faster rate than average weekly incomes.

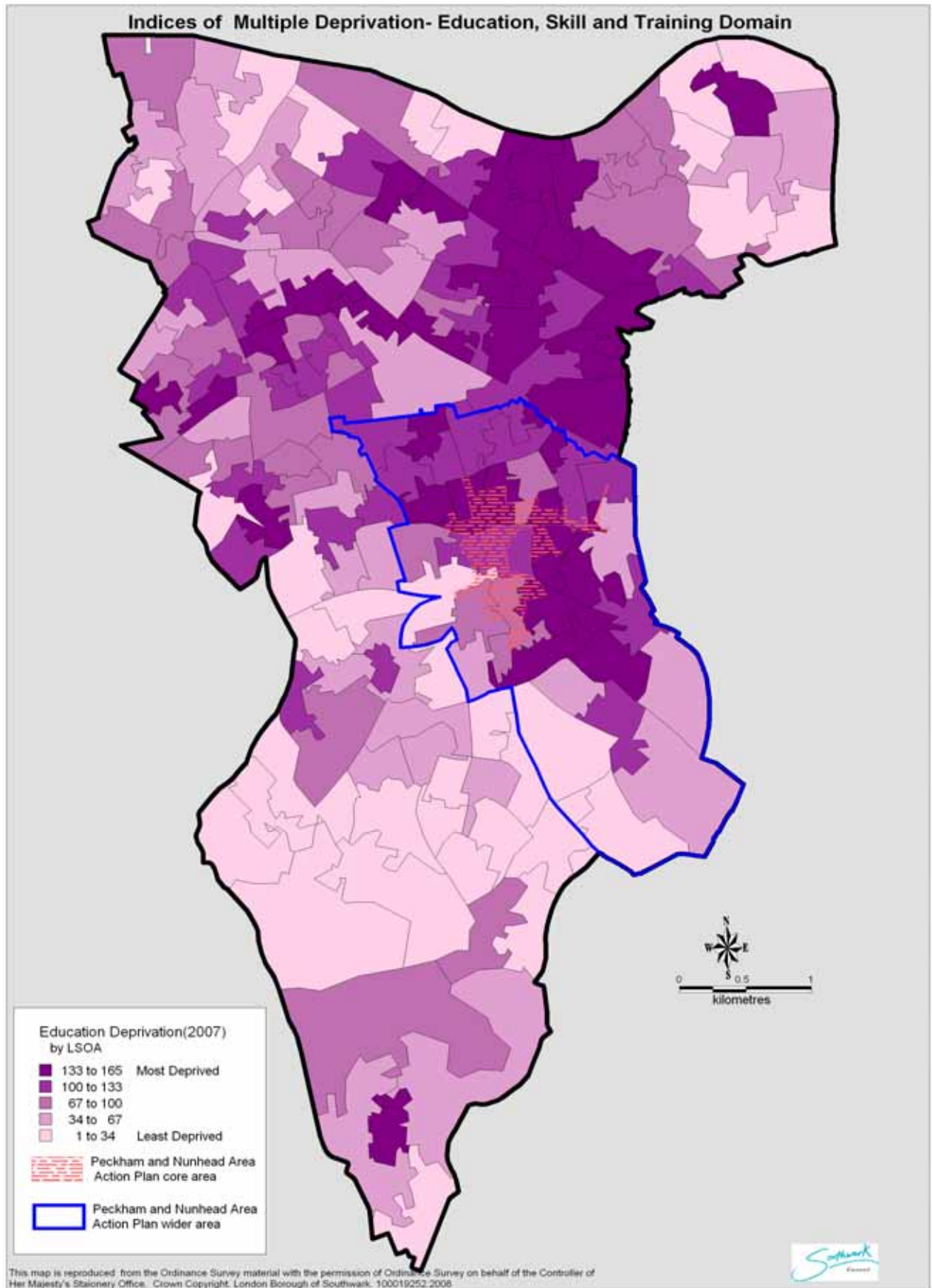
Sustainable Development Objective (SDO)	Indicator Description	Baseline*	Comparators and Targets	Commentary
		Peckham Rye - £361,500 Peckham -£212,300 The Lane -£217500 Average house prices in Southwark have risen from £206,284 in January-March 2001 to £273,140 in January- March 2006 a rise of 32.4%. Source: (Housing Market Trends Bulletin)		
To promote sustainable transport and minimise the need to travel by car	Estimated traffic flows per annum (million vehicle kilometres).	Borough-wide - 2008: 892km Source: Department for Transport	2001: Estimated traffic flows of 890m vehicle kms Target: No growth in traffic between 2001 and 2011. Source: Local Implementation Plan	The estimated annual traffic flow for 07/08 i fails to meet target requirements of zero growth. We will continue to monitor this issue and encourage a reduction in traffic through new planning policies and planning guidance. This issue will also be addressed through other initiatives from the Road Safety team.
	Average Public Transport Accessibility Level (PTAL) score across action area.	Appendix 9 shows the public transport accessibility level scores for the whole of the action area, ranging from 6a in the centre of the area (which is the highest) and dropping to 2 on the outer edges of the area.	No comparator or target available.	Peckham town centre is designated as a public transport accessibility zone in the Southwark Plan. These are areas within an urban zone, which have good access to public transport, significant potential for new development and investment. Given this designation, there is a need to locate higher density development in these zones.

Sustainable Development Objective (SDO)	Indicator Description	Baseline*	Comparators and Targets	Commentary
<p>To promote sustainable transport and minimise the need to travel by car</p>	<p>Proportion and average number per person of trips made by each mode of transport: i) overall and ii) to work.</p>	<p>Southwark-wide Public Transport: 37% Walking: 30% Cycling: 3%</p> <p>Source: London Transport Demand Survey: 2008</p> <p>Peckham: Rail/tube 28.4%, Bus/coach 28%, Car/motorcycle 23.4%, Bicycle 3.8% Walking 7.7%</p> <p>Source: Census 2001.</p>	<p>Southwark-wide (1991) - Mode of travel to work Car driver: 25% Car passenger: 6% Van/lorry: 2% Motorcycle: 1% Cycle: 4% Walk: 17% National rail: 10% Underground: 9% Bus/tram: 25% Taxi: 1%</p> <p>Source: Census 1991.</p> <p>Target: Increase proportion of personal travel made by means other than car</p> <p>Source: Local Implementation Plan</p>	<p>2001 census data for Peckham illustrates that fewer residents are travelling to work by car and more by train when compared with the borough average in 1991.</p> <p>Appendix 10 shows existing cycle paths in and around the area.</p>

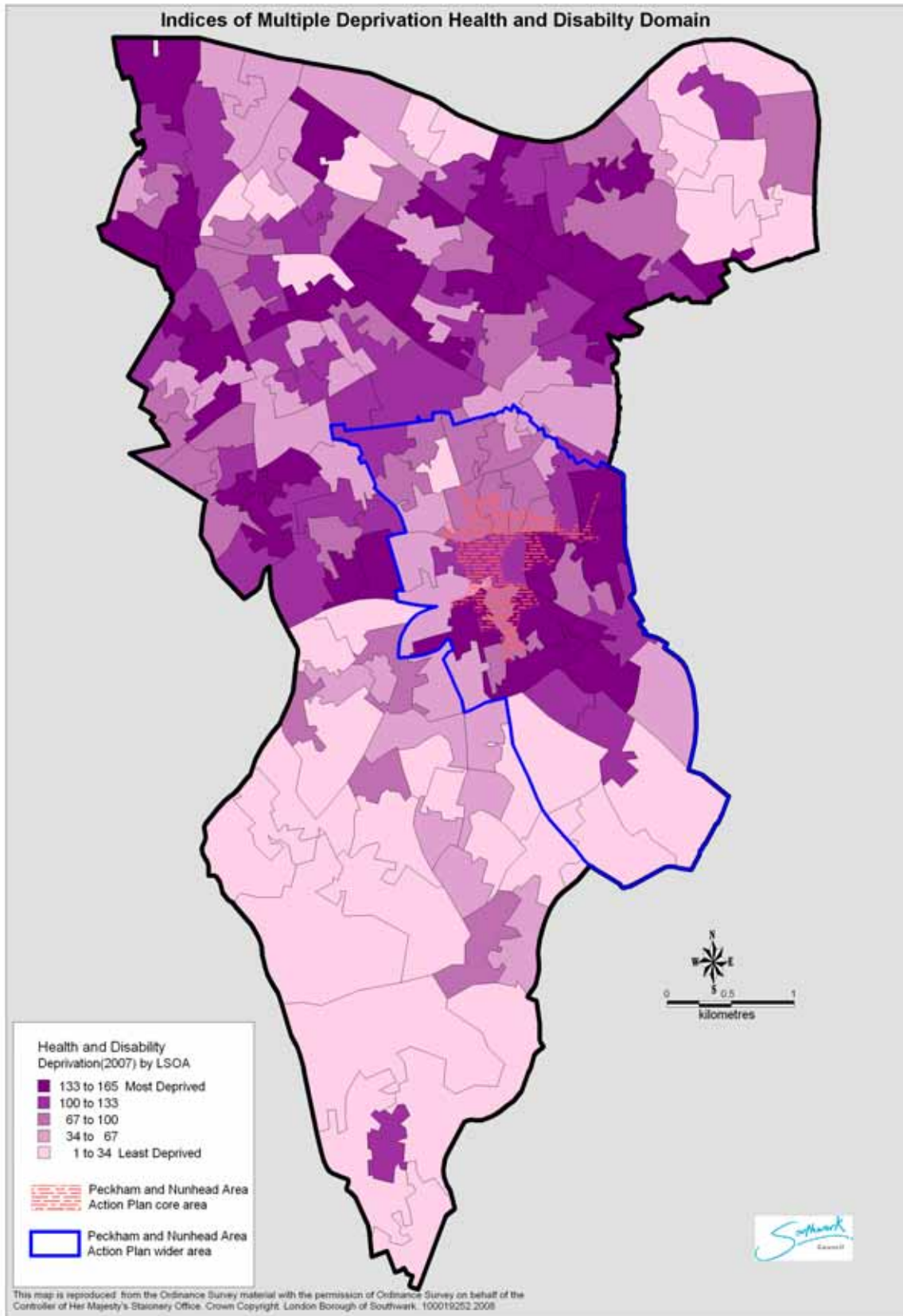
APPENDIX 2 INDEX OF MULTIPLE DEPRIVATION MAP: EMPLOYMENT DEPRIVATION



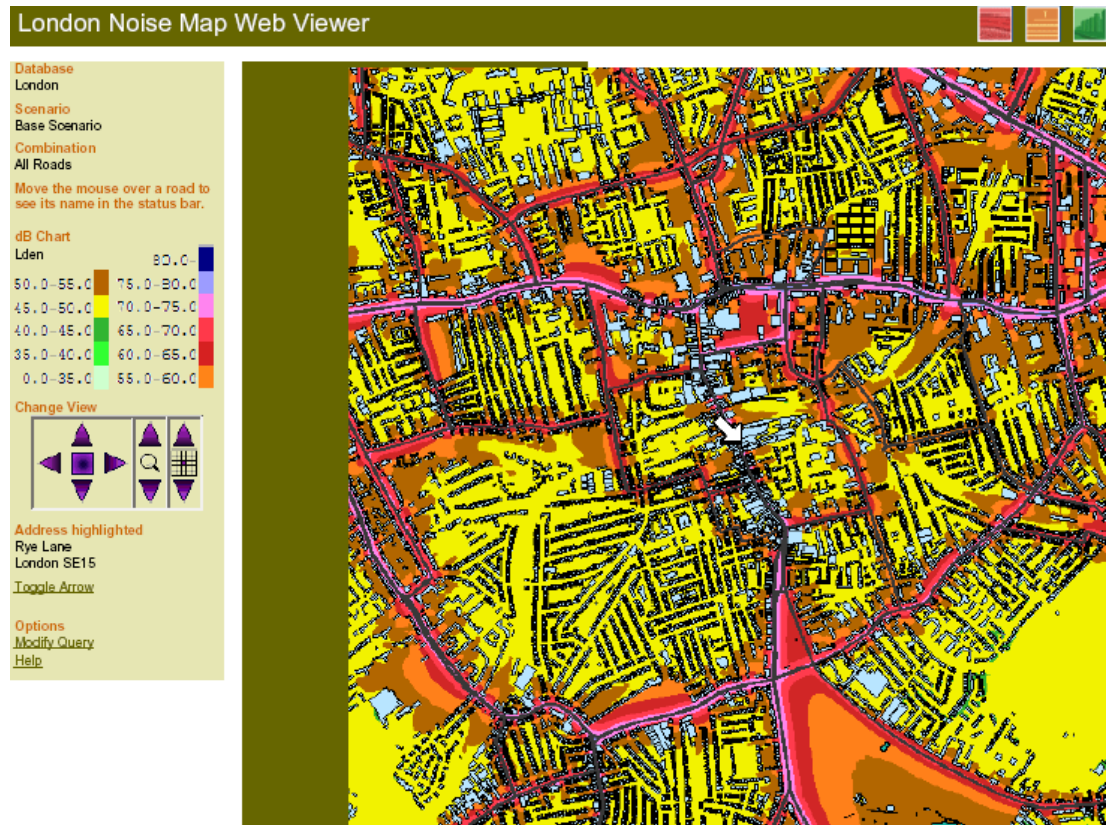
APPENDIX 3 INDEX OF MULTIPLE DEPRIVATION MAP: EDUCATION, SKILLS AND TRAINING DOMAIN



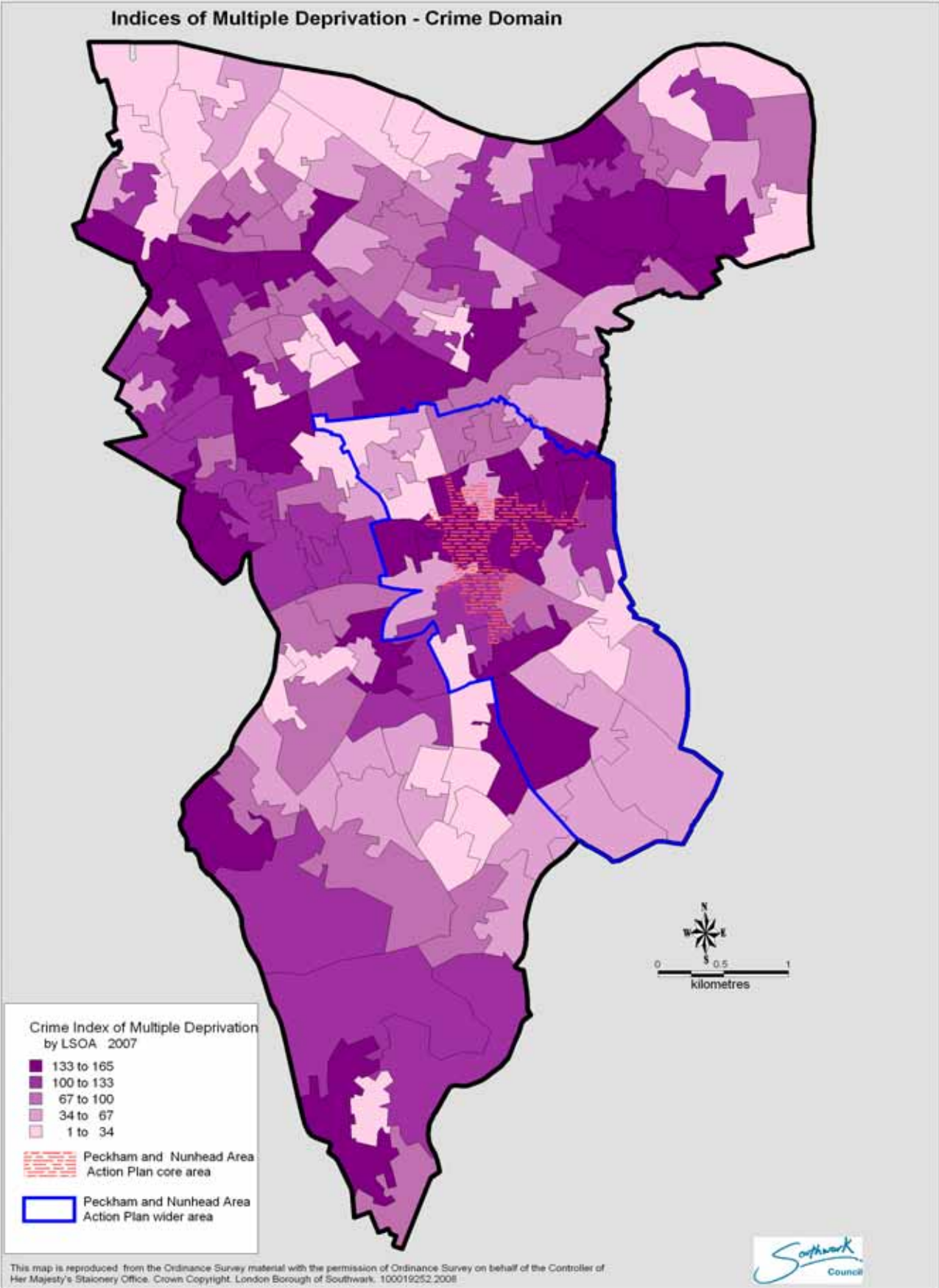
APPENDIX 4 INDEX OF MULTIPLE DEPRIVATION MAP: HEALTH DEPRIVATION AND DISABILITY DOMAIN



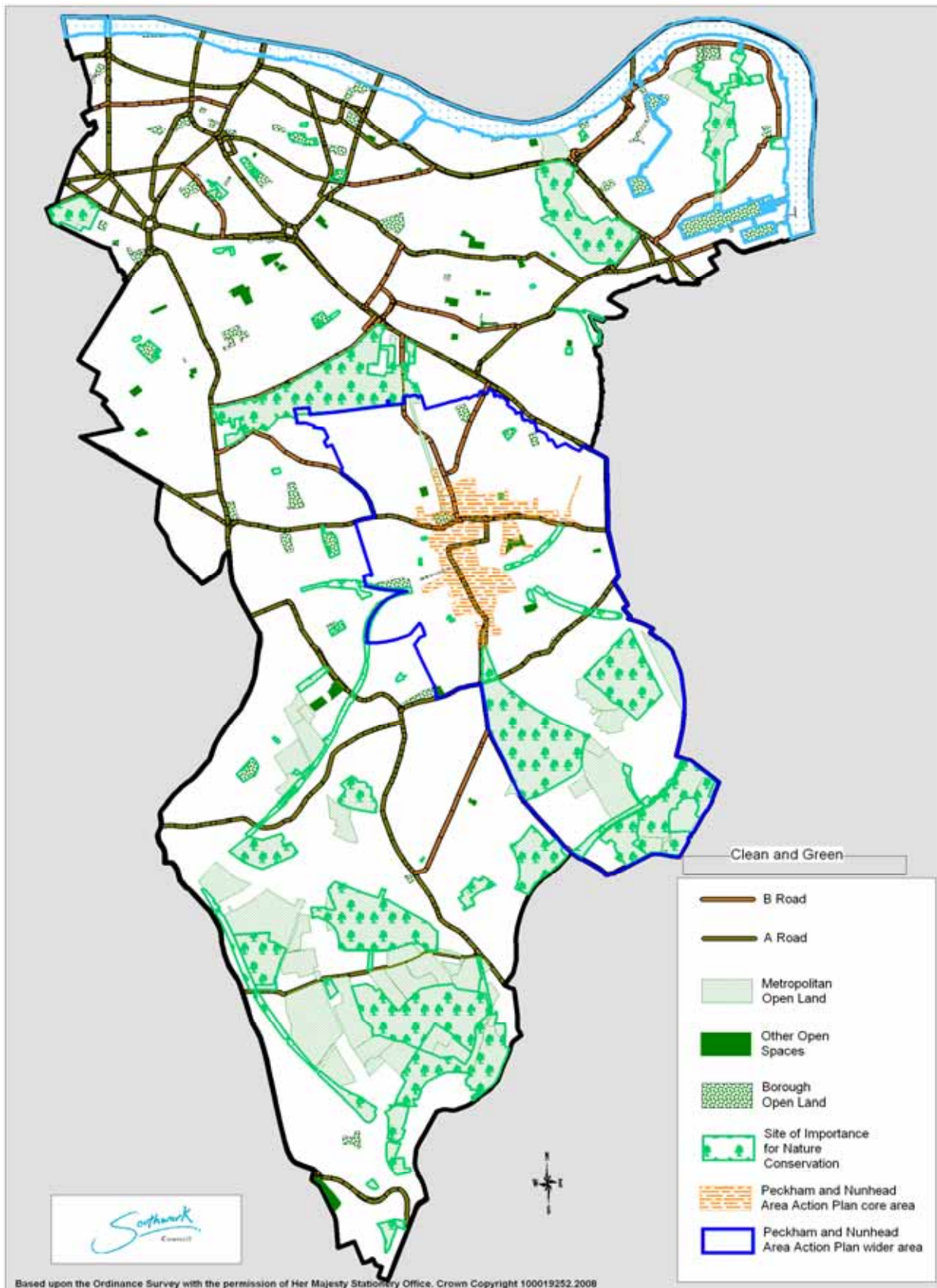
APPENDIX 5 NOISE MAP: PECKHAM



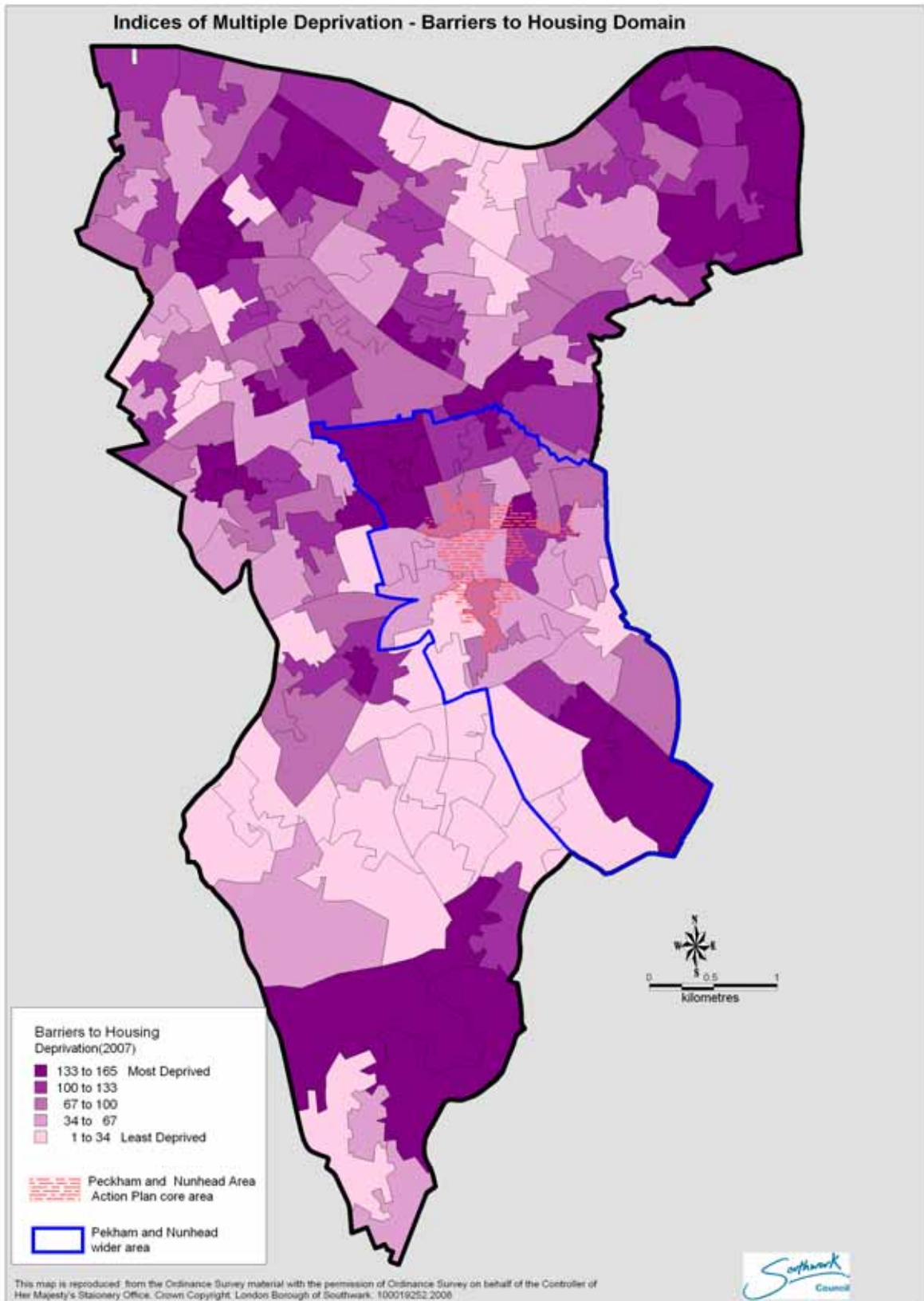
APPENDIX 6 INDEX OF MULTIPLE DEPRIVATION MAP: CRIME



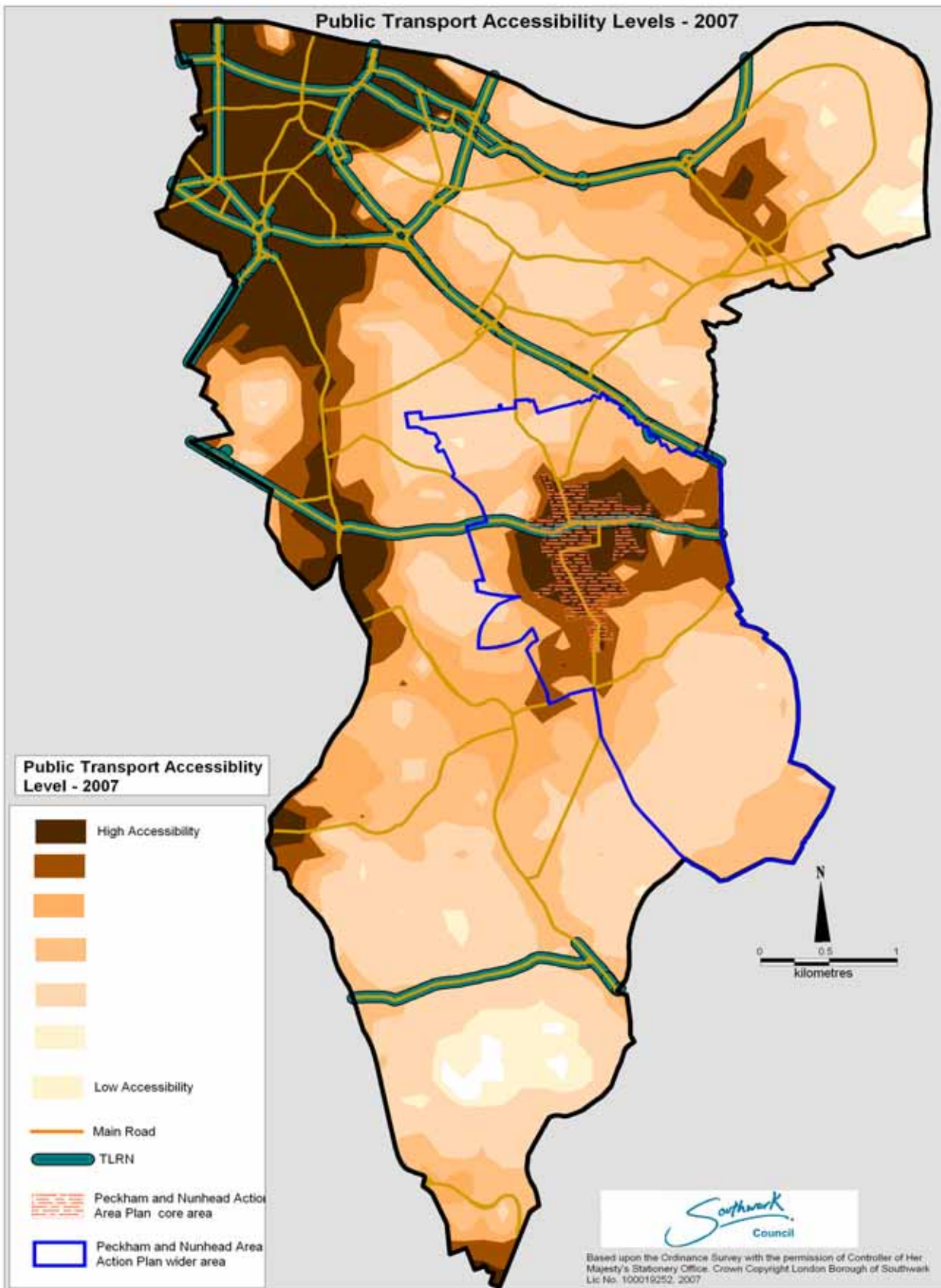
APPENDIX 7 OPEN SPACE DESIGNATIONS IN THE BOROUGH



APPENDIX 8 INDEX OF MULTIPLE DEPRIVATION MAP: BARRIERS TO HOUSING AND SERVICES



APPENDIX 9 PUBLIC TRANSPORT ACCESSIBILITY LEVEL MAP



APPENDIX 10 EXISTING CYCLE PATHS IN SOUTHWARK

