Camberwell regeneration
Supplementary Planning Document (SPD)

Public consultation report May 2013

www.southwark.gov.uk

Camberwell library and public space
Camberwell Green
Streets (highway improvements)
Pocket spaces (proposed areas)

Supplementary Planning Document (covers Camberwell Community Council area)
The proposed boundary for the Camberwell SPD
Contents

Introduction 4

Camberwell SPD 4

• Project summary
• Relocation
• Intended outcome
• Consultation status
• Project timeline
• Summary of 12 week stakeholder engagement
• Exhibition content

Stakeholder groups specific engagement 5

Consultation analysis 7

VISION (1) - Responses to asking should we update the SPD vision to cover the whole of Camberwell Community Council area or focus on the area where most change will take place?
VISION (2) – Responses to how can we improve this vision?
BOUNDARY - Responses to proposing that the SPD boundary covers the Camberwell Community Council area, do you agree?
DESIGN AND HERITAGE - Responses to asking are we covering the main design and heritage issues for Camberwell, or are there other things we should look at?
PUBLIC REALM - Responses to asking which public spaces need improving and how should they be improved?
TRANSPORT (1) - Responses to asking how do you prefer to travel around Camberwell?
TRANSPORT (2) – Responses to asking what sort of improvements would encourage you to walk or cycle more in and around Camberwell?
SHOPPING (1) - Responses to asking what sort of improvements in the town centre would encourage you to shop in Camberwell more often?
SHOPPING (2) – Responses to asking should we try to restrict the number of new hot food takeaways in the town centre?
BUSINESS AND EMPLOYMENT (1) - Response to asking what sort of employment do we need to encourage?
BUSINESS AND EMPLOYMENT (2) - Response to asking what sort of improvements do you think would help attract business to Camberwell?
ENVIRONMENT - Response to asking is there additional guidance that the SPD should include that is specific to Camberwell?
HOUSING - Response to asking are there housing issues specific to Camberwell that we should look at in the SPD?
COMMUNITY FACILITIES - Response to asking is there particular information on community facilities that the SPD should provide guidance on?
SPD CONSULTATION FIRST PHASE - Response to asking are there any particular issues that you think we have missed and that should be considered in the Camberwell SPD?

Respondents by email 36

Register to be kept informed 38

What happens next? 38

Appendices 38
Introduction

On 21 January Southwark Council launched the consultation of five projects as part of the £11m Camberwell Regeneration programme, this included the library and public space, the Green, the Streets, Pocket spaces and the Supplementary Planning Document (SPD). This consultation, which was held in conjunction with Transport for London and Lambeth Council, ran for six weeks, and closed on 8 March for all projects except the Camberwell SPD which ran for 12 weeks and closed on 12 April.

A summary of the five projects and further information can be found for each project on the website – www.southwark.gov.uk/camberwellregen

This consultation report is dedicated to the responses for the Camberwell SPD project. Please refer to the document Camberwell regeneration programme summary to read about the stakeholder engagement across all five projects during the consultation duration which can be found on the website.

A full detailed consultation report will be prepared as part of the preparation of the draft SPD for consultation. This will set out a more detailed summary of all the responses received on the SPD vision and issues paper, the full responses received, and officer comments on how the council have taken the comments into consideration in preparing the draft SPD

Camberwell SPD

- **Project summary:** The Camberwell supplementary planning document (SPD) will provide detailed planning guidance and information for the area covered by the Camberwell Community Council. This includes the Camberwell action area which is focused around the town centre and the area to the west of the town centre. The SPD will set out detailed guidance on how the policies within Southwark’s development plan (the Core Strategy, the saved Southwark Plan and the London Plan) should be implemented in Camberwell.

- **Intended outcomes:** At the moment the council is considering that the SPD will include guidance on a range of policies including: the Camberwell vision, design guidance for key development sites, how much housing, retail and employment use may come forward, design and public realm improvements. It will also bring together work being carried out by other parts of the council, providing a coherent and comprehensive framework for future development.

- **Consultation status:** In the process of preparing the early stages of the SPD, with a vision/issues paper planned for informal consultation from January to April 2013 to engage the local community and to identify the key issues that the SPD needs to provide guidance on.
• **Project timeline:** Following initial consultation in January 2013, there will be a further stage of consultation on a sustainability appraisal scoping report in early summer 2013. This is a formal document that looks at the issues in the area and sets out a baseline of information on Camberwell today, such as the amount of housing, levels of deprivation, and type of employment.
  - The actual SPD will be consulted on from September 2013 for a minimum of 12 weeks. The preparation of the SPD will take into account the comments raised through earlier stages of consultation. The completed SPD is expected to be adopted by the council in early 2014.

• **Stakeholder engagement:** To exhibit the SPD vision paper, and to request responses to the paper.
  - The timing of this consultation was for 12 weeks starting on 21 January until 12 April.
  - A new consultation will begin in summer for the sustainability scoping report, and a final consultation in September for the actual SPD.
  - SPD and the Green are to work closely together to ensure the SPD outcome does not contradict with that of the Green and library and open spaces.

• **Exhibition content for the library and public space:** one board showing the proposed boundary and photos
  - The design explained the project and the process of how the SPD is created through to approval. Nine issues were highlighted; design and heritage, public realm, transport, housing, community facilities, shopping, business and employment and implementation. The details map enabled visitors to see exactly the areas affected by the SPD.
  - Handouts – A 15 page colour document was available to explain the project in more detail.

### Stakeholder groups specific engagement to Camberwell SPD

The 1000+ database of individuals and stakeholder groups were categorised as follows:

- Southwark and Lambeth Councils – cabinet members, ward councillors, relevant project personnel and departments
- Residents and businesses
- Forums and networks
- Tenants residents associations
- Nurseries, primary and secondary schools within one mile radius
- Churches of all faiths within one mile radius
• Interested Parties database from the redevelopment of Camberwell Leisure Centre project
• Consultation respondents and those people that registered to be kept informed only.

In addition to the above, specific stakeholder groups with an interest in this project were kept informed by email and met with at exhibitions and at one-to-one meetings where SPD vision and issues paper (and the rest of the Camberwell projects) were available.

• **SE5 Forum** – meeting held on Tuesday 22 January
• **Friends of Camberwell Green** – meeting held on Wednesday 20 February
• **Camberwell Society** – sub group planning meeting held on Thursday 28 February

Specific invitations to meet at nearest exhibition

• **Southwark Pensioners Centre**
• **Parkside Medical Centre**
• **Magistrates Court**
• **Southwark Disability Association**

PowerPoint presentation written about Camberwell regeneration specifically aimed at eight to 16 year olds, and delivered by the group leaders of these organisations

• **Youth Community Council**
• **Scout Association – Southwark district (SE5)**
• **Southside Youth Leaders Academy**

In addition to the consultation carried out as part of the Camberwell Regeneration project on all five projects, the planning policy team carried out the following additional consultation and engagement, in accordance with the Statement of Community Involvement:

• Sent a mail out to everyone on the planning policy mailing list on 15 March 2013 to provide details on the Camberwell SPD workshop consultation event, and to provide details on how to make comments on the SPD.
• Ran a Camberwell SPD workshop at the South London Gallery on 25 March 2013.
• Presented and discussed the SPD at the Living Streets meeting on 21 February 2013.
• Presented and discussed the SPD to Planning Committee on 5 March 2013.
Consultation analysis

There were 51 individual comments on Camberwell SPD entered online with an additional 26 emails received. The respondents from three emails have been recorded and their comments included in the statistics and throughout the report. **77 responses in total.**

These are the questions asked on the consultation form. Please note that not all boxes were responded to which is why they do not all add up to the same amount.

1. Vision

When we start work on the New Southwark Plan late in 2013, should we update this version to cover the whole of Camberwell Community Council area or should we continue to focus on the area where most change will take place?

![Pie chart showing consultation responses]

**How can we improve this vision? Comments received**

- Incorporate mandatory cycle lanes
- Yes. Bring better shops into the area which now has too many betting shop and pawn brokers. For an area of high unemployment there should be more shops that could provide jobs to locals for example an Argos.
- Do include the estates to the north west.
- Consultation with owners. Less takeaways and more shops, not all eating places just because that pays more rent to a landlord
- Have community meetings, start discussions early.
- I support the vision, and for me there are four key priorities; 1) Transport - we need a Tube. The roads are too busy, and we are woefully disconnected compared to other parts of London, particularly those
as central as we are. 2) Antisocial behaviour - there is a disgusting amount of litter, and i’m sick of seeing people spitting in the street, or completely off their heads. 3) Aesthetics - there are some truly ugly buildings, for example the flats on Broome Way, that really should be demolished. 4) Businesses - we must support strong local businesses and higher end retailers; every unit that has opened recently has been a takeaway, a payday loans shop or a church.

• While I support independent business in Camberwell, I think this vision needs to be more pro-growth and pro-jobs. At the moment it reads as being small ‘c’ conservative - protecting what is there. What about more flexible small business space in the area? This would complement a ‘cafe culture’ and the creative community. Business growth doesn’t have to mean big chains, but at the moment it reads that we don’t want growth at all.

• Fast internet is an essential feature of life these days, so ensure internet infrastructure (cabinets etc.) is allowed for. Make 20 mph default and 30 mph the exception, and enforce!

• The Pocket Spaces require good quality surface treatment and should accommodate delivery vehicles only – try to remove car/pedestrian boundaries.

• We fully support the need for an SPD provided that there can be an assurance that it will not be over-ridden when actual planning applications come in. We believe that it will only be worthwhile if it centres on the whole of the Camberwell Community Council area while taking into account the interfaces with other areas. For example, cycling routes, traffic reduction, public transport, parking and pedestrian routes must take account of adjacent areas.

^ SLS-1: While we understand that the principal aim is to improve current shops, we feel that new retail provision may be appropriate to encourage walkable neighbourhoods. We feel that some retail is needed for the regenerated Elmington Estate in particular. An audit is needed of the walking/cycling access to local retail throughout the SPD area and identification of locations of under provision for communities. If more housing is generated in the SPD area than is currently envisaged, assessment is needed of retail provision. We would like to see mention of 20mph speed limits as part of the vision for a safer, more walkable and economically vibrant area.

+ Sustrans welcomes the proposal to reduce traffic congestion, and improve parking, safety and accessibility to and within Camberwell action area by bike, foot and public transport. Evidence shows that active travel is strongly linked to retail vitality. For example, research from the New York City Department of Transport showed that after new cycle infrastructure was installed, local shops experienced a 46% increase in footfall. By comparison, during the same three year time period, there was only a 3% increase in outer boroughs of the city.
Sustrans welcomes the proposal to incorporate all of the Camberwell community council area into the proposed boundary for the SPD.

^ Cllrs MW, NG, IW - Protection of our good pubs as community assets; Clamp down on sources of anti-social behaviour and noise nuisance;
2. **Boundary**

We propose that the SPD covers the Camberwell Community Council area. Do you agree with the SPD boundary?

![Poll Results]

- **Yes** 36 (47%)
- **No** 5 (6%)
- **Don’t know** 9 (12%)
- **Blank** 27 (35%)

**Any further comments on the proposed SPD boundary? Comments received**

- Vicarage Grove, Elmington and Sansom Street should be covered.
- SPD boundary should be broad as possible
- Keep it focused and central.
- Camberwell south of Peckham Road has a very different feel to the area around the Green and up Camberwell Road and I worry that this wider area could confuse or dilute that regeneration that is so needed in the action area. All work should, however, of course refer to wider activity.
- As long as improvements to Camberwell Green/ Denmark Hill area are not diluted.
- Focus on the Camberwell area.

**PRN** - The comment concerns the shared boundaries of South Camberwell, East Dulwich and The Lane wards. The comment is linked also with my objection to the boundary proposed for the PNAAP along the shared boundary of The Lane and South Camberwell wards. This locality is my local neighbourhood. It suffers from being divided three ways by these administrative boundaries which are derived simply from electoral ward boundaries created for administrative reasons. These boundaries are not coherent in planning terms, as the neighbourhoods are not at all divided in reality. I appreciate that there has to be a boundary for the planning document. But if the neighbourhoods are going to be cut arbitrarily by those boundaries, there needs to be, in each of the planning documents for these three Community Councils where they come together in this locality, a section acknowledging in planning terms the unity on the ground of, the Grove Vale shopping area, the Goose Green neighbourhood, both of which are integrally linked to and overlapping, the Bellenden neighbourhood. Please take these comments into account for both the Dulwich and Camberwell SPDs.
^ SLS-1: Yes. It is vital that Camberwell is considered as a whole and the quality of its links with the rest of the borough are assessed. It is vital too that full considerations is given to locations such as the shopping centres on Camberwell New Road as they are vital if sustainable neighbourhoods are to be created and shops and services can be accessed on foot and by cycle.

3. Design and Heritage
What aspects of the local character are important to you? This could be buildings, spaces, views or something else.

Comments received

• Victorian buildings, the green, the leisure centre and the diversity of people and interests reflected in the environment.
• Buildings.
• Built density, quality and detail of buildings on Church St. - please remove clutter inc. lighting and clean up. Continuation of this into the Green/ Datchelor/ Artichoke and Grove Lane.
• Open spaces for temporary events ie. Farmers markets. Also - small areas currently underused like old car parks on wren road should become community food growing ventures.
• Protect and enhance the high quality old and new buildings, connect open spaces. transport integration and much greater foot, cycling and road permeability through estates and private areas. Manage the traffic better.
• Reduction of dilapidated buildings, increase space for pedestrians, integrate communities.
• The buildings, St Giles Church and the tree lined roads in the area.
• Heritage look.
• Heritage is important, but can be integrated with newer designs.
• Keep the Georgian and Victorian buildings.
• New builds and regeneration to compliment / reflect the rich history of Camberwell.
• I think more should be done to promote better design and better maintenance of buildings, whilst protecting the heritage.
• Victorian buildings, the green, Peabody Estate.
• Art culture, art galleries and art shops.
• Ensuring that some of the older buildings are preserved whilst new buildings are constructed in a tasteful and green way.
• Buildings and views. Camberwell is blessed with many fine terraces and individual buildings, chiefly from the 19th century. Their appearance is greatly marred, particularly within the conservation area,
by intrusive and inappropriate commercial fascias. Much more control needs to be exercised over these. A depressing number of buildings in the centre are poorly maintained. They are dirty and with vegetation. Can the Council exercise some control here too? As regards views, various large new developments are currently proposed. I think that insufficient regard is being paid to their impact on existing views of the centre.

- Buildings, retaining the unique features of the area and keeping its identity.
- Beautiful old buildings.
- The art and murals, the Georgian buildings, the Green, the fresh-looking vibrant independent shops.
- The Victorian buildings and interesting skyline. The Green. Small independent retailers and excellent restaurants such as FM Mangal and Caravaggio.
- Period buildings, such as the Camberwell Green Surgery, as well as updating/modernising Camberwell Green park space to make it feel more like the heart of the community.
- Architecture on Camberwell Church Street and around the Green.
- The lovely brick buildings such as those near the green, the baths and the Peabody flats must be preserved, and some of the architectural travesties that surround them demolished and rebuilt in a more sympathetic style. We should also make more of the wonderful open spaces and parks.
- The architecture of the existing buildings needs to be protected and enhanced/restored. But I am not opposed to high quality new modern developments, as I think our city has always seen new and old co-exist.
- There are some attractive older buildings, but its sometimes difficult to see these.
- Conservation areas. Architecture.
- Mixed community, supporting lots of different sections of community. Welcoming not exclusive.
- The Green, the Georgian architecture, the Hermits Cave, Sophocles, and Cruzon - all important local history.
- Buildings.
- A former president and former editor of Camberwell Quarterly (Tony Wilson) once suggested lighting the surgery (former bank), Haskols (former bank) and turret on South/West corner of Denmark Hill/ Camberwell New Road by floodlights to create a focus on the area. I think this is a good idea.
- Facades of old buildings, green spaces and public amenities e.g. library and transport.
- The Camberwell Beauty (Butterfly) The Clock Tower.
- View of St Pauls from Camberwell Road, Victorian heritage of Camberwell Green and surrounding buildings, Georgian heritage of Camberwell Grove and Grove Lane.
• Buildings, spaces - communal areas for seating, exhibiting art, children to play in addition to the playground on the green. I believe communal areas can have a benefit to how people interact and respect each other without this it is very difficult to move forward as a community together. The architecture of some of the buildings is very good but needs cleaning up to fully appreciate.

• Buildings and green spaces.

• Victorian and earlier buildings. Pubs such as the Hermit’s Cave and the Tiger. Buildings of historic interest e.g. the snooker hall and Nollywood's nightclub (former music hall). Camberwell College of Art and artists’ studios/galleries.

• Keeping out large retailers who push up the prices. It is a town, which in which the community thrives. Bring in large chains, and that will be lost.

• Maintaining the historic buildings and strengthening enforcement action within a conservation area.

• The older buildings, especially on Camberwell Church Street, many of which are run-down or have horrible shop fronts which ruin them. Owners should be made responsible for up keep.

• I value the international and individual feel about it. I was sad when the shops in Southampton Way changed all their shop fronts to look more or less the same. It was nice when each had done themselves in their own way, some hand-painted and reflecting the culture behind it, e.g. Little Ochie. Now it looks smarter but has lost some character and it feels like someone on some committee said that it wasn’t good enough before (probably for their house prices). It’s a bit like when the turned the Glanville Arcade in ‘Brixton Village’ and it now serves trendy tourists to the area with things local people can’t afford. Please don’t do the same to Camberwell.

• What’s important to me are areas of open space, including minimising tall buildings and keeping open green spaces open. The older parts of Camberwell are critical in perceptions of the area - more emphasis needed on these.

• The main frontages on Camberwell Church Street and Denmark Hill to be upgrades with grants to retailers (see Leyton High Road and Marylebone High Street).

• The Visions and Issues Documents has the sentence, “Some of the types of things we will look at providing guidance for are how to improve shop fronts,...”. I heartily applaud this. I have taken a particular interest in the shop fronts within the Camberwell Green Conservation area. The area is blighted by shop fascias quite out of keeping with the character of a conservation areas. The features I have in mind, which are sometimes combined, include: protruding internally illuminated boxes, garish colours, great size, partial covering of pilasters and other architectural features. I attach, for example, a photo of Morley’s at 58 Church Street which exhibits several of these features, marring a building which is one of the most attractive individual buildings in the conservation area. It is my impression that many of the current fascias ought, under the law, to have been the subject of planning applications but have not been. I believe that the SPD should put much more emphasis on improving the situation through stricter enforcement of the planning legislation.
I note that there is no mention of the ‘churches’ that are a plague in the area and cause so many of the retail shop front design issues – i.e. signage, lack of investment and gaps in active frontages. No doubt few of these have planning permission from their conversion from B1 or A1 to D1 space. Many of the churches cause noise disturbance and other nuisance (such as all-night ‘vigils’) which a planning permission would have restricted, for example in conditioning loud-speaker equipment and music levels to an appropriate level, having regard to the ambient noise level. You should identify in the documentation that the enforcement team will take active steps to approach this problem (and other signage and shop front degradation in the town centre – many signs are over ten years old and need investment), as well as the above complaints, including working with Lambeth council which has allowed a similar proliferation. The town centre will then benefit from a refreshment that will be instantly noticeable.

^ Cllrs MW, NG, IW - We also need powers to get private owners of historic buildings to clean them up and maintain in a good condition

Are we covering the main design and heritage issues for Camberwell? Are there other things we should look at?

Any further comments about design and heritage? Comments received

- Opening up spare spaces for community food growing - lots and lots of people would like to be involved.

- The shops on Camberwell Church Street are becoming disgusting with meat shops and strange fruit and vegetable shops. Too many mobile shops and payday loan premises. It is beginning to look like Peckham High Street which is truly awful.

- I think that there should be displayed photos around Camberwell that give people an insight into the area’s history. Photo’s and fun facts should be on display around the city centre. It would make us proud to be Camberwellian.

- You need to stop betting and pawn shops opening in an area with high amount of low incomes.
• More could be made of exploring Camberwell as an arts centre - it needs a central place for engagement in arts.
• There should be stricter controls on the appearance of shops etc., some are truly shabby
• Would like to limit the number of cheap / hot food style outlets. Could we do more for pop up shops?
• Community elements would be included more, e.g. how can the new library encourage use of the Green?
• The Snooker Hall in Camberwell New Road is a disgrace and must be renovated. I would like a crossing point from Love Walk to the other side of Denmark Hill.
• The Camberwell Beauty (Butterfly) The Clock Tower.
• Council flats in the area should be looked after.
• Conservation areas are needed.
• The quality of materials/street furniture to be high. Bellenden Road is a move in the right direction and should be copied at Camberwell.

4. Public Realm
Which public spaces need improving and how should they be improved?

Comments received
• The Green, the underused streets. More pedestrianisation, trees and seating areas. More space for community activity such as market stalls, children’s’ events etc
• The cycle lanes are not good enough. Mandatory cycle lanes are required.
• Camberwell is not simply a traffic cross. The pedestrian axis from New Road (and hopefully a re-opened station) through the Passage and the Green to Elmington should be a ‘raised’ shared space. The library should respond to this. Camberwell Church Street has integrity and needs decluttering and pedestrian enhancement with physical spurs to Artichoke and Datchelor.
• Main crossroads - pedestrians need to come first - the road is far too wide. Area outside the Tiger pub could be really great open urban space. Wren Road could also be very interesting if no cars down there - possible extension of markets etc.
• Uniformity. Please choose a striking new paving design and blanket the streets in it. Give the area a strong, unique and interesting identity. It can do amazing this paving - just look at how well known the Copacabana swirls have become.
• Better footpaths and less traffic. Pedestrians cannot cross roads without being at risk from cars, buses and rogue cyclists who do not take any notice of the traffic lights.
• as per pocket spaces.
• The Green itself needs improving, maybe with some more small flower beds.
• Artichoke Place, Camberwell Green and Datchelor Place.
• Camberwell Green - its forbidding and unsafe.
• Butterfly Walk could be improved and the area around here. Move the bus stop to allow free passage of pedestrians.
• I’d like the Green to be more visible (fewer trees).
• Camberwell Green in particular.
• All of them are awful. Butterfly walk and the bus stop outside are unsightly.
• The Green, the roads (there is too much clutter on them), the shop fronts (no more neon signs etc)
• The area in front and to the side of the post office. If the post office is to stay then I’d like to see seating, trees and attractive paving.
• The main retail areas - Butterfly Walk, Camberwell Church Street and southern Denmark Hill - should be given a makeover! Camberwell Green park, Lucas Gardens should be made to feel safer and more accessible.
• Green.
• I support the Camberwell Green / Streets / Pocket Spaces proposals.
• Camberwell Green isn’t big enough to be a destination park, it needs to serve the public buildings/ shopping facilities as a supporting function: with attractive places to sit.
• Lighting in public spaces e.g. Brunswick Park to enable longer hours of use.
• The green, the area at the back of Butterfly walk.
• Camberwell Church Street is very cluttered and congested a wider pavement would help this.
• The Green, pavements, maintenance of street furniture.
• Denmark Hill shopping area is extremely unwelcoming.
• Camberwell Church Street. Public buildings need a facelift.
• Artichoke Place, Grove Lane onto Camberwell Church Street
• Camberwell Green - hope we can have hanging baskets, maybe a cafe.
• Most public spaces. As well as the town centre, the area around the Elmington estates would benefit from new paving and pavement widening/road narrowing and planting of more trees.
• Lucas Gardens - badly needs its playground updated and needs to look at the best way that people can enjoy the green areas as well as dog owners letting dogs off lead. Why are ‘older’ children using the kid’s playground for football? Stiffer penalties (and promotion of such) for littering and not cleaning up dog mess. There is a space on the corner of Vestry Road and Peckham Road (opposite side to Lucas Gardens) can this be revitalised? It’s empty at the moment and overgrown but it does have a shelter beneath it with an entrance on the ground making it a bit dangerous as it is.
• Coldharbour Lane, Camberwell Green especially.
• Main shopping streets need a better range of independent shops, with far fewer fast-food outlets, betting shops and payday loan shops. But the council has little or no control over this.
• Camberwell Green, Area in front of the leisure centre. I need more lights, I don’t trust the Green at night.
• Camberwell Green could be improved.
• I would like there to be a more efficient way of crossing the big junction at Camberwell Green because it takes more than five mins to cross the road sometimes and there are a lot of traffic fumes. I would also like the pavement to be wider on Camberwell Church Street on the bit past Lloyds Bank because it gets too crowded and dirty on that one bit.
• Camberwell Green. More events, continuing its improvement through attention to litter, improving plants and grasses. Greendale needs preserving and not building on. See my blog – keepinggreendalegreem.tumblr.com. More focus on green spaces. I want to see more informed management of grass verges (see http://www.plantlife.org.uk/roadvergecampaign/) and other green areas which get overlooked.
• Pocket Spaces/ empty sites.

^ SLS-1: The plans for the streets of Camberwell are very good as are the proposals for the pocket spaces. On the basis that not all will be developed in the current regeneration scheme but that all of the pocket spaces in the area are worthy of improvement, we would like to see the SDP consider how the full programme can be undertaken.

We also feel that Daneville Rd should be included. It seems appropriate to include it when it could be the walking/cycling spine that connects Grove Lane, Wren Rd and Orpheus St and has been the focus of so much confusion in the past.

+ SUSTRANS: In relation to the public realm, Sustrans supports design which encourages appealing public space, together with improved pedestrian permeability and connectivity. We advocate that any pocket of unused or underused public space should be reclaimed to help re-knit the social and physical fabric of Camberwell. Sustrans’ DIY Streets team is delivering a similar project on Peckham Rye, by focusing on an urban corridor and ‘reclaiming’ a series of pocket places’ for people.
How could the experience and identity of Camberwell be improved through changes to its public realm?

Comments received

• Less traffic, more pedestrian activity, more greenery.
• Improve air quality and reduce congestion by encouraging cycle lanes through the provision of segregated cycle lanes and cycle parking.
• Camberwell has intact pockets of organic growth and had adopted modern demands of mass use imposed without much urban consideration of wider consequences. Generally the public realm shows a lack of care/ maintenance and destroyed physical connections through poor planning decisions. This important regeneration proposal needs to do more and aim higher to respond to the latent quality and not impose surface fashions or continue the recent imposition without due quality of thought and design.
• Bring better shops into the area which now has too many betting shop and porn brokers - for an area of high unemployment there should be more shops that could provide jobs to locals for example an Argos.
• Behind the main roads there are quite good pedestrian connections - on the way are several small spaces that could be opportunities for small community groups to colonise and set up food growing spaces. For instance the footpath between Camberwell Grove and grove lane from Lettsom estate towards Denmark Hill station, directly in front of Grove & Hull Court.
• Green traffic free areas.
• Some of the side roads are not pedestrian friendly.
• It wouldn’t look so run-down and dingy. Use bright colouring! It would give me some neighbourhood pride!
• Establish more apparent identity and which distinguishes from Peckham and Brixton.
• Improve access to the area by removing bus stops to areas where there are less crowded. Try to incentivise new businesses and restrict betting shops in the area.
• It is seen as a place full of buses.
• It could become a destination for arty types in South London.
• Retailers could be encouraged to paint up their shops and tidy up the frontages - not spill out over the pavement.
• Make the Green nicer and not just a busy junction.
• Improve the appearance of buildings and improve air quality.
• Camberwell should be somewhere that people spend time rather than try to pass through as quickly as possible.

• It seems like a staging post at the minute and by opening out the various one way routes and linking some of the dead end streets you might have a more coherent centre that people want to stay longer in.

• Encourage more shops and less take away chicken shops! A community centre or art gallery/ cultural heritage centre.

• Improved right time frame.

• The Camberwell Beauty (Butterfly) A Clock Tower.

• The surviving Victorian heritage is Camberwell’s biggest asset; the public realm improvements should be sympathetic to this and tie it together, for example through the use of Yorkstone paving and traditional, elegant styles of street furniture. Recent improvements to Herne Hill town centre give a good example. Also, decluttering as much as possible.

• More pleasant through trees and pedestrian areas. Ease of access on footpaths which are very congested - makes it a bit dangerous if you are walking with small children. Cleaner shop fronts. The people of Camberwell need to be pulled together, there are a number of different ‘types’ of people from art students to working people to people experiencing poverty - we need to find some common ground or at least remind people that it’s important.

• Shopping and business within the area, especially restricting betting places and weir people in the area.

• By keeping the library in the heart of Camberwell rather than siting it in an obscure corner next to a magistrates’ court.

• Better parking facilities would encourage shoppers, and thereby encourage better shops.

• I don’t really understand this question. I think people who live here know Camberwell’s identity - it’s a melting pot with a strong sense of community where people from completely different countries and walk of life mix with each other pretty well. People who don’t live here think it’s a bit gritty and grimy but they don’t live here so I don’t care what they think. I like it.
5. **Transport**

How do you prefer to travel around Camberwell?

- **Walk (32)**
- **Bus (25)**
- **Cycle (20)**
- **Car (2)**

What sort of improvements would encourage you to walk or cycle more in and around Camberwell?

**Comments received**

- Less traffic, wider pavements.
- Provision of segregated cycle lanes and cycle parking.
- I cycle and walk out of Camberwell, this regeneration proposal may address this.
- Removal of groups of people outside betting shops asking for money.
- I am encouraged enough but a less dangerous main junction would certainly help others - especially the people in wheelchairs and difficulties with mobility.
- More permeability through estates and private areas. Link the green spaces and encourage open access. Camberwell seems to be dominated by hospitals, campuses, Salvation Army and public and private estates. We need clear ways through these areas. Tear down the walls and fences open it up and encourage, or even pressure through planning, a coherent theme so that private areas use the same treatments as public areas giving an area identity that we can be proud of.
- Wider pavements, cycle lanes, some bikes parking.
- Wider footpaths and no more cyclists in the area, they are dangerous.
- More frequent crossing times at the light controlled crossings often bad on a trunk road.
- Make some of the side roads pedestrian only e.g. Wren Road.
- Less traffic.
• More pedestrianised areas. Speed limits. Residential area has been taken over by a motorway feel.
• More cycle lanes.
• Bike lanes, more picturesque scenery.
• Widen cycle lanes/footpaths in the area around Camberwell Green/Denmark Hill.
• More guidance for cyclists at the Green junction.
• Less cluttered pavements, better crossings.
• Move the bus stops outside butterfly walk.
• A right hand turn from Camberwell New Road to Warner Road that can be done safely. Fewer speed bumps.
• Widening the footpath between St Giles Church and Camberwell Green.
• Wider, cleaner pavements, well-lit passages.
• Walking - I worry about the air quality. Quicker safer crossings would be valuable. Bus - takes too long due to traffic, and it's ridiculous that we have to pay a second bus fare to change buses, there should be a transfer ticket system. We need the Tube.
• None - I already walk.
• More designated cycle paths.
• Wider pavements around the beginning of Camberwell Church Street especially the south side which is always blocked by the bus stop passengers and winos using the small alcohol shops there.
• Wider pavements around the beginning of Camberwell Church Street especially the south side which is always blocked by the bus stop passengers and winos using the small alcohol shops there.
• Sort out the crush at the Bus Stop at Wren Road.
• Pavements widening and bus stops near the Green. Easier crossing of Denmark Hill.
• Cycle lanes.
• Wider footways, more seating and better cycle racks.
• Cycle Hire Scheme, improved pedestrian crossings.
• I usually cycle or walk.
• Wider streets for walking with more greener spaces.
• Less crowding around bus stops.
• More cycle locking spaces.
• Better pedestrian crossing (e.g. less car priority). 20mph limit.
- **Cycling** - If the roads were resurfaced, they are currently awful. If they were wider as some drivers are dangerous. Priority should be given to cyclists. It would be great if there was a separate Cycle Superhighway for bikes, especially going down Walworth road to Peckham.

- Better pavements, fewer drunks.

- Implement Cycle Superhighway; have staged traffic lights for cyclists. Re-open Camberwell station to reduce traffic congestion. Reduced train connections to central London need to be addressed.

- A quicker way to get across Camberwell Green crossroads. This would encourage me to use Myatt’s Field park more with my daughter but I hate crossing the crossroads with her - it takes ages and there are too many fumes. I would love the Barclays Bike scheme to be extended to here, and the congestion charge zone, because air pollution is an issue.

- More pedestrian walkways.

- Better paving – get rid of Tarmac!

- Following your requests for input I would like to suggest immediate practical consultation on the construction of an underground tube station in the unsightly space beside the railway bridge near Camberwell bus station. Use of the Overground rails as a transitional or even final solution to the saga of the much sought after tube connection could be realized very fast with an adjustment to the development plans for Elephant and Castle with an access to the Bakerloo line trains coming from Camberwell. It should not be difficult, emulating the District line, to construct an extension to the Bakerloo line that does not take 7 years to build but could be done very fast while simultaneously smartening up the bus garage area and delivering the much needed new tube link BUT OVERGROUND AND USING EXISTING RAILS AND CUTTINGS. THIS WOULD WIN YOU THE NEXT ELECTION! An alternative would be to connect the new Denmark -hill station to the Bakerloo line - even less expensive, because it would mean ONLY creating the access for tube trains at Elephant and Castle, and using new Denmark Hill station and the existing rails. The only problem I see is the fact that MAYBE the railway gauge of the tube is different from the Overground tail system...is it?

^ **SLS-1**: The border roads with Lambeth remain very intimidating owing to high vehicle speeds. The whole of West Camberwell and especially Denmark Rd feels unsafe for cycling. A 20mph zone needs to be created in this area and especially along Denmark Rd which is both a border road and a cycle route.

Southwark Living Streets strongly shares the Council’s vision for a Camberwell that is well connected for those on foot and those who cycle. These low cost active forms of travel offer benefits to social inclusion, personal costs of travel, physical and mental health and climate change. Much of our comments, therefore, are focused on creating links between the different parts of Camberwell, encouraging an environment where people shop locally on foot and by bicycle with enormous benefits to keeping wealth within the area and promoting local and typically independents businesses.

We would, therefore like to suggest the following issues and locations where the SPD might focus to promote walkable and cycleable and economically successful neighbourhoods.
1. The Regeneration of the Elmington Estate.
We feel that planning policy guidance is needed to ensure that active travel and a walkable neighbourhood is embedded into the Elmington Regeneration. We were disappointed that in the first phase of the redevelopment opportunities were not taken to rethink the purpose of the existing roads and especially Edmund St. Guidance is needed to a) ensure that through vehicular traffic is discouraged and b) local shops and services are created to ensure that people make journeys on foot and cycle for essentials and that c) easy, safe, direct and quiet routes exist to shops in the town centre of Camberwell and the local centre of Southampton Way.

We still believe that there is strong potential to re-route LCN+ Route 23 away from the extremely intimidating Wells Way and create a quiet route along Edmund St and across Burgess Park aided by filtered permeability on Edmund St which would be of advantage to cyclists, pedestrians and the new residents alike. Thought is also needed as to how to create a large crossing area/space from the regenerated Elmington Estate into Burgess Park (potentially similar to that proposed between Camberwell Green and the pedestrianised area of the Magistrates Court).

2. Camberwell New Road Shopping Parade.
We believe strongly that encouragement should be given to the Camberwell New Rd as a local shopping centre. Enormous numbers of people live on either side of the New Road and encouraging shopping on foot and by cycle can help to create a more walkable and liveable neighbourhood. As well as encouraging the retention, development and expansion of retail in the area, we propose that walking and cycling routes are created in and around this area as follows:

• between Myatts Fields and Burgess Park.
• Camberwell Town Centre and Kennington Park via Bethwin Rd and across John Ruskin St.

3. Links.
We are keen to see the following additional walking/cycling links envisaged in the SPD:

• Denmark Hill Stn to Peckham Rye Stn.
• Sceaux Gds/ Camberwell College of Arts/Lucas Gardens to Burgess Park (see comments about Edmund St above).
• Ruskin Park and the newly improved Greendale.

>WWRTA – We call for the retention of the existing designated cycle-routes in the area that were in the previous UDP and call for an expansion of this network.
6. **Shopping**

What sort of improvements in the town centre would encourage you to shop in Camberwell more often?

**Comments received**

- Wider pavements, more pedestrianisation, wider range of shops and services.
- Provision of segregated cycle lanes and cycle parking.
- Market/ Independent/ international/ deli/ choice of supermarket/ coffee/ breakfast/ gastropub...
- Better shops, visible security so I feel safer.
- The encouragement of independent retail and food outlets - the mix at present is not too bad but with urban improvements please don’t let the big brands move in - it will lose its charm.
- More high quality shops. A deli for example. A university art shop maybe where students can sell what they produce at the art school (furniture, ceramics and illustrations).
- Wide range of shops - cheap food shops are great but too many expensive corner shops and takeaways. More cafe's or place to take a break.
- More shops like Sophocles bakery and the fruit shop next door. NO MORE butchers, phone and cheap takeaways shops.
- Wider variety of shops.
- Do away with some of the Betting shops and Money/Pawnbroker shops and encourage more shops selling the essentials in life, there is now nowhere to buy shoes.
- A shopping centre, with shops like: New Look, Dorothy Perkins, Marks & Spencer, Evans, whilst still keeping its range of ethnic retailers like the Greek, African and afghan shops.
- I am all for freedom of choice, but do not support having more than one: Betting shop/Payday Loan shop. More markets and events on the Green. Butterfly Walk does not work. This will eventually be knocked down and redesigned to support a community destination but I don't imagine this will happen in my life time.
- Less/better control to stop chain shops, betting shops and pawn shops.
- Less betting shops. More local crafts and opening for local makers.
- More shops, more local shops, less chains. An emphasis on sustainability and ethical products.
- Less betting shops and more restaurants and quality shops including deli’s, children’s clothing shops etc.
- Clean streets, leafy streets.
- get rid of card corner!!!!. Less buses, less chicken shops.
• I would like to see a small branch of BHS or Marks & Spencer.
• Better quality shops, perhaps a couple of high street names but not too many as independent boutiques and retailers add unique character. Would like to see more upmarket clothes, homeware, food and gift shops.
• Better shops.
• We need to stop turning units into churches as they eliminate opportunities for other valuable uses such as cinemas. We need to attract higher end shops. We need to reduce the number of chicken shops and takeaways. The number of PayDay Loan shops is just disgusting, they should be banned, or at the very least restricted in Camberwell.
• I don’t think I will ever shop a lot in Camberwell, but a few more quality independent shops might do it but mainly my interest is in leisure/convenience.
• More independent shops.
• Cleaner streets. Not having to negotiate round large rubbish bins.
• Stop giving planning permission to betting shops and corner shops, Camberwell does not need anymore, it needs more attractive street scape and a cleaner environment that people might respect more.
• Variety of shops, support local businesses.
• A book shop! Loan me the money and I’ll open one? ;-)
• Better Saturday market.
• We cannot sustain all the shop units in Camberwell etc., Changing some shops into residential would help.
• More interesting small shops, less takeaways. Waitrose or Marks & Spencer!
• Free car park for the big shop.
• I like the independent shops and restaurants. Camberwell is well served for restaurants and cafes, but shops are still dominated by betting shops, pawn brokers and nail salons. I would like to see a wider variety of shops, Camberwell could even become a shopping destination known for small independent shops. The farmers market is great, and should be expanded.
• Better range of shops that are NOT pound shops or hairdressers / nail salons - the food is fantastic as it is. I realise this is a financial concern, but Camberwell, I believe, has the potential to attract a wider range of small shopping - there were some on Denmark Hill but they have closed down. What can be done to sustain these kinds of shops in Camberwell?
• Cleaner shops, some design and decoration shops as well and book/music shops. More cultural please!!
• I shop in Camberwell as far as possible but range on offer is very limited - e.g., no book shop, pet shop or wine merchant’s. Morrisons supermarket is thoroughly depressing. Too many good shops (e.g., Paul’s Olive Shop, Wing Tai supermarket) have closed.
• Better management of bus queues to enable walking. Signs saying what shops are where. More independent shops. Increased variety of shops.
• Faster changing traffic lights for pedestrians. A market. Less chicken shops. More recycling facilities. And a plastic bag ban in Camberwell.
• NA - already do most shopping there.
• Better parking and decent shops.
• Less takeaways, better quality shops, tidying the place up, better pavements.
• Same - the bit about the crossroads. I’m surprised there is no good afro hair and cosmetics shop in Camberwell - I often go to Peckham or East Street instead for this reason.
• Impose design constraints on shop fronts, i.e. reduce cheap and garish signage. More support for independent retailers. Camberwell needs a big statement of some kind a building or a major venue. Camberwell needs to be a destination and not just a crossroads, for people from other areas.
• Good quality streetscape – nobody wants to visit an area that looks run down.
• Camberwell has enough down-market hot food joints - it needs more upmarket eateries and that would hoist the rest of the neighbourhood too. So, no more planning permissions for hamburgers and chicken wings, no more planning permission for placed that will require rubbish facilities on the pavement. That would make an amazing difference if flanked by a policy of ensuring the environmental health officials clamp down on rubbish management - you should ban street rubbish stockage. It is so obvious I’m almost embarrassed to write it. The filth on the pavements is unacceptable, but you have allowed it to persist by not disciplining the food outlets - just look at the new restaurant on the corner of Camberwell Grove and imagine how it will smell in summer. At the same time, maybe fix the drainage of surface water when it rains and the fact that there are gutters offloading water of all kinds directly onto pavements!!
**Should we try to restrict the hot food takeaways in the town centre?**

![Pie chart showing the responses to the question.](chart.png)

Yes 40 (52%)

Don't know 3 (4%)

No 5 (6%)

Blank 29 (38%)

**Any further comments about shopping?**

**Comments received**

- Buy existing retail/ convert library to low rent with restricted use. Independent/ international/ deli/ choice of supermarket/ coffee/ breakfast/ gastropub.
- You also need to restrict the betting shops and porn brokers.
- No more betting shops please.
- And restrict betting shops.
- Camberwell is good for essentials but not much else.
- There is not really any decent cafe’s with outside seating in the main shopping area.
- The shops should be encouraged/forced to create better signage, such as the corner of Camberwell Green (e.g. Noodle City).
- Depends on the quality - would prefer if you limited gambling shops that increase social exclusion. Link up to Camberwell College of Arts and allow students to sell in pop up shops.
- Restrict betting shops.
- On hot food takeaways, and indeed cold food takeaways and cigarettes, what is needed is stricter control of littering.
- Maybe a maximum quota for types of take-away would encourage more diversity.
- Yes, we can to stop junk food outlets. But Camberwell is a bit of a foodie destination, and we don’t want to do anything that will stop that!
• I would like to see such outlets fined for litter left outside their premises even if it is dropped by customers.
• Restrict fried chicken shops and betting shops.
• The main problem with the takeaways is the litter they produce; I’m sick of walking to work through chicken bones and discarded packaging.
• Please also find a way to drive pay day lenders out of our town centre!
• Restrict pawnbrokers and betting shops.
• Make sure you restrict the number of betting shops they are a bigger menace that the takeaways.
• No restrictions encourage good things rather than discourage bad things.
• Restricting betting shops and loan shops would be better.
• Rather restrict pound shops and hairdressing.
• This is incredibly important, not only for the image of camberwell but for public health, especially children. There is already a huge amount. Camberwell needs organic and healthy food moving in.
• Need fewer betting shops, there are too many and there are always slips littering town.
• ABSOLUTELY. Bad for litter, bad for regeneration and investment, bad for populations’ health.
• Actually yes, because i’m sure some people just use them because they are there, and they are terrible for people’s health, especially children.

^ Cllrs MW, NG, IW - Limits on the number of fast food shops; Restricting the number of off-licences, unhealthy takeaways, betting shops and pay day loan shops in Camberwell, and encouraging a more diverse shopping experience.

7. **Business and employment**
What sort of employment do you think we need to encourage?

**Comments received**
• Small scale live/work activities e.g. trades people, craftspeople.
• Community pubs.
• Creative/ Design/ Retail/ Art/ Start-up …
• Meaningful employment for long term unemployed.
• Local skills in food growing, adult and youth education facilities and practical skills workshops.
• Freelancers, Technology and creative professionals soon to be priced out the centre. Set up hub working and create some large innovative cheap spaces that small start up companies can use. Look at what Lambeth has done with Atlantic market for example. Encourage in the innovators from the east and Old Street.
• Permanent, skilled and well paid.
• Workshops with apprentice training.
• How about R & D, Technological Plants.
• More retail jobs. Most youths would having one, helps them to gain responsibility and independence.
• The youth/school/college/uni leavers are struggling more than ever. We need to put structures in place to support employment in these areas.
• More jobs for everyone, but also small affordable workshops for small artistry businesses and more opportunities for young people.
• Sustainable, living wage.
• Design, art
• Private enterprise.
• A range of employment that is going to benefit those residents of all ages and particularly those lacking in qualifications.
• Arts, creativity, youth.
• I’m not sure, but preferably those which will offer employment to young adults.
• Arts, culture, education, youth and community.
• Many charities seek a central location on a budget and I think that camberwell could offer this, particularly if transport links to Waterloo and to Westminster could be improved. There are many units along Camberwell Road that could be converted into such offices.
• I would focus on using small or under utilised premises for creative industries/start-up space, not necessarily right in the town centre but nearby.
• Retail/hospitality is also obviously important in terms of bars, cafes and shops.
• Knowledge-based/ small scale crafts.
• Local entrepreneurial. Links to road arts and culture sector.
• Not enough information to know.
• More professional.
• More variety, but what can you do?
• Public services, charities.
• Any and All.
• Small business, community work, social enterprise.
• Healthy shops with organic food. More trendy business for your people/ professional.
• Third sector projects. Getting the youth off the streets and into activities, whether this be radio, theatre, gardening or painting.

• Youth Work and mentoring. And help for small independent businesses to survive the recession here so that every nice cafe, restaurant etc doesn’t close and become a Morleys Chicken or Noodle City, which is what seems to be happening.

• Mixed economy, focus on social enterprises, which include local people and disadvantaged groups.

• Small independent business – high end – IT, creative, design – links to art college.

What sort of improvements do you think would help to attract business to Camberwell?

Comments received

• Less traffic, more pedestrianisation, more greenery so that camberwell looks less run down and less of a through traffic junction. More regular collection of commercial waste which now overflows from bins.

• Provision of segregated cycle lanes and cycle parking.

• Tram/ Underground/ Private tunnel under Walworth for traffic.

• Good security so new businesses feel safe to operate.

• A state run coffee grind house - best in London and exciting cheap work space.

• Allow businesses to use empty places for low rent; rates discounts, make more of Butterfly Walk shopping centre. Encourage a bit of night life e.g. under railway arches.

• Reducing the type of shops that are prevalent in Peckham High Street. Ensuring landlords keep their properties in a good state of repair. Wider footpaths and cleaner streets.

• Cheaper business rates

• Parking is at a premium, so turn the parking area behind Butterfly Walk into a multi storey car park.

• Make people actually want to come to Camberwell instead of passing through. Give the place an attraction that can’t be found in many places nearby and people will come to see it and use it. For example, a shopping centre, inner-city theme park, Botanical Gardens a Science-Based museum (free of course!). Improve the whole idea of being a University-town, exploit the fact the King’s College is in Camberwell.

• Get rid of greedy landlord rates and charges.

• Better promotion of the great things Camberwell has to offer.

• Quick access to pop up shops and use empty shops.

• More investment in the area such as a business centre. No more government/council funded jobs, more private enterprise.
• Lower rents.
• More encouragement for independent retailers.
• Better shop fronts, more trees, less take-aways and betting shops.
• Market it as the art hub of South London, a cheaper and more alternative destination for artists.
• Off street parking.
• Transport and retail.
• A Tube, a more pleasant environment (less litter etc.), and some purpose built office spaces.
• Transport would be a key factor, but I work with small businesses and largely they are looking for cheap/flexible space.
• Reliable high-speed internet.
• A Tube station.
• Support for cleaning up shop fronts.
• Support for small social enterprise.
• A tram or Tube or reopen Camberwell rail station.
• Cleaner environment, better looking buildings (snooker hall on Camberwell Green being an example). The employment academy should help here because it is a good commitment to getting people closer to the job market and hence increasing the possibility of money in people’s pocket to spend. Also businesses should be encouraged more to trade online - an online presence can bring people to your shop regardless of where you are based and so brings more people in Camberwell from outside areas.
• Close betting shops.
• Camberwell is a long way off being a business hub, I don’t think the council should be aiming for this yet or focusing on attracting businesses. Look at the disaster of the building at Elephant and Castle (the one with the fans on top). Who in their right mind would pay a premium price to be located in Elephant and Castle? The same goes for Camberwell.
• If we’d got that tram line that Ken Livingstone planned and Boris scrapped. That would’ve been brilliant for this area.
• Signals that Camberwell is friendly to artists and small businesses.
• Good quality materials/finishes. Train station at Camberwell New Road. Tube line from Elephant to Camberwell and Peckham.
8. Environment
Is there additional guidance that SPD should include that is specific to Camberwell?

Any further comments about the environment? Comments received

- A clear statement that you will make sustainable transport a priority.
- Yes please link more green spaces. For example in the south of the area large areas of Greendale playing fields are wasteland, cut-off by the Sainsbury’s on Dog Kennel Hill. Please visit this place and link it back up to Dog Kennel hill with paths and walks. That Sainsbury’s should have never been allowed on the green space. The area would have made one of London’s best parks - but now we have to look after what’s left. Personally I think Sainsbury’s should be made to put a canopy over their car park with a green roof. Allowing that expanse of Tarmac in zone 2 is unforgivable.
- Lots of rubbish on the streets.
- I fully support the work on linking green spaces, and would also like to see a focus on litter and air quality.
- Recycling in public areas.
- The council cannot claim to have “high environmental standards for environmental performance” when it is cutting down so many trees in the borough as part of “regeneration” projects.

^ Clrs MW, NG, IW - Stronger enforcement powers over derelict land in private hands (e.g. Vestry Road opposite the old Town Hall and the corner of Havil Street/Southampton Way).

>D’Enysford TRA - We are writing to you as Co-Chairs of the D’Eynsford Estate Tenants & Residents Association and as local residents. We would like to formally state our full support for the proposal put forward to pedestrianise Datchelor Place. We have heard from several local residents in our two recent general/committee meetings about how Datchelor Place has been abused by drug dealers/users, drunk
people, people dumping rubbish and drivers parking illegally for many years now. This is a real concern to us as Chairs of the T&RA that connects directly with this street. As it is the entrance to our estate, many of our residents have to walk through Datchelor Place to get to their homes and we feel it would be much safer, useful and more welcoming if it was paved over as proposed. It would also be great if we could turn this into a green area.

9. Housing
Are there housing issues specific to Camberwell that we should look at in the SPD?

Any further comments about community facilities?

Comments received
- Housing is poorly maintained and street/estate lighting is as if a prison state.
- A lot of properties are in need of upgrade and local estates should have better security to cut crime.
- I can’t buy a flat on Lettsom estate because the mortgage company says too little of the estate is not privately owned. Perhaps sell some more and people can start caring for their space themselves - I would like to!
- The estate between Don Phelan Close and Mary Datchelor Close is low rise but it is oppressive. It is worse that most of the estates the council is currently replacing in that it is impermeable, car orientated and using totally the wrong materials for the area. It needs to be urgently improved with more open through routes.
- There is a need for good quality housing- some buildings are run down.
- more refurbishment of run down rented properties.
- We need less ‘affordable housing’ and more real council homes.
- Consult leaseholders properly.
- Provision of more affordable housing, perhaps using long term unoccupied private housing.
• While I support the move to build high quality housing, it must be noted that it will put an additional strain on the infrastructure and in particular on buses and the already congested roads. There are a lot of ugly blocks of flats that are not efficiently using their ground area and before building on open spaces, renovating these should be considered. This would also improve the look of the streets.

• Potential for shop residents’ action in overall pockets.

• Some very BAD housing on Dalwood Street, Sedgmoor Place, Havil Street areas.

• Affordable housing is too expensive for many local people, we need social housing.

• What about anti-social behaviour? We can see attitudes rubbing off onto young children from adults.

• Council flats in the area look dodgy.

• I’m horrified by the number of local-authority owned slum dwellings in Camberwell (e.g. in my own street, Benhill Road). Providing decent housing should be the council’s first priority rather than “regenerating” public areas.

• Lack of contact with tenants.

• Encouraging residential use over shops. There are too many students who prefer this kind of space.

>WWRTA – We oppose disproportional new housing being placed in Camberwell and ask that all areas of the borough should take their share. We also oppose a return to the failed high-rise policies of the 1960/70s and so call for housing in our area to be a maximum of 8 storeys and they should follow a traditional street-scape human-scale format. High density housing of this sort has successfully been developed in central London areas such as Kensington and Chelsea which helped community cohesion.

^ Cllrs MW, NG, IW - High levels of social and affordable housing;

10. Community facilities
Is there particular information on community facilities that the SPD should provide guidance on?

![Pie chart showing responses]

- Yes 12 (16%)
- No 4 (5%)
- Don’t know 15 (19%)
- Blank 46 (60%)
Any further comments about community facilities?

Comments received

- Provision of segregated cycle lanes and cycle parking.
- There is a need for a cinema.
- Multi purpose locations encouraging local projects/ businesses offering cheap facilities should be encouraged.
- More attractions for the community. A religious youth club maybe (most Camberwellian’s are religious). Have events and town parties!
- Camberwell could benefit from a well funded and designed community space.
- There needs to be an arts centre/events/ space/ community space available not just to under 20s. Churches seem to be able to have the spaces but the community doesn’t i.e. the Bingo hall.
- Moving the library away from the centre is, I know, a lost cause. I assume the effect on use will be monitored.
- The leisure centre is hidden.
- Provide grants or support for groups looking to set up in the area, and give them space on the website to advertise this, so people know about. There should be a badminton club at the leisure centre.
- The new library will be very welcome. Leisure centres should also be more affordable - currently pay £15 for membership at the Fitness 4 Less gym in Southwark - council gyms must be far more competitive.
- More seating.
- The more community facilities the better.
- Cinema, concerts, community activities centre.
- South London Gallery run a brilliant kids club on my estate, but Southwark Council charges them commercial rent for the space. I think it should be easier for things like this to be set up because they make the community so much safer and improve prospects for the children.
11. Consultation first stage
This is the first stage of consultation on the Camberwell SPD, so our main aim is to capture local ideas about the key issues in Camberwell.

If there are any particular issues that you think we have missed and that should be considered in the Camberwell SPD, please let us know.

Any further comments about particular issues?

Comments received

- The area is beginning to look very poor and run down, so these improvements will be greatly welcomed in the area.
- One particular eyesore for me is the EuroBins that frequent the bus stop area on Denmark Hill near Love Walk. They are always in the way when you are trying to get on/off a Bus.
- Camberwell has many great things to offer, but suffers from a co-ordinated plan.
- Need more police on the beat. In two years, I can count on one hand the number of police officers I have seen walking the streets.
- The Butterfly Walk Shopping Centre could be put to better use.
- Camberwell town centre needs to feel more like a town centre - a destination, rather than somewhere that you just pass through. the Green project is a great step forward, but some public art would be a great addition, as would some destination shops and services, such as a cinema.
- Transport, transport, transport. Let’s use the CIL (across Southwark) to contribute to the Bakerloo Line extension.
- The north side of Camberwell Church Street/ Peckham Road has some had housing (private landlords??) needs attention/replanning.
- Pensioners Centre is an excellent resource, but could do with better premises.
- The Camberwell Beauty (Butterfly) A Clock Tower.
- Need more community officers - outside my flat on Camberwell Green people stand and drink all day - they leave cans in bushes and litter the area, which is not great.
- Would like to see enforcement action on people who have put satellite dishes up on the Victorian town houses in the Grosvenor estate. Also issue with metal railings to buildings within conservation area.
- I find that there is a lack of places where you can go and share an activity with your children. Apart from swimming, there’s not a lot we can do together. Everything is either for children, or for adults but rarely both. There are lots of things I’d like to do with my child, e.g. yoga, dance, learning new skills etc. She wants this too. A family learning centre would be unique and brilliant.
• *PRS – Back in 2010, a number of us wasted some six months of our lives and of our free time reading through the Core Strategy, making comments on the Core Strategy, emailing and talking to the council about the Core Strategy, attending the Examination in Public of the Core Strategy, in the vain hope the council would listen. It didn’t.

Over the last couple of years, a number of people wasted an inordinate amount of time reading through the Elephant and Castle Supplementary Planning Document (SPD), making comments on it, emailing and talking to the council about it, in the vain hope the council would listen. It didn’t. What’s more, the council disregarded their own planning policies and their own SPD when they approved the two planning applications for the Heygate earlier this year. Is Camberwell any different? I’m yet to see any proof of it.

NOTE: Responses to questions have been included in the statistics of the report and comments applicable to issues raised have been extracted and included.

References to abbreviated stakeholder group responses
NOTE: Responses to questions have been included in the statistics of the report, comments applicable to issues raised have been extracted and added, and additional comments provided are available to read in the appendices section.

* PRS – People’s Republic of Southwark – Liliana Dmitrovic
^ SLS-1 – Southwark Living Streets – Jeremy Leach
+ Sus – Sustrans – Francesca Leadlay
> WWRTA – Wells Way Residents and Tenants Association – Donnachadh McCarthy
< FoBP – Friends of Burgess Park – Susan Crisp, Chair
* PRN – Peckham Residents Network – Eileen Conn
^ Cllrs MW,NG, IW - Cllr Mark Williams, Cllr Norma Gibbes and Cllr Ian Wingfield
> D’Enysford TRA – Kate Traynor and Connie Gray, Co-Chairs of D’Eynsford Estate T&RA

Respondents by email

There were 26 respondents that provided email contributions to the consultation from local residents and stakeholder groups; these are named below in order of date received.

Where emails received did not actually respond to the questions they have not been included in this report. As they addressed wider issues on the Camberwell SPD project they have been captured in the appendices and are available to download from the website.
- 16 February, Susan Crisp on behalf of Friends of Burgess Park
- 18 February, John Pounder
- 20 February, Liliana Dmitrovic on behalf of the People’s Republic of Southwark
- 25 February, Jonathan Gregson (see appendices section for 13 page document)
- 26 February, Jeremy Leach (Living Streets - 1)
- 6 March, Francesca Leadlay (Sustrans)
- 18 March, Sara Atkins
- 24 March, David Spence
- 25 March, Donald Mason
- 29 March, Anthony Kyrke-Smith (see appendices to download)
- 2 April, Lisa Russell BSc (Hons) MRTPI on behalf of Highcross, landowner of the Camberwell Business Centre (see appendices to download)
- 2 April, Blythe Dunk
- 5 April, Donnachadh McCarthy, Wells Way Residents and Tenants Association
- 7 April, Eileen Conn, Peckham Residents Network
- 10 April, Christine and Rowland Sheard
- 11 April, Alex Trouton, Lambeth and Southwark Public Health Department (see appendices section for seven page document)
- 11 April, Kate Traynor and Connie Gray
- 12 April, Stephanie and Jim Lodge, Southwark Friends of the Earth
- 12 April, Hilary Payne on behalf of the SE5 Forum (see appendices section for two documents)
- 12 April, Visit Camberwell, initiative by a local businessman
- 12 April, Cllr Mark Williams, Cllr Norma Gibbes and Cllr Ian Wingfield
- 12 April, Andrew Hiley, Principal Planner, Borough Planning, Transport for London (see appendices section for four page document)
- 12 April, on behalf of the Camberwell Society (see appendices section for document)
- 12 April, on behalf of Peachtree Services Ltd., managers of the Burgess Park Business Park (see appendices section for two page document)
- 15 April, Carolyn Ruston, on behalf of Kings College Hospital (see appendices section for document)
- 15 April, Richard Parish, Historic Places Adviser on behalf of English Heritage (see appendices section for document)
Register to be kept informed

If you were not able to take part in the twelve week consultation and want to be kept informed of the Camberwell SPD project you can still register online. By registering your contact details you will be sent a regular enewsletter and notified of the stages for the duration of this project.
Please visit www.southwark.gov.uk/camberwellregen

What happens next?

These are the estimated stages of the Camberwell SPD project.

<table>
<thead>
<tr>
<th>2013</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>January to April</td>
<td>12 week stakeholder engagement and consultation</td>
</tr>
<tr>
<td>Spring</td>
<td>Review consultation responses, collate further evidence, prepare sustainability scoping report</td>
</tr>
<tr>
<td>Early summer</td>
<td>Consultation on the sustainability scoping report</td>
</tr>
<tr>
<td>Late summer</td>
<td>Consider responses received, prepare the draft SPD</td>
</tr>
<tr>
<td>September to December</td>
<td>Consultation on the draft SPD, sustainability appraisal, equalities analysis and consultation plan</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>2014</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>January to March</td>
<td>Consider responses on the SPD, prepare the final SPD, sustainability appraisal, equalities analysis and consultation report</td>
</tr>
<tr>
<td>April</td>
<td>Adoption of the SPD</td>
</tr>
</tbody>
</table>

Appendices

Please visit the website to download these PDF documents

- SPD explanatory board for the project
- Camberwell SPD Vision and Issues document – 15 pages
- Susan Crisp on behalf of Friends of Burgess Park (one page)
- Jonathan Gregson document (13 pages)
- Anthony Kyrke-Smith (one page)
- Lisa Russell BSc (Hons) MRTPI on behalf of Highcross, landowner of the Camberwell Business Centre
- Alex Trouton, Lambeth and Southwark Public Health Department (seven pages)
- Stephanie and Jim Lodge, Southwark Friends of the Earth (four pages)
- Hilary Payne, on behalf of the SE5 Forum (SPD response) (two pages)
- Hilary Payne, on behalf of the SE5 Forum (Case for community buildings) (three pages)
- Visit Camberwell, initiative by a local businessman
- Andrew Hiley, Principal Planner, Borough Planning, Transport for London (four pages)
- On behalf of the Camberwell Society (one page)
- On behalf of Peachtree Services Ltd., (two pages)
- Carolyn Ruston, on behalf of Kings College Hospital (three pages)
- Richard Parish, Historic Places Adviser on behalf of English Heritage (three pages)

Consultation and analysis report prepared by

Julie Vindis  
Stakeholder Relations Manager  
Camberwell Regeneration  
Southwark Council  
PO Box 64529  
London SE1P 5LX  

Email: julie.vindis@southwark.gov.uk  
Web: www.southwark.gov.uk/camberwellregen