

Name: **Julie Brinkworth**  
Site: **NSP71 – Aylesham Centre and Peckham Bus Station**  
EiP Hearing Matter No.: **10**  
Question No.: **10.86 Does heritage and townscape assessment of the site in the Peckham and Nunhead Area Action Plan (PNAAP), which concluded that development of up to 20 storeys could be appropriate in this location remain valid in justifying the NSP approach to tall buildings on this site?**

The NSP is not sound because the policy NSP71 is not justified:

When the PNAAP was consulted on (prior to 2010), there was little public engagement in the issue, as evidenced by the small numbers of people who commented. This is not to infer blame on the Local Planning Authority; planning policy is notoriously difficult to consult upon particularly in areas such as Peckham and in relation to a theoretical policy (as compared with an actual proposal). However, recent developments in consultation, along with the efforts of several local groups of citizens and residents, have led to much greater awareness. When given the opportunity to give their opinion over the past four years, local people have consistently and overwhelmingly shown that they do not want a tall building on the Aylesham site, and have called for much better consultation and community involvement in developing the site.

In this matter I disagree with the Planning Officers' comment that "The principle of tall buildings was established by the adopted Peckham and Nunhead AAP which has undergone public examination... Both the Peckham and Nunhead AAP and the NSP have been consulted on extensively."

The PNAAP was developed and adopted over a decade ago, and, even if it had been widely and extensively consulted on (which is strongly dispute in this matter), it reflects outdated views and evidence.

I have provided evidence in previous submissions of the changing science that indicates that tall buildings can have a negative economic, environmental, historic and social impact on the communities they are sited in. I believe that local people should have the opportunity to decide if this is the sort of built environment they wish to live in, and not be tied to policy decisions made a decade ago, for which no evidence has been supplied to back up.

If previous, out-of-date policy is the only determining factor in proposing new planning policy, then nothing would ever change, and any evolution in the community's needs, expectations and wants would never be addressed.

I propose that policy NSP71 can be made sound if it is changed to reflect the views demonstrated recently by local people including that the height of any new buildings should be a

maximum of 9 storeys, and that the density of the proposed development should be in proportion with the existing, surrounding streetscape and the historic buildings nearby.