

# Peckham and Nunhead Community Council

## Theme: Peckham Town Centre & Rye Lane

Monday 25 November 2013

7.00 pm

Harris Academy Peckham, 112 Peckham Road, London SE15 5DZ

### Membership

Councillor Cleo Soanes (Chair)  
Councillor Althea Smith (Vice Chair)  
Councillor Chris Brown  
Councillor Sunil Chopra  
Councillor Fiona Colley  
Councillor Rowenna Davis  
Councillor Nick Dolezal  
Councillor Gavin Edwards

Councillor Mark Glover  
Councillor Renata Hamvas  
Councillor Barrie Hargrove  
Councillor Richard Livingstone  
Councillor Catherine McDonald  
Councillor Victoria Mils  
Councillor Michael Situ

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Members of the committee are summoned to attend this meeting

**Eleanor Kelly**

Chief Executive

Date: Friday 15 November 2013



## Order of Business

**Item  
No.**

**Title**

**1. INTRODUCTION AND WELCOME**

Including showcase of local talent.

**2. APOLOGIES**

Item No.	Title	Time
3.	<b>DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS</b>	
	Members to declare any interests and dispensation in respect of any item of business to be considered at this meeting.	
4.	<b>ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT</b>	
	The chair to advise whether they have agreed to any item of urgent business being admitted to the agenda.	
5.	<b>MINUTES FROM THE PREVIOUS MEETING</b> (Pages 1 - 9)	
	The minutes of the meeting held on 30 September 2013 be agreed as a correct record and signed by the chair.	
6.	<b>DEPUTATIONS/PETITIONS (IF ANY)</b>	7.05 pm
	The chair to advise on any other deputations or petitions received.	
7.	<b>COMMUNITY ANNOUNCEMENTS AND PRESENTATIONS</b>	7.15pm
	<ul style="list-style-type: none"> <li>• Announcement about the winter campaign, NHS Southwark Clinical Commissioning Group.</li> <li>• Deborah Oduyoye – film producer of The Adebajjos.</li> <li>• Members of the Youth Community Council – to report back on their recent activities and proposals for improving community councils.</li> <li>• Gateway to Peckham – presentations from Network Rail and council officers.</li> <li>• Community council fund announcement – Marian Farrugia</li> <li>• Announcement about the Christmas tree switch-on (Peckham Square).</li> <li>• Announcement about the Northcross Road Christmas event</li> <li>• Pop up shop</li> </ul>	
8.	<b>PECKHAM TOWN TEAM - UPDATE</b>	7.45 pm
	To introduce the team, their remit and recent activities.	

**MAIN BUSINESS**

Item No.	Title	Time
	<b>Introduction to the theme</b>	
	Councillor Fiona Colley, cabinet member for regeneration and corporate strategy – to introduce officers and representatives and speak about the regeneration in Peckham.	
9.	<b>PECKHAM TOWNSCAPE HERITAGE</b>	8.05 pm
	<ul style="list-style-type: none"> <li>Update about the programme and the stage 2 bid</li> </ul>	
10.	<b>RYE LANE PECKHAM CONSERVATION AREA MANAGEMENT PLAN</b> (Pages 10 - 42)	8.10 pm
	Officer presentation from the Group Manager Design & Conservation	
	<ul style="list-style-type: none"> <li>Formal feedback from community council to planning committee</li> </ul>	
	<b>BREAK AT 8.20 PM</b>	
	An opportunity for residents to talk to councillors and officers.	
11.	<b>PUBLIC QUESTION TIME</b> (Page 43)	
	A public question form is included on page 43.	
	This is an opportunity for public questions to be addressed to the chair. Residents or persons working in the borough may ask questions on any matter in relation to which the council has powers or duties.	
	Responses may be supplied in writing following the meeting.	
12.	<b>CLEANER GREENER SAFER: FUNDING REALLOCATION 2013 - 2014</b> (Pages 44 - 49)	8.40 pm
	<b>Note:</b> This is an executive function	
	Members to consider the proposals contained within the report.	
13.	<b>LOCAL PARKING AMENDMENTS</b> (Pages 50 - 93)	
	<b>Note:</b> This is an executive function	
	Members to consider the local parking schemes contained within the report.	

**Item No.**

**Title**

**Time**

**14. COMMUNITY COUNCIL QUESTION TO COUNCIL ASSEMBLY**

Each community council may submit one question to a council assembly meeting that has previously been considered and noted by the community council.

Any question to be submitted from a community council to council assembly should first be the subject of discussion at a community council meeting. The subject matter and question should be clearly noted in the community council's minutes and thereafter the agreed question can be referred to the constitutional team.

The community council is invited to consider if it wishes to submit a question to the ordinary meeting of council assembly on 22 January 2014.

Date: Friday 15 November 2013

## **INFORMATION FOR MEMBERS OF THE PUBLIC**

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**CONTACT:** Beverley Olamijulo, Constitutional Officer, Tel: 020 7525 7234 or email: [beverley.olamijulo@southwark.gov.uk](mailto:beverley.olamijulo@southwark.gov.uk)  
Website: [www.southwark.gov.uk](http://www.southwark.gov.uk)

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### **ACCESS TO INFORMATION**

On request, agendas and reports will be supplied to members of the public, except if they contain confidential or exempted information.

### **ACCESSIBLE MEETINGS**

The council is committed to making its meetings accessible. For further details on building access, translation and interpreting services, the provision of signers and other access requirements, please contact the Constitutional Officer.

Disabled members of the public, who wish to attend community council meetings and require transport assistance in order to attend, are requested to contact the Constitutional Officer. The Constitutional Officer will try to arrange transport to and from the meeting. There will be no charge to the person requiring transport. Please note that it is necessary to contact us as far in advance as possible, and at least three working days before the meeting.

### **BABYSITTING/CARERS' ALLOWANCES**

If you are a resident of the borough and have paid someone to look after your children or an elderly or disabled dependant, so that you can attend this meeting, you may claim an allowance from the council. Please collect a claim form from the Constitutional Officer at the meeting.

### **DEPUTATIONS**

Deputations provide the opportunity for a group of people who are resident or working in the borough to make a formal representation of their views at the meeting. Deputations have to be regarding an issue within the direct responsibility of the Council. For further information on deputations, please contact the Constitutional Officer.

**For a large print copy of this pack,  
please telephone 020 7525 7234.**



## PECKHAM AND NUNHEAD COMMUNITY COUNCIL

MINUTES of the Peckham and Nunhead Community Council held on Monday 30 September 2013 at 7.00 pm at Harris Academy Peckham, 112 Peckham Road, London SE15 5DZ

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**PRESENT:**

- Councillor Cleo Soanes (Chair)
- Councillor Althea Smith (Vice-Chair)
- Councillor Sunil Chopra
- Councillor Fiona Colley
- Councillor Rowenna Davis
- Councillor Nick Dolezal
- Councillor Gavin Edwards
- Councillor Mark Glover
- Councillor Renata Hamvas
- Councillor Barrie Hargrove
- Councillor Richard Livingstone
- Councillor Michael Situ

**OFFICER SUPPORT:**

- Matthew Hill (Public Realm Programme Manager)
- Ebony Bamber Riddell (Community Participation Manager)
- Rosemary Watts (Head of Membership and Engagement)
- Michelle Normanly (Senior Project Manager)
- Helen Laker (Community Involvement Officer)
- Marian Farrugia (Community Council Development Officer)
- Beverley Olamijulo (Constitutional Officer)

### 1. INTRODUCTION AND WELCOME

The chair welcomed councillors, members of the public and officers to the meeting and thanked the youth community council for also being in attendance.

The chair thanked Harris Academy Peckham for hosting the meeting at the academy. A student at the academy sang as part of the meeting interlude.

### 2. APOLOGIES

There were apologies for absence from Councillors Chris Brown, Victoria Mills and

Catherine McDonald. An apology for lateness was received from Councillor Renata Hamvas.

### **3. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS**

There were none.

### **4. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT**

There were none.

### **5. MINUTES FROM THE PREVIOUS MEETINGS**

#### **RESOLVED:**

That the minutes of the meeting held on 19 June 2013 and revised minutes of the meeting held on 17 April 2013 be agreed as accurate records of those meetings.

### **6. DEPUTATION PRESENTATION**

#### **RESOLVED:**

That the joint deputation request from Peckham Vision and Rye Lane Traders Association be heard.

The chair explained that the spokesperson for the deputation would be given five minutes to speak followed by questions for five minutes.

Eileen Conn, spokesperson for the deputation addressed the meeting and said that Peckham's wide shopping area was in urgent need of public toilets and a solution had to be found for this. Although there was a public toilet in the vicinity it was not pleasant to use. The spokesperson felt this was the right time to raise the issue because of the major works that were due to take place in the area. The deputation handed a petition to the community council which contained a number of signatures in support of public toilets.

The deputation spokesperson requested that members look at these issues with both groups and support the urgent need for public toilets with a report back at the next community council meeting.

Following questions, councillors highlighted the upkeep of the toilets around Peckham Rye train station could be responsibility of Network Rail and where the ideal location be for the toilets would be, how it could fit in with the regeneration that was currently taking place. Councillors stated that this seemed to be a real issue during the day which gradually had become worse. A suggestion was made about the toilets being warden controlled.

It was noted that the council were in contact with Network Rail concerning the toilets within Peckham Rye station but no decision had been made about the surrounding area.

In addition, council officers were due to meet with representatives of Peckham Vision about this and the area's regeneration as a whole.

The chair thanked Peckham Vision and Rye Lane Traders Association for their deputation.

## **7. COMMUNITY ANNOUNCEMENTS AND PRESENTATIONS**

### **Southwark Civic Awards**

Eddie Wilcox announced that nominations for volunteers for the Southwark Civic Awards would be available shortly. New nomination forms were to be published at the end of September 2013. He urged people to fill them in if they wanted to nominate anyone from the community.

Mr Wilcox explained how the awards were first introduced which was about civic pride and recognising community links within the borough.

The awards are presented by the current Mayor and past mayors. The categories were as follows:

- Letters of commendation
- Special Award for Civic Responsibility
- Honorary Liberties of the Old Metropolitan Boroughs
- Liberty of the Old Metropolitan Borough of Bermondsey
- Liberty of the Old Metropolitan Borough of Southwark
- Lifetime Achievement Award
- Mayor's Award

People were encouraged to check the council's website and public libraries [www.southwarkcivicasassociation.org](http://www.southwarkcivicasassociation.org)

### **Community council fund**

Marian Farrugia, Community Council Development Officer announced that Southwark's community councils have a total of £122,000 to support community activities run by local groups for people in the borough. Applications would be open in November 2013. People were told to keep their eyes and ears open for further information. [www.southwark.gov.uk](http://www.southwark.gov.uk) 'community council fund'

### **Peckham Space**

Emily Druiff from Peckham Space spoke about the project which was a gallery based in Peckham Square and funded by the College of Arts. It would also soon be registered as a charity. Part of that process would mean changing the name. Emily said they were gathering a shortlist of names and invited people to speak to them during the break as a way of "having your say" to give ideas on the names.

### **Police and community safety updates**

Inspector Neil Cook from the Police's south east cluster spoke about his role and advised



that he had the responsibility of 5 teams which would shortly have additional police officers. He made himself available during the break so people had an opportunity to speak to him. After making note of the deputation Inspector Cook said with regard public streets being used as toilets around Rye Lane he could be monitored by the police during patrols.

He addressed the meeting about the current arrangements under the new policing model. The previous policing model had one sergeant, a police constable and two PCSOs. He said the new policing model would have a sergeant, a police constable and 6 to 8 beat officers and a 24 hour response team.

Following questions, Inspector Cook confirmed that Livesey ward had not been at full strength however this was being looked at. He also acknowledged that there had been some difficulty with reporting on mobile phones and land lines which was being addressed.

### **Launch of Cleaner Greener Safer (CGS) capital and revenue funding programmes**

Michelle Normanly, CGS Project Officer announced that the cleaner greener safer funding programmes for 2014 – 2015 would be launched shortly.

Michelle gave a brief overview of the programme which has been running since 2003. Michelle also provided the meeting with a power point presentation which illustrated some successful CGS projects that were completed in the last round of funding. People were encouraged to submit their ideas, and advised that their applications had to meet the criteria. The closing date ends on 8 November 2013 for both funding programmes. The successful projects would commence in April 2014.

It was noted that the total amount of funding available for CGS capital would be £450,000 allocated to the five wards and total amount of funding for CGS revenue is to be allocated across the four wards. Livesey ward was not included because it came under two community council areas. Although some allocation could be given to Livesey north /south for small one off schemes for example, a bicycle fun ride, clean up days or local community garden schemes as part of improvements to the area.

For information contact 020 7525 3326 or visit website: [www.southwark.gov.uk](http://www.southwark.gov.uk)

### **The NHS is changing – NHS Southwark Clinical Commissioning Group**

Rosemary Watts from the NHS Southwark Commissioning Group talked about some of the services that are provided to the borough for example, walk-in centres, community support services and the community outpatient clinic.

Rosemary announced the patient participation group were promoting an event at Cambridge House on 22 October 2013 at 5.30 pm. The event would include a local debate on how the NHS would deliver services, what support was provided to stay healthy and information people need to manage illnesses such as diabetes.

For information contact 020 7525 7888 or visit website: <http://www.southwarkccg.nhs.uk>

## **8. BUDGET CONSULTATION - SOUTHWARK SPENDING CHALLENGE 2014 -2015**

The budget consultation in relation to the council's spending challenge for the next two years was introduced by the cabinet member for resources and community safety, Councillor Richard Livingstone.

Councillor Livingstone spoke about the savings that were made back in 2010 and the services which needed to be looked at in the next round of cuts in 2014. He mentioned that Southwark had a high level of need compared to most local authorities in other parts of the country. Councillor Livingstone said as part of the budget consultation process, he asked residents to give their views on the services they felt needed protecting.

Information on the eight services provided by the council was circulated at the meeting which included the current level of spending within the council departments. Display boards which provided illustrations of this were around the meeting hall. Residents were given a demonstration on how they could vote for the eight services by using the red cheques that referred to savings in order to reduce expenditure asking them to place them in the boxes provided. The green cheques referred to the type of services which were important to them and the community as a whole.

The council was looking to make a further £23m savings in 2014/2015 and 7% savings target would be aimed for next year. It was noted that the revenue budget would be set at council assembly on 26 February 2014.

Further updates would be given at a future meeting.

## **9. BUDGET CONSULTATION FEEDBACK**

After the break, Councillor Livingstone thanked those that contributed in the consultation process. He confirmed the voting process revealed that people felt there should be no cuts in the council's children's and adult's services. Councillor Livingstone confirmed that although further cuts were inevitable in the coming years; he took on board the difficulty this would cause for people especially where council services were going to be affected. He thanked residents for their contribution and participation in the consultation exercise.

## **10. BUDGET MONITORING**

Marian Farrugia, Community Council Development Officer explained that the monitoring and evaluation forms were available at the back of the hall for people to complete at the meeting. Marian said the council wanted to ensure that they were targeting a much wider audience particularly people from the disadvantaged groups, young people and BME communities. Marian urged residents to complete the forms and hand them to her after the meeting.

## **11. PUBLIC QUESTION TIME**

### **Q1**

A local resident of Nunhead Grove: My question relates to pubs that are located in

residential areas, because where I live there has been constant noise and the use of drugs outside my home which the licensing and noise teams were aware of. Many residents are worried as well and would want to complain to the council but are afraid of reprisals? The resident requested that the doors and windows are kept closed at all times.

**A1**

Councillor Chopra stated that he's aware there were complaints about this licensed premises and council officers had visited the premises numerous times. He said the licence could be reviewed by the council if there was clear evidence that there were breaches. The council also has powers to revoke, suspend or have restrictions imposed on their licence if they had breached their conditions. He agreed to speak to officers about this.

**Q2**

A local resident of Rye Lane: My question relates to reported incidences to the council and the food standards agency concerning some traders along Rye Lane who have not complied with food regulations? The council should strongly enforce the regulations and conditions particularly where traders were in breach of trading standard regulations and those not considered to be a fit and proper person.

**A2**

Councillor Livingstone stated that these issues needed to be addressed particularly with traders' "food standards score" and requested through the chair that the topic be addressed at a future community council meeting.

**Q3**

Local resident referred to licensed premises in the area and report any high levels of noise could create some tension between the licensee and complainant?

**A3**

The licensing team and noise team monitor and investigate any high levels of music or noise with people entering and exiting licensed premises.

**Q4**

A local resident raised the issue of saturation zones in the borough and how those applications were determined when applying for a liquor licence.

**A4**

Applications within the saturation zones are dealt with at the licensing sub-committee when there are objections to the licence. If no objections were lodged, decisions were then considered through delegated authority.

**Q5**

A local resident of Cossall Estate referred to concerns about the district heating systems on the Cossall Estate, where there had been unnecessary heat loss during warmer months of the year resulting in a waste of energy and not being able to control the levels of heating? Another Cossall Estate resident referred to the poor condition of the galvanised water tank on the estate.

**A5**

The chair suggested this matter should be brought forward as a community council

question at the next council assembly meeting.

**Q6**

Speeding vehicles in Underhill Road and the danger this would be to local residents and children. There are two signs in the whole of Underhill Road to indicate that this is a 20mph zone?

**A6**

Response from the Sustainable Transport & Road Safety team:

Traffic calming and signage in Underhill Road was implemented in accordance to the Department of Transport strict design guidance and regulations. Officers need more time to see if a recent traffic / speed count was carried out in the area, to look at the collision record for the road and check the travel plans of nearby schools to see whether this has been raised as a concern.

**12. COMMUNITY COUNCIL QUESTION TO COUNCIL ASSEMBLY**

The following community council question to council assembly was submitted and agreed at the meeting:

“Residents and leaseholders on the Cossall and Gloucester Estates, who are specifically dependent on the district heating model for their heating, are currently suffering erratic fluctuations in heat gain and loss and an unnecessary waste of energy.

Therefore, what is the council doing about addressing this problem with the view of saving energy costs borough wide?”

The chair announced a response to the above question would be given at the next meeting.

**13. COMMUNITY COUNCIL FUND - UNDERSPEND**

**Note:** This item is an executive function

Members considered the information contained in the report.

**RESOLVED:**

1. That £1,000 of underspend from the 2013/2014 round of community council fund be reallocated to the following project:

- Carve Festival project

**14. LOCAL PARKING AMENDMENTS**

**Note:** This item is an executive function

Members considered the information contained in the report.

**RESOLVED:**

That the following local parking amendments, detailed in the appendices of the report be approved for implementation subject to the outcome of any necessary statutory procedures:

- Naylor Road – installation of one disabled persons' (blue badge) parking bay.
- Ivydale Road (No.7) – installation of one disabled persons' (blue badge) parking bay
- Ivydale Street (No. 107) – installation of one disabled persons' (blue badge) parking bay
- Stuart Road – installation of one disabled persons' (blue badge) parking bay
- St Aidan's Road – installation of one disabled persons' (blue badge) parking bay
- Machell Road – installation of one disabled persons' (blue badge) parking bay
- Kimberley Road – installation of one disabled persons' (blue badge) parking bay
- Forest Hill Road – to extend the existing double yellow lines to the bus stop to improve sight lines at the junction with Honor Oak Rise
- Elm Grove – the removal of one permit space and the installation of a double yellow line to provide access to a planned new dropped kerb and vehicle crossover leading to No.52.
- Rye Lane – change the existing destination disabled parking place to a dual use (loading or disabled) place.

**15. COMMUNITY COUNCIL HIGHWAYS CAPITAL INVESTMENT 2013 - 2014**

**Note:** This item is an executive function

Members considered the information contained in the report.

**RESOLVED:**

1. That allocation of community council highways capital investment funding for the following applications be approved:

<b>Proposal</b>	<b>Amount</b>
• Homeleigh Road	£19,000
• Lyndhurst Way – Chadwick to Hollydale Road	£43,566
• Montpelier Road (West side only)	£17, 678
• Denman Road	£40,078
• Willowbrook Road	£40,000
• Limesford Road	£33,989
• Oakdale Road	£6,000
• Kelvington Road	£36,973
	Total: £200,311

Note: £19,920 over budget, officers suggested the Homeleigh Road scheme be dropped.

2. A further report on the highways capital investment funding will be referred to the next meeting to readdress the highways budget and schemes.

The meeting ended at 9.30 pm

**CHAIR:**

**DATED:**

<b>Item No.</b> 10.	<b>Classification:</b> Open	<b>Date:</b> 25 November 2013	<b>Meeting Name:</b> Peckham and Nunhead Community Council
<b>Report title:</b>		Rye Lane Peckham Conservation Area Management Plan	
<b>Ward(s) or groups affected:</b>		The Lane and Peckham	
<b>From:</b>		Director of Planning	

## RECOMMENDATIONS

1. That the Peckham and Nunhead community council provides comment on the draft Rye Lane Peckham Conservation Area Management Plan, (Appendix 1)
2. That the community council notes the Equalities Analysis (Appendix 3).

## BACKGROUND INFORMATION

3. On the 11 October 2011 the council's planning committee designated the area shown edged on the plan attached to this report at Appendix 2 as the Rye Lane Peckham Conservation Area. The Rye Lane Peckham Conservation Area is focused upon the busy commercial streets of Rye Lane and Peckham High Street. These streets reflect the characteristics of the different periods of the area's growth. The conservation area is largely characterised by a mixture of 18th century to mid 20th century buildings. The pattern of development of each is broadly characterised by different phases of the area's commercial and retail growth. Unlike neighbouring conservation areas there is no predominate architectural style or palette of materials. The character of the conservation area is attributed to the eclectic architectural styles and materials.
4. In November 2011 the council submitted an application to the Heritage Lottery Fund (HLF) in connection with the proposed Peckham Townscape Heritage Initiative (THI) project and subsequently received a stage 1 pass. The project is based around 3 areas in Peckham: Peckham Rye Station; the northern end of Rye Lane at the junction with Peckham High Street and the southern end of Peckham Hill Street at the junction with Peckham High Street. The Peckham THI project will be a grant-aided programme for the repair and restoration of priority properties identified in the council's stage 1 submission. The council is now working on the stage 2 submission for the Peckham THI project which is due in January 2014. One of HLF's requirements at stage 2 is the preparation of a Management Plan for the conservation area.
5. The cabinet member of Regeneration and Corporate Strategy has agreed the proposal to consult with the Peckham and Nunhead community council, local residents, local businesses and other stakeholders for a minimum of 12 weeks to obtain their views in relation to the draft Rye Lane Peckham Conservation Area Management Plan. At the time of writing the report the call-in period has not expired. Verbal update will be provided on the night of the meeting.

6. A management plan is usually produced following the adoption of an appraisal. An appraisal reviews a conservation area and is used to help local authorities develop a management plan. The Rye Lane Peckham Conservation Area Appraisal ('the Appraisal') assisted in identify positive and negative aspects of the conversation area, opportunities for beneficial change and the need for additional protection and restraint. The management plan sets out the way in which development pressure and neglect will be managed to ensure the conservation area retains the qualities which led to its designation.

## KEY ISSUES

7. During the process of preparing the management plan an audit was undertaken of all the properties and public realm within the boundaries of the conservation area in order to identify the extent of threats. The following threats were identified:
- Building neglect: particularly high level and unsympathetic alterations;
  - Poor design: shop fronts, missing shop fronts, kiosks, signage, security shutters, lightings and hoardings;
  - Poor quality and inconsistent public realm: street lighting, street furniture and redundant signage posts;
  - Obtrusive advertisements: high level advertisements on buildings, freestanding 6-sheet internally illuminated advertisement signs, phone box advertisement manifestations, billboards and estate/letting agent boards; and
  - Street clutter: refuse and recycling bins, 'A' boards and temporary stalls and structures extending onto the highway.
8. The HLF consider good management and maintenance to be crucial for the long-term care of heritage assets. Poor management and maintenance puts heritage at risk. As part of the HLF terms of their THI grant, the council has to ensure that the work funded by THI is kept in a good condition and is not removed or replaced. The management plan is informed by and builds upon the threats and heritage needs identified in the Appraisal. The management plan will provide the structure and procedures required to address the issues identified and achieve the stated objectives.

## Policy implications

9. Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty on local planning authorities to draw up and publish proposals for the preservation and enhancement of conservation areas in their district. There is also a requirement under Section 71 of the Act for local authorities to consult the local community on any management proposals for conservation areas within their area.
10. Paragraph 126 of the National Planning Policy Framework 2012 provides that: *'Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:*



- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- *the desirability of new development making a positive contribution to local character and distinctiveness; and*
- *opportunities to draw on the contribution made by the historic environment to the character of a place.'*

The management plan complies with the requirements of the National Planning Policy Framework.

11. English Heritage has published guidance on conservation area appraisals, 'Understanding Place: Conservation Area Designation, Appraisal and Management 2011'. This document sets out the components for a conservation area management plan and provides a framework to ensure conservation areas retain the qualities which gave rise to their designation as a conservation area. The Management Plan incorporates these components and provides both a general approach and practical initiatives for the preservation and enhancement of the conservation area.

### **Community impact statement**

12. The draft management plan will be consulted on in accordance with the Statement of Community Involvement. The Statement of Community Involvement, adopted in January 2008, sets out how and when the council will involve the community in the alteration and development of town planning documents and applications for planning permission. Although the statement of community involvement does not require the council to consult on the designation of a conservation area, an extension to an existing one, an appraisal or management plan, the council proposes to follow a similar procedure here as a matter of good practice.
13. The consultation will seek the views of the Peckham and Nunhead community council, local residents, businesses and other local interest groups over the contents of the management plan. Notification of the consultation on the management plan and supporting documents will be placed on the council's website.

### **Equalities**

14. An Equalities Analysis has been prepared for the Rye Lane Peckham Management Plan (Appendix 3).

### **Resource implications**

15. Notifying the public of the management plan will not result in resource implications for the staffing of the Chief Executive's Department.
16. The cost of publishing the management plan can be met within the chief executive department's revenue budget. The cover price of the document will be fixed to cover production costs.

## **SUPPLEMENTARY ADVICE FROM OTHER OFFICERS**

### **Director of Planning**

17. The Peckham and Nunhead community council is being asked to comment in relation to the draft Rye Lane Peckham Conservation Area Management Plan (Appendix 1) and the associated Equalities Analysis (Appendix 3).
18. Under Section 69 of the Planning (Listed Building and Conservation Areas) Act 1990, every local planning authority must determine which parts of its area are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance, and designate those areas as conservation areas.
19. Under Section 71 of the same Act, the local planning authority must also from time to time formulate and publish proposals for the preservation and enhancement of such areas. These proposals must be submitted for consideration at a public meeting in the area to which it relates.
20. The Equality Act 2010 introduced the public sector equality duty, which merged existing race, sex and disability equality duties and extended them to include other protected characteristics; namely age, gender reassignment, pregnancy and maternity, religion and belief and sex and sexual orientation, including marriage and civil partnership. In summary those subject to the equality duty, which includes the council, must in the exercise of their functions: (i) have due regard to the need to eliminate unlawful discrimination, harassment and victimisation; (ii) advance equality of opportunity between people who share a protected characteristic and those who do not; and (iii) foster good relations between people who share a protected characteristic and those who do not.
21. The Human Rights Act 1998 imposed a duty on the council as a public authority to apply the European Convention on Human Rights; as a result the Council must not act in a way which is incompatible with these rights. The most important rights for planning purposes are Article 8 (respect for home); Article 6 (natural justice) and Article 1 of the First Protocol (peaceful enjoyment of property). The management plan is deemed unlikely to conflict with human rights but this will be kept under review as part of the development control process.
22. The draft Rye Lane Peckham Conservation Area Management Plan and Equalities Analysis are brought before the community council in accordance with Part 3H, paragraph 2, of the Southwark constitution 2012/13, under the sub-heading "consultative/non-decision making." which requires the community council to comment to planning committee on the adoption of Conservation Area Appraisals and also designations of Conservation Areas.

### **Strategic Director of Finance and Corporate Services**

23. The resource implications in paragraphs 16 and 17 above are noted. It is recognised that the cost of publishing the plan can be met from existing Planning budgets and that production costs will be met from the proceeds of sales of the document.

## Strategic Director of Environment and Leisure

24. The production of a management plan is supported since it will help ensure a consistent approach to the management and maintenance of the public realm. This is in line with the principles of the adopted Southwark Streetscape Design Manual. Any recommendations within the Plan will need to be managed within existing budgets unless new external funding can be found. It is particularly important to consider robust future maintenance arrangements are put in place for any new areas of street greening.

## BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Rye Lane Peckham Conservation Area Appraisal (Adopted 11 October 2011)	Chief Executive's Dept. 160 Tooley Street London, SE1 2TZ  <a href="http://www.southwark.gov.uk/downloads/download/385/conservation_area_appraisals">http://www.southwark.gov.uk/downloads/download/385/conservation_area_appraisals</a>	Tracy Chapman Tel: 0207 525 2289

## APPENDICES

No.	Title
Appendix 1	Rye Lane Peckham Conservation Area Management Plan
Appendix 2	Map of the Rye Lane Peckham Conservation Area
Appendix 3	Equalities Analysis

## AUDIT TRAIL

<b>Lead Officer</b>	Simon Bevan, Director of Planning	
<b>Report Author</b>	Tracy Chapman, Senior Design and Conservation Officer	
<b>Version</b>	Final	
<b>Dated</b>	5 November 2013	
<b>Key Decision?</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Director of Planning	Yes	Yes
Strategic Director of Finance and Corporate Services	Yes	Yes
Strategic Director of Environment and Leisure	Yes	Yes
<b>Cabinet Member</b>	Yes	Yes
<b>Date final report sent to Community Council Team</b>	13 November 2013	

# Draft Rye Lane Peckham Conservation Area Management Plan

## INTRODUCTION

This Management Plan sets out a framework to ensure that the area in and around Rye Lane and Peckham High Street retains the qualities which gave rise to its designation as a conservation area. To do this requires managing change appropriately, while also protecting, enhancing and promoting the built and natural heritage of the area.

To implement the Plan effectively a strong partnership is required between the various stakeholders in the area, including Southwark Council as the Local Authority, local residents and community groups, and local businesses. The Plan must recognise the specific needs and available resources of, and be actively supported by, all stakeholders.

The Plan sets out practical initiatives which must be flexible enough to respond to circumstances as they unfold with time. Southwark Council will ensure other stakeholders are consulted on an on-going basis through public meetings, exhibitions, and printed and online communications. This consultation will aim to raise awareness of issues and encourage input from all stakeholders. Southwark Council will also designate a single contact point to whom stakeholders can send queries relating to this Management Plan.

This Plan has a life of 5 years and will be reviewed by representatives of all stakeholders no less than once every year until 2019. This review will be organised and facilitated by the Design, Conservation and Archaeology Team, in consultation with the other stakeholders. The purpose of the review is to establish priorities, assess progress and make any changes needed to reflect changes in circumstances.

### ***Area covered***

A map of the area covered by this Plan, referred to as the Management Area, is set out in Figure 1. It comprises the Rye Lane Peckham Conservation Area; the commercial core of Peckham. The conservation area is principally centred on three streets: Rye Lane (A2215), Peckham Hill Street and Peckham High Street (A202). Rye Lane is the main route to East Dulwich and Honor Oak, Peckham Hill Street connects Peckham with the north of the borough and Peckham High Street is the through route between Camberwell and Blackheath.

### ***Other applicable policies***

The Management Area will be subject to overarching planning policies applicable nationally and locally. Current policies are listed in Appendix A. In addition, special planning rules and initiatives may apply to the Area, including special controls and enforcement. Current details of these are set out in Appendix B. Any changes to these policies or rules will be notified by Southwark Council to the other stakeholders through its on-going consultation process and at the annual review.

### ***Wider initiatives***

The Council is looking at additional research, investment and delivery in the Area through a number of wider projects, both current and pipeline, which will create the potential to optimise the health and vitality of the town centre, the celebration and protection the character of the Conservation Area and surrounds.

The Peckham and Nunhead Area Action Plan has progressed further and is due to be adopted in 2014. It has become evident that there is a transition from policy formation to holistic delivery of town centre regeneration alongside community engagement. In response, the council is defining the workstreams required to deliver the vision set out in the Peckham and Nunhead Area action plan. As part of this work, the council will complete stakeholder mapping exercise and detailed analysis in order to implement a robust engagement model so that views can be suitably captured and used to shape the delivery of each project throughout the course of the programme. The findings and proposals will be included in a cabinet report in spring 2014 and encompass the requirements set out in the June report.

The overall impact of this project is expected to benefit all people within the community. Peckham is a diverse area and the council aims to ensure that the views of the wider community are fully represented.

### ***Aims of this Plan***

The starting point is to highlight **Key Issues** which affect the historic character and appearance of the Management Area. These comprise the prevailing social and economic factors under the first two headings *Uses and Users* and *Community*, followed by issues relating to the physical environment under *Buildings and townscape* and *Streets and Public Realm*.

Each Key Issue is addressed in three ways:

1. identifying objectives;
2. outlining the best general approach to support these objectives; and
3. setting out practical initiatives to implement the objectives.

In relation to each Key Issue the focus is on:

- Identifying priorities to resolve the negative impacts that have arisen through changes over time (for example, new developments) or through deterioration and neglect;
- Proactively maintaining and enhancing the Management Area's historic character and appearance;
- Managing future changes so as to conserve and/or enhance the Management Area's historic character and appearance; and
- Ensuring that at least a portion of the S.106 contributions from any new development in the Management Area is used to support action under this Management Plan.

**FIGURE 1: MAP OF RYE LANE PECKHAM CONSERVATION AREA**  
(MAP TO BE INSERTED)

DRAFT

## KEY ISSUES

### USES AND USERS

The Management Area encompasses a range of uses, but predominantly: small and medium-sized retail businesses with a few eating and drinking venues and some spaces used for religious and cultural purposes. Users include people living or working locally and visitors specifically coming to the Area to shop for specialist African and Caribbean produce, groceries and cosmetics.

Although the Area has a rich history, there is currently little focus on this aspect at street level. However on looking up at the some of the historic buildings above the shops, it is evident that Rye Lane and Peckham High Street were formerly grand shopping streetscapes, with prestigious department store premises at Jones and Higgins and Holdron's alongside large emporiums, local shops, a number of arcades and covered markets - which today house shops selling mainly bargain household goods.

Over the last few years, Peckham has seen its burgeoning arts 'scene' firmly establish itself with a wide variety of cultural activities on offer, many finding temporary or permanent homes in the Area's many industrial spaces, for example in disused railway arches or in the huge former Victorian cricket-bat factory that is the Bussey building. These uses and users have given the Area yet more of a special character which draws people from all over London to experience, now made even more accessible with the arrival of the Overground - connectivity and the culture putting Peckham firmly on the map.

#### 1. Objectives

- To ensure that the Area achieves a balance of uses that is sustainable and appropriate for its conservation status within an urban environment; and
- To strengthen the Area's identity to reflect its strong retail and industrial heritage.

#### 2. General approach

- Recognising and responding to the different uses and users within the Management Area building on the existing strengths of retail and creative enterprises;
- Ensuring that no single use or user group dominates; and
- Developing a collection of programmes to increase knowledge about, and enjoyment of, the Area's history.

#### 3. Practical Initiatives

- Building on existing networks amongst businesses and residents to work together to improve and maintain an attractive, safe streetscape. Issues of concern, include:
  - Supporting local businesses.
  - Creating jobs for local people
  - Noise (from bars and cultural venues, delivery and waste disposal vehicles, plant and air-conditioning units)
  - Lighting and safety
- Creating a heritage group, open to anyone living or interested in the area, to explore ways of sharing knowledge about the Area (e.g. guided walks, leaflets for self-guided walks, updated information panels, oral history, filming, artworks).

## COMMUNITY

The Rye Lane Peckham Management Area is a hugely diverse mix of social, economic and ethnic communities which already have a number of vocal and active community groups. Several of these groups have established working contacts with the Council and have played a part in some of the Area's development heritage, cultural streetscape and public realm initiatives to date e.g. the Old Waiting Room Restoration, the Townscape Heritage Initiative (THI) Round 1 bid, the Portas Pilot bid and Peckham Takeover of the V&A.

A variety of community events take place all year round such as regular meetings, heritage and urban design study tours, fetes, exhibitions and inter-faith walks to encourage groups and individuals to work together with a common initiative of enhancing and celebrating the local area together. There are, of course, still ways in which these current networks and relationships could be improved and the Management Area's distinctive identity could be used more effectively to engender a sense of community among everyone who lives and works locally, whether they are based in the Area for a long or short period.

A distinguishing feature of the Area is the flexible and innovative way in which the spaces are used for business, social and cultural purposes. Traditional one-shop units sit alongside single kiosk-style units and subdivided shops which house different businesses within their partitioned walls. Several establishments rent out 'seats' to individuals to offer, for example, hair and beauty services, rather than operate as one single enterprise. This flexibility enables users in the community to operate fluidly, which in turn has contributed to Rye Lane enjoying a vibrant and flourishing economy despite the tough climate of recent years.

### 1. Objectives

- To achieve active and meaningful engagement by local residents and businesses in the life of the Management Area;
- To encourage local residents and businesses to take pride in their surroundings
- To encourage local groups and individuals to work together towards a common goal of improving and maintaining the quality of the built environment

### 2. General approach

- Implementing this Management Plan in ways which are welcoming, open and inclusive of all stakeholders;
- Working collaboratively and constructively, finding ways to overcome potential divergence between private and public, residential and commercial interests and priorities.

### 3. Practical Initiatives

- Strengthening and creating ties between existing residential and community groups, and linking these with local businesses;
- Organising regular community activities, for example social events supported or hosted by local businesses; history walks and talks led by the heritage group mentioned above under *Uses and Users*;
- Organising regular sessions for people living or working locally to monitor and, where appropriate, take action to clean up the local environment (e.g. by removing redundant signage and planning notices). This could be followed by an informal social event;
- Enabling local residents, institutions and groups (e.g. local schools and youth clubs) to develop and deliver public realm and heritage programmes for the general public.
- More liaising with local and neighbouring organisations to learn from collective experiences to engage local communities and to explore possible ways of working together on joint community initiatives.



## STREETS AND PUBLIC REALM

This section covers the streets, spaces, trees, green walks and other pedestrianised routes which act as the setting for the historic buildings. There are certain common issues (waste management, tree maintenance, street cleaning, loading/servicing) relating to the streets and public realm which have repeatedly come out of the consultation carried out as part of preparing the Rye Lane Peckham Conservation Area Appraisals.

As the Management Area is predominantly a shopping one, much of these issues are around shopfronts. The main problem that exists is with the cluttered and untidy appearance of existing shopfronts and signage: old, redundant signs and signage not integrated or in keeping with the style and scale of the buildings. These issues must be tackled during repair and reinstatement, and particularly where the existing shopfront has an inherent architectural value which contributes to the host building and streetscape. For further guidance please see the Council's Shopfront and signage design guidance.

Although the wider area has numerous parks and open spaces of different sizes, the Conservation Area itself is lacking in green spaces. The Plan offers a number of suggestions to improve, link and create opportunities for the green environment to soften and provide respite from the bustle of the busy streets.

### 1. Objectives

- To preserve and enhance the retail and industrial heritage of the Management Area, through the choice of street furniture, lighting and landscaping.
- To carefully manage transport movements and pedestrian flows to protect and highlight the Area's historic character.

### 2. General approach

- Following the guidance set out in the Southwark Streetscape Design Manual. Full details of this can be found at: [http://www.southwark.gov.uk/info/200456/southwark\\_streetscape\\_design\\_manual\\_ssdm](http://www.southwark.gov.uk/info/200456/southwark_streetscape_design_manual_ssdm)
- Following the guidance set out in the Southwark Shopfront and signage design guidance; To the extent possible, following the guidance of English Heritage in their manual 'Streets for All: A guide to the Management of London's Streets'. Details can be downloaded at: <http://www.english-heritage.org.uk/publications/streets-for-all-guide-to-management-of-londons-streets/>
- Following the green infrastructure guidance set out in the GLA All London Green Grid SPG: South East London Green Chain Plus: [http://www.london.gov.uk/sites/default/files/ALGG\\_SPG\\_Mar2012.pdf](http://www.london.gov.uk/sites/default/files/ALGG_SPG_Mar2012.pdf)
- Have reference to the sustainable design and construction SPD and Southwark Tree Strategy: [http://www.southwark.gov.uk/info/200151/supplementary\\_planning\\_documents\\_and\\_guidance/1254/sustainable\\_design\\_and\\_construction\\_spd](http://www.southwark.gov.uk/info/200151/supplementary_planning_documents_and_guidance/1254/sustainable_design_and_construction_spd)  
[http://www.southwark.gov.uk/info/505/trees/2016/tree\\_management\\_strategy](http://www.southwark.gov.uk/info/505/trees/2016/tree_management_strategy)
- Ensuring any alterations to the streets and public realm reflect the historic and cultural significance of the Management Area;
- Maintaining, protecting and reinforcing the historic street patterns, materials and geometry through appropriate design;
- Maintaining and protecting trees of significance to heritage, amenity and biodiversity, currently protected via TPO or otherwise within the conservation area; and
- Enabling visitors to find their way around and through the Management Area with ease.

### 3. *Practical Initiatives*

- Surfaces
  - Requiring a consistent approach to finishes and choice of materials to reflect the Management Area's historic character. A section of historic street finishes: cobbles and stone setts survive at the side and rear of Nos. 117-125 (odd) Rye Lane and Bull Yard
  - Instituting a co-ordinated programme of maintenance and repair of paving and street surfaces;
  - On-going monitoring of utilities companies installations (satellite dishes, wires and meter boxes) to ensure appropriate materials are used and the requisite standard is maintained. This could be carried out jointly by community groups, the Council Enforcement team and THI officer.
  - Initiating a programme of street and shopfront cleaning. This could be a joint Council/community led programme.
  
- Street Furniture
  - Reducing clutter which negatively impacts on the historic character of the Management Area;
  - Requiring a consistent approach to types and standards of street furniture and fittings to reflect the Management Area's historic character. The area currently consists of a mismatch of uninspiring street furniture. This disparity is largely attributed to isolated Council streetscape enhancement works of the past. The opportunity exists within the conservation area for creating uniformity between streetscape elements and assessing their placement and provision.
  - Ensuring sufficient rubbish bins and facilities for cigarette disposal to discourage people from throwing rubbish and cigarettes on the pavements;
  - Removing obstructions such as advertising boards, planters, displays of goods which impede pedestrian and traffic flows.
  - Providing appropriate parking racks for cyclists to prevent locking of cycles to streetlamps, railings, negatively impacting on pedestrian movement and the visual character of the Management Area.
  
- Lighting
  - Requiring a consistent approach to lighting to reflect the Management Area's historic character. There are currently no good examples of appropriate street lighting.
  - Taking action promptly to have lighting removed which is not consistent with the Area's historic character, for example bright floodlighting affixed to an individual business. However this should be done whilst recognising the variety that makes up the character in the Area, so allowing for flexibility within a framework of best practice.
  - Implementing a coordinated programme of maintenance, repair and replacement of lighting on all streets and pedestrian routes; and
  - Levels of ambient and feature lighting which achieve an appropriate balance between ensuring safety and amenity of local residents and visitors, and the needs of commercial occupiers.
  
- Greener streets

- Finding and creating opportunities to improve planting and beautification in the Area;
  - Working with Southwark Parks and Open Spaces and community groups to continue to improve existing open spaces with planting and landscaping;
  - Where possible, requiring new development to include within their proposals, good quality landscaping for the public realm to increase green spaces within the town centre;
  - Provide for the retention and provision of new street tree planting where appropriate with associated maintenance; and
  - Identify existing areas of hard landscape in the Area that would benefit from softening and greening (such as Peckham Space, the forthcoming Peckham Rye station plaza, the space in front of PeckhamPlex leading to Moncrieff Street).
- Street management
    - Working proactively with the Council's Environmental Health Team, the Townscape Heritage Initiative (THI) officer and the local community to address, identify and resolve the ongoing problems of waste management, parking, loading/servicing and street cleaning – these are key issues that come up repeatedly during community consultation;
    - Initiating a programme of street cleaning as proposed under 'Surfaces'. This could be a joint Council/community led programme;
    - More controls on late night nuisance, crime and anti-social behaviour; and
    - Working proactively to find attractive, creative and sustainable ways of 'street greening'.
- Signage and wayfinding
    - Where needed, installing additional signage to enable people easily to find their way to buildings and around the conservation area;
    - Monitoring signage regularly, and responding to issues raised by stakeholders;
    - Repairing, removing or replacing damaged or redundant signs and notices (including planning notices); and
    - Installing a commissioned suite of wayfinding signage heritage interpretation. This could be carried out as a joint initiative between the heritage group mentioned above in *Uses and Users*, Legible London and the Council.
- Advertising
    - Ensuring that any advertising (whether stand-alone or attached to a structure) is consistent with Management Area's heritage and does not negatively impact on its character or identity;
    - Carrying out monitoring and campaigns to raise awareness and instil good practice relating to advertisements and signage amongst local businesses in the Management Area; and
    - Ongoing programme of monitoring and removal of advertising which is not consistent with the Area's historic character.

## **BUILDINGS AND TOWNSCAPE**

The traditional townscape of the Management Area should be celebrated. This requires preserving, enhancing and where necessary reinstating or replicating buildings which contribute to the Area's character.

The buildings in the Management Area are of a mix of periods ranging from Georgian, Victorian, through to Post-industrial, Art Deco and later periods, such as the 1980s red-brick facade of the Aylesham Centre. Likewise, the nature of businesses and retail units vary, ranging from a traditional shopfront window and door, to single kiosk-style units, from subdivided shopfronts with a door leading up to residential accommodation above, to businesses that sell their goods from the pavement, beyond the line of the physical shop window. For this reason, we do not propose a 'one size fits all' approach, but a flexible one, in order to cater for the variety that makes up the eclectic character and vibrancy of the Area's streets.

As the conservation area comprises buildings of such varied periods and styles, the focus should be on using materials with excellent quality, durability and finish. Recognition must be given to the host building and streetscape, with careful attention paid to any existing historic detailing when carrying out replacement or maintenance works.

New developments must be designed to the highest quality and respect the scale and form of existing structures. The Rye Lane Peckham Conservation Area Appraisal adopted on 18 October 2011, sets out the requisite design standards and objectives.

### **1. Objectives**

- To repair, conserve and enhance existing buildings to maintain the traditional townscape character ;
- To create new structures of high architectural and urban design quality which make a positive, sustainable contribution to that townscape; and
- To ensure all structures respond to the social, environmental and economic needs of existing and future stakeholders.

### **2. General Approach**

- Reflecting and interpreting the character of the Management Area through locally distinctive patterns of: structures, landscaping, scale, materials and quality;
- Strengthening the conservation context of the Management Area as reflected in its topography, physical features, views and vistas; and
- Considering the links between groups of buildings and public spaces, and the adjoining Peckham Hill Street and Holly Grove Conservation Areas.

### **3. Practical Initiatives**

- New developments:
  - On completion, checking to ensure that the area in and around any new development meets the requisite standard. This might require reinstatement of features or structures that have been damaged during development, or installing new features or structures in keeping with the townscape character;
  - Regular monitoring (with the help of local residents and community groups, and local businesses) of the state of a new development and its environs;
  - Liaising with Southwark Council's planning department regarding allocation of S.106 contributions from a new development, and ensuring a portion of this goes

towards environmental improvements and implementing this Management Plan;  
and

- Exploring public funding initiatives that can be used to maintain and enhance the Management Area townscape, for example applying for funds from the Council's Cleaner, Greener, Safer programme and from the Heritage Lottery Fund; for example the Townscape Heritage Initiative.
- Shopfronts
  - Establishing a framework of policies, guidance and best practice which achieves the de-cluttering of the street with a degree of consistency whilst allowing for individual varieties of shopfront that currently exist. The essential character of the Area's streetscape should be respected through the recognition of the variety of architecture and businesses and not lost through a 'one size fits all' approach.
  - Following the Council's Shopfront and signage design guidance for consistent advice and best practice during replacement or repair;
  - Where possible, using open roller shutters to avoid creating dead frontage out of business hours; and
  - Building on the existing networks and links that exist amongst shop owners, street traders and other businesses to work together to improve and maintain an attractive and safe streetscape.

## Appendix A

### OVERARCHING PLANNING POLICIES (SEPTEMBER 2013)

- **National Planning Policy Framework (March 2012)**

- **London Plan (July 2011)**

Policy 7.9 Heritage-led regeneration  
Policy 7.8 Heritage assets and archaeology

- **Core Strategy (April 2011)**

Strategic Policy 12 Design and Conservation.

- **Southwark Plan (July 2007)**

Saved Policy 3.12 Quality in design  
Saved Policy 3.13 Urban design  
Saved Policy 3.15 Conservation of the Historic Environment;  
Saved Policy 3.16 Conservation Areas;  
Saved Policy 3.17 Listed buildings;  
Saved Policy 3.18 Setting of Listed Buildings, Conservation Areas and World Heritage Sites; and  
Saved Policy 3.19 Archaeology.

From time to time, Southwark Council adopts further guidance on a range of development issues; examples include: Area Action Plans (Peckham and Nunhead Area Action Plan), Supplementary Planning Documents (SPDs) and Conservation Area Appraisals.

- **Peckham and Nunhead Area Action Plan**

The Peckham and Nunhead Area Action Plan (AAP) is a planning document that will help bring long-lasting improvements to Peckham and Nunhead. The AAP sets planning policies for Peckham and Nunhead including those on the look and function of Peckham town centre, and the size and design of new buildings. Peckham town centre has the largest amount of shopping floorspace in Southwark (around 75,000sqm). The town centre has many smaller shops along Rye Lane as well as a large Morrisons supermarket and a number of markets. The opportunity exists to support local economic growth by providing new and improved business space for new small businesses and street trading sites. The AAP needs to ensure it addresses the potential issue of local businesses and the population being displaced due to rising property and rental costs as the area improves.

The AAP sets out a vision for the development of Peckham which includes how development and activity in Peckham core action area will be carefully managed to protect the character and pleasantness of the surrounding residential neighbourhoods. Heritage will be celebrated and used to stimulate regeneration, particularly at Rye Lane Peckham conservation area.

*Theme 1: Enterprise and activity: A vibrant town centre and local centres, and shopping areas*

- Policy 1: Peckham town centre shopping
- Policy 2: Arts, culture, leisure and entertainment
- Policy 3: Local shops and services
- Policy 5: Markets
- Policy 6: Business space

*Theme 6: Design and heritage: Attractive places full of character*

- Policy 23: Public realm
- Policy 24: Heritage
- Policy 25: Built form
- Policy 26: Building heights
- Policy 29: Built environment (Peckham Core Action Area)

- **Rye Lane Peckham Conservation Area Appraisal** (Adopted October 2011)

A Conservation Area Appraisal identifies the key elements that contribute to the special historic and architectural character of the area, and opportunities for its preservation and enhancement. Primarily, it is a benchmark for assessing the impact of new development proposals on the character and appearance of the Conservation Area.

The key elements of the Rye Lane Peckham Conservation Area include:

- The area's historical background;
- The character and appearance of the conservation area;
- The Rye Lane Peckham Conservation Area is divided into sub-areas comprising:
  - Sub Area 1 – Rye Lane; and
  - Sub Area 2 – Peckham High Street and Peckham Square.
- An audit of heritage assets including listed buildings and buildings that make a positive contribution to the Conservation Areas and their archaeology.
- The Conservation Area Appraisal also identifies environmental improvements, opportunities to seek improvements to existing buildings and the potential development sites.

## APPENDIX B

### PLANNING CONTROLS, MONITORING AND ENFORCEMENT

#### Existing planning controls

Under the Enterprise and Regulatory Reform Act (Abolition of Conservation Area Consent) (England) Order 2013, which took effect from 1 October, proposals to demolish certain unlisted buildings in conservation areas are now considered as part of the mainstream planning process, rather than automatically 'permitted development' as previously under the General Permitted Development Order 1995. ERRA also makes it an offence to fail to obtain permission to demolish affected buildings or not comply with any conditions attached to a permission. No time-limit exists in which enforcement action must be taken.

#### Monitoring and enforcement

Southwark Council is committed to using its planning powers in the Management Area, to ensure that the special character and appearance is preserved and enhanced. The Design, Conservation and Archaeology Team will regularly update its photographic record of the buildings and public spaces within the Management Area. These photographic audits will be used to monitor change over time so that planning controls within the Management Area can be effectively utilised to secure the preservation or enhancement of the special character and appearance of the area. Breaches in planning control identified will be passed onto Compliance and monitoring officers within Development Management.

#### Area of Special Control of Advertisements

An Area of Special Control of Advertisements is an area specifically designated by the Council because they consider that its historic, architectural and cultural features are so significant that a stricter degree of advertisement control is justified. The main consequence for advertisements which can be displayed with deemed consent, is that there are stricter limits on permitted height and size of the advertisement than elsewhere in Southwark.<sup>1</sup>

No such area has been established yet, but this could be a means to conserve visual amenity within the management area.

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<sup>1</sup> Rye Lane Peckham Conservation Area Appraisal



## Appendix C

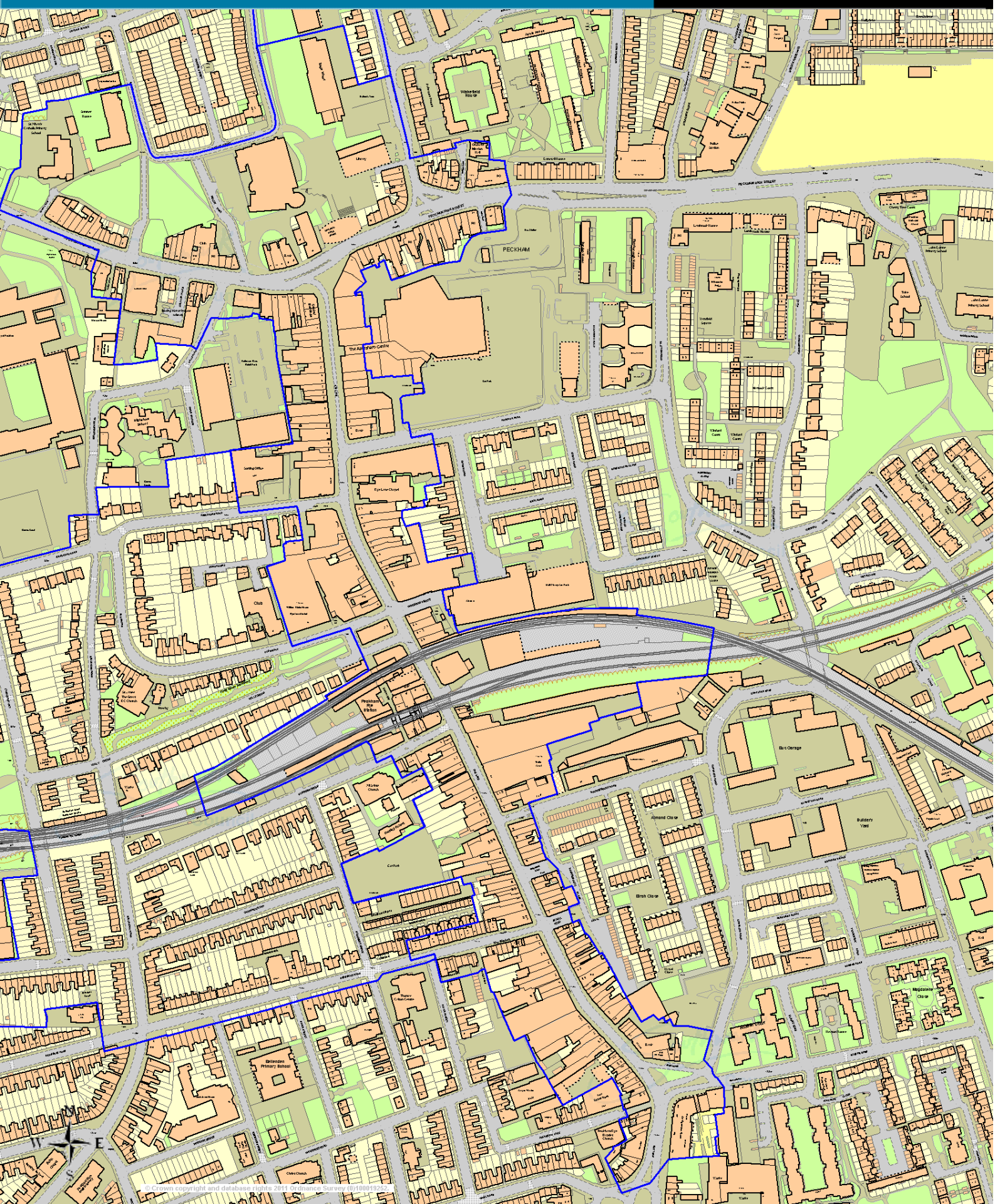
### CURRENT AND PIPELINE PROJECTS AND INITIATIVES

The Council is looking at additional research, investment and delivery in the Area through a series of current and pipeline projects which will create the potential to optimise the health and vitality of the town centre, the celebration and protection the character of the Conservation Area and surrounds.

No.	Project/Initiative	Owner	Theme	Status	Description
1.	Peckham Townscape Heritage Initiative (THI)	Southwark Council Heritage Lottery Fund (HLF)	<ul style="list-style-type: none"> <li>Heritage</li> <li>Public realm</li> </ul>	Current	Following the Stage 1 THI grant by the HLF, a Stage 2 grant could lead to £1.675m being awarded to the Peckham THI. This is expected to aid regeneration by repairing and restoring prominent buildings and important groups of buildings in three main areas described on the Peckham THI map, to repair the historic town centre and its townscape, inspire better awareness and knowledge of the area and unlock vacant floor space.
2.	Peckham Town Team	Local businesses Southwark Council	<ul style="list-style-type: none"> <li>Business network.</li> </ul>	Past	A network of local business set up under the Council's Community Restoration Fund to increase business engagement in the local area.
3.	Mayor's Regeneration Fund (post-riots)	GLA Southwark Council	<ul style="list-style-type: none"> <li>Town Centre development</li> </ul>	Current	
4.	Peckham Gateway Project	Southern, Network Rail & Southwark Council	<ul style="list-style-type: none"> <li>Railway station</li> <li>Public realm</li> <li>Retail</li> </ul>	Current	
5.	Pocket Places	Sustrans	<ul style="list-style-type: none"> <li>Public realm</li> </ul>	Current	A two year project in Peckham giving the community an opportunity to develop, trial and run temporary activities and events in unused spaces along Rye Lane.
6.	Empty homes	Southwark Council	<ul style="list-style-type: none"> <li>Residential</li> </ul>	Current	A borough-wide scheme seeking to bring as many empty private sector properties as possible back into use for residential purposes.
7.	2009 London Town Centre Health Check Analysis Report	GLA London boroughs	<ul style="list-style-type: none"> <li>Town Centre development</li> </ul>	Current	Part of a series of London-wide health checks of over 200 of London's town centres using a selection of indicators illustrating how these have changed over time.
8.	Peckham Regeneration <sup>2</sup>	Southwark Council	<ul style="list-style-type: none"> <li>All development</li> <li>Public realm</li> </ul>	Pipeline	A development and public-realm-led programme of projects and interventions focussed in the town centre with the aim of addressing wider Council objectives of health, educational and economic development.

<sup>2</sup> This proposed programme is set within a context of a 10 year development programme and brings together projects under 5 key workstreams of Town Centre development, Public realm, Operational Management (waste, parking etc.), Economic Development and Consultation, Communications, Involvement and Research.

Date 14/9/2011



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## **Rye Lane Peckham Management Plan**

### **Equalities Analysis**

**October 2013**

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**Section 1: Equality analysis details**


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<b>Proposed policy/decision/business plan to which this equality analysis relates</b>	Rye Lane Peckham Management Plan
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<b>Equality analysis author</b>	Tracy Chapman				
<b>Strategic Director:</b>	Simon Bevan				
<b>Department</b>	Chief Executive	<b>Division</b>	Design & Conservation		
<b>Period analysis undertaken</b>	October 2013				
<b>Date of review (if applicable)</b>	N/A				
<b>Sign-off</b>	Michael Tsoukaris	<b>Position</b>	Group Manager Design & Conservation	<b>Date</b>	October 2013

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## Section 2: Brief description of policy/decision/business plan

### 1.1 Brief description of policy/decision/business plan

The Rye Lane Peckham Management Plan sets out the way in which development pressure and neglect will be managed to ensure the conservation area retains the qualities which led to its designation. A management plan follows the adoption of a conservation area appraisal. An appraisal reviews a conservation area and is used to develop a management plan, because it analyses what is positive and negative and identifies opportunities for beneficial change or the need for additional protection and restraint. The Management Plan sets out a framework to manage change appropriately, whilst also protecting, enhancing and promoting the built and natural environment of the conservation area.

The Plan sets out practical initiatives and identifies key issues affecting the character and appearance of the Management Area. Each key issue is addressed in three ways:

- Identifying objectives;
- Outlining the best approach to support these objectives; and
- Setting out practical initiatives to implement objectives.

In relation to each key issue the focus is on:

- Identifying priorities to resolve the negative impacts that have arisen;
- Proactively maintaining and enhancing the Management Area's historic character and appearance;
- Managing future change so as to conserve/ enhance the Management Area's historic character and appearance; and
- Ensuring that at least a portion of the Section 106 contributions from any new development in the Management Area is used to support action under the Management Plan

The Management Area is subject to overarching planning policies applicable nationally and locally. The local community will be consulted on the Rye Lane Peckham Management Plan in accordance with our Statement of Community Involvement (2008).

### Section 3: Overview of service users and key stakeholders consulted

2. Service users and stakeholders	
<b>Key users of the department or service</b>	<p>Planning is a statutory function carried out by local authorities. The development of planning policies and the impacts of planning decisions can affect everyone with an interest in land in the borough. This can include residents, landowners, developers, local businesses and their employees, community organisations, statutory consultees and interest groups.</p>
<b>Key stakeholders were/are involved in this policy/decision/business plan</b>	<p>The Rye Lane Peckham Management Plan will have an impact on anyone in the borough with an interest in the Rye Lane Conservation Area and the surrounding area, particularly residents, local community groups, landowners and developers.</p> <p>The Planning (Listed Buildings and Conservation Areas) Act 1990 does not oblige the council to consult on its decision to designate a conservation area, appraisal or management. However, we have previously carried out public consultation on the designation of the Rye Lane Peckham Conservation Area and Appraisal, prior to adoption at planning committee in October 2011. Consultation on the conservation area designation and appraisal was carried out in accordance with our adopted Statement of Community Involvement (SCI) (2008). We will undertake consultation on the Management Plan in the same way as the original designation and appraisal.</p> <p>Our Statement of Community Involvement (SCI) sets out our approach to consultation on all our planning documents. The SCI identifies a number of barriers for consultation for different groups and we will seek to address these issues by using different consultation methods in order for each all groups.</p> <p><a href="http://www.southwark.gov.uk/info/856/planning_policy/1238/statement_of_community_involvement_sci">http://www.southwark.gov.uk/info/856/planning_policy/1238/statement_of_community_involvement_sci</a></p> <p>We carried out an Equalities Impact Assessment on the Rye Lane Conservation Area designation and appraisal. The findings of this EQIA have been used to inform the approach set out in the management plan. We have revised the format of our Equalities Impact Assessments in order to meet the requirements of the Equalities Act 2010.</p> <p>In accordance with our SCI, all organisations and individuals on our mailing list are notified when the documents were available for consultation. Information was also available on our website to raise awareness of the consultation. We will attend and present at the Peckham and Nunhead Community Council in November.</p>

## Section 4: Pre-implementation equality analysis

This section considers the potential impact (positive and negative) of proposals on the key 'protected characteristics' in the Equality Act 2010 and Human Rights, the equality information on which above analysis is based and mitigating actions to be taken.

The guidance in the Management Plan may have many similar impacts on the different groups with protected characteristics. We have set out below some of the key impacts we have identified. Overall, we have assessed the guidance and consider that the overall impact of the Management Plan will be positive on all residents and people who work in and visit the borough, as the document will provide a framework to ensure a higher quality of design and built environment, as well as managing change appropriately.

**Age** - Where this is referred to, it refers to a person belonging to a particular age (e.g. 32 year olds) or range of ages (e.g. 18 - 30 year olds).

### Potential impacts (positive and negative) of proposed policy/decision/business plan

The Management Plan recognises that Rye Lane Peckham has a distinct character and it seeks to manage change appropriately, whilst also protecting the existing historic environment and heritage assets. The protection of areas for heritage and conservation purposes restricts the amount and scale of development which may limit the opportunities for creating new jobs and housing for those that are seeking employment or better quality housing. This may disproportionately affect young people who are seeking affordable accommodation in the area and access to new jobs. Limiting development may also result in more limited range of housing stock which can also impact on families looking for larger accommodation and the elderly who may wish to downsize to smaller properties but remain within the local area. The housing policies in the core strategy seek to ensure a mix of housing tenure is provided across the borough.

The Management Plan covers the: streets, spaces, green walks and other pedestrian routes which act as the setting for the historic buildings. The conservation area itself lacks green spaces but the wider area benefits from a high provision of good quality open spaces which will benefit all groups in the community. These spaces are an integral part of Peckham's identity and local character.

Improving areas through access to and improved quality of open spaces and public realm may result in a rise in house prices which may cause conflict between groups. For example young people who wish to stay in the area may not be able to afford the new housing whilst new residents move into the area. The housing policies in the core strategy seek to ensure a mix of housing tenure is provided, including at least 35% affordable housing and all major new developments across the borough.

Ensuring that open spaces are maintained to a high standard and are accessible to all will help to improve the quality of life for all groups but especially for the young and the elderly who may not have the means to travel far for access to open space. Improving links between spaces can improve access to open spaces and promote sustainable transport. This will have a positive impact on those with reduced mobility, including the elderly.

Protecting and improving open spaces will help to encourage the local community to take pride in their surroundings, which may in turn reduce levels of crime and fear of crime. This will have a particularly positive benefit to more vulnerable groups such as the elderly.

### Equality information on which above analysis is based

Consideration has been given to specific impacts that might arise as a result of the implementation of the Rye Lane Peckham Management Plan. In addition we have considered the Equalities Impact Assessments carried out on the original Rye Lane Peckham Conservation Area Appraisal.

#### **Mitigating actions to be taken**

The above analysis highlights that the implementation of the guidance set out in the Rye Lane Peckham Management Plan will largely give rise to positive impacts. Where there are uncertain or possible negative impacts, we have highlighted the mitigating actions taken through the Management Plan in the main section above.

**Disability** - A person has a disability if s/he has a physical or mental impairment which has a substantial and long-term adverse effect on that person's ability to carry out normal day-to-day activities.

#### **Possible impacts (positive and negative) of proposed policy/decision/business plan**

The Management Plan recognises that Rye Lane Peckham has a distinct character and it seeks to manage change appropriately, whilst also protecting the existing historic environment and heritage assets. The protection of areas for heritage and conservation purposes restricts the amount and scale of development which may limit the opportunities for new housing. This may disproportionately affect disabled people who are seeking specific types of accommodation in the area that meets their needs. The housing policies in the core strategy seek to provide at least 10% of new accommodation in major developments is designed to be wheelchair accessible.

Focusing on the heritage and conservation value of an area may mean that the built environment and the public realm may not meet the needs of disabled people' for example the laying of traditional paving materials. This can result in creating barriers to inclusion in the wider community and opportunities to decent housing, jobs and access to leisure and community facilities. In contrast, the needs of disabled people may be considered but results in the public realm being designed in a way that segregates and separates disabled people from the wider community. We will require design and access statements to be submitted with planning applications setting out how any works in the public realm will improve accessibility.

Disabled access may be provided but they may be segregated from other access routes; where there is a change of level into an historic building, this can further exacerbate separation and isolation from the rest of the community. We will require design and access statements to be submitted with planning applications setting out how any development will be accessible and consider the needs of people with disabilities.

Certain groups may experience discrimination in accessing employment opportunities such as disabled people. The inability to access opportunities to work could further lead to poverty, social exclusion and isolation from the wider community. Our core strategy policies seek to protect existing jobs in the borough and encourage a wide range of employment opportunities.

#### **Equality information on which above analysis is based**

Consideration has been given to specific impacts that might arise as a result of the implementation of the Rye Lane Peckham Management Plan. In addition we have considered the Equalities Impact Assessments carried out on the original Rye Lane Peckham Conservation Area Appraisal.



**Mitigating actions to be taken**

The Management Plan sets out objectives for preserving and enhancing the retail and industrial heritage of the management area, through practical initiatives to improve the public realm and reduce the clutter that not only impacts on the historic character but also impacts negatively on the accessibility for disabled people.

**Gender reassignment** - The process of transitioning from one gender to another.

**Possible impacts (positive and negative) of proposed policy/decision/business plan**

No specific impacts identified. The implementation of Management Plan should benefit all groups by ensuring that change is managed appropriately, while also protecting, enhancing and promoting the built and natural heritage of the area.

**Equality information on which above analysis is based.**

Consideration has been given to specific impacts that might arise as a result of the implementation of the Rye Lane Peckham Management Plan. In addition we have considered the Equalities Impact Assessments carried out on the original Rye Lane Peckham Conservation Area Appraisal.

**Mitigating actions to be taken**

No specific impacts have been identified that would affect people differently as a result of their sexual orientation.

**Marriage and civil partnership** - Marriage is defined as a 'union between a man and a woman'. Same-sex couples can have their relationships legally recognised as 'civil partnerships'. Civil partners must be treated the same as married couples on a wide range of legal matters. **(Only to be considered in respect to the need to eliminate discrimination.**

**Possible impacts (positive and negative) of proposed policy/decision/business plan**

No specific impacts identified. The implementation of Management Plan should benefit all groups by ensuring that change is managed appropriately, while also protecting, enhancing and promoting the built and natural heritage of the area.

**Equality information on which above analysis is based**

Consideration has been given to specific impacts that might arise as a result of the implementation of the Rye Lane Peckham Management Plan. In addition we have considered the Equalities Impact Assessments carried out on the original Rye Lane Peckham Conservation Area Appraisal.

#### **Mitigating actions to be taken**

No specific impacts have been identified.

**Pregnancy and maternity** - Pregnancy is the condition of being pregnant or expecting a baby. Maternity refers to the period after the birth, and is linked to maternity leave in the employment context. In the non-work context, protection against maternity discrimination is for 26 weeks after giving birth, and this includes treating a woman unfavourably because she is breastfeeding.

#### **Possible impacts (positive and negative) of proposed policy/decision/business plan**

The implementation of Management Plan should benefit all groups by ensuring that change is managed appropriately, while also protecting, enhancing and promoting the built and natural heritage of the area.

The Management Plan recognises that Peckham has a distinct character and it seeks to retain and enhance the existing historic environment and heritage assets.

The built environment and the public realm may not meet the needs of pregnant women or women with young children which can result in creating barriers to inclusion in the wider community and opportunities to decent housing, jobs and access to leisure and community facilities. We will require design and access statements to be submitted with planning applications setting out how any works in the public realm will improve accessibility.

Whilst there are no green spaces in the conservation area, the wider area currently benefits from a high provision of good quality open spaces which benefit all groups in the community. These spaces are an integral part of Peckham's identity and local character.

The Management Plan offers a number of suggestions to improve, link and create opportunities for the green environment to soften and provide respite from the bustle of the busy streets. Along with ensuring that open spaces; in the wider area, are maintained to a high standard and are accessible to all will help to improve the quality of life for all groups but especially for pregnant women and those with young children who may not have the means to travel far for access to open space. Improving links between spaces can improve access to open spaces and promote sustainable transport. This will also have a positive impact on pregnant women and those with young children who may not be able to travel far for access to open space.

#### **Equality information on which above analysis is based**

Consideration has been given to specific impacts that might arise as a result of the implementation of the Rye Lane Peckham Management Plan. In addition we have considered the Equalities Impact Assessments carried out on the original Rye Lane Peckham Conservation Area Appraisal.

### Mitigating actions to be taken

The Management Plan sets out objectives for preserving and enhancing the retail and industrial heritage of the management area, through practical initiatives to improve the public realm and reduce the clutter that not only impacts on the historic character but also impacts negatively on the accessibility for pregnant women or women with young children.

**Race** - Refers to the protected characteristic of Race. It refers to a group of people defined by their race, colour, and nationality (including citizenship) ethnic or national origins.

### Possible impacts (positive and negative) of proposed policy/decision/business plan

The implementation of Management Plan should benefit all groups by ensuring that change is managed appropriately, while also protecting, enhancing and promoting the built and natural heritage of the area. The Management Plan recognises that Peckham has a distinct character and it seeks to retain and enhance the existing historic environment and heritage assets. The Management Plan also recognises the importance to the area of the specialist African and Caribbean shops.

High quality design standards in the area may result in higher costs for SME businesses i.e. by having to provide high quality shop fronts, which may threaten the viability of these businesses. These business' are often run by ethnic minority groups and therefore these groups may be disproportionately affected. Our core strategy policies seek to protect existing jobs in the borough and encourage a wider range of employment opportunities.

Whilst there are no green spaces in the conservation area, the wider area currently benefits from a high provision of good quality open spaces which benefit all groups in the community. These spaces are an integral part of Peckham's identity and local character.

The Management Plan offers a number of suggestions to improve, link and create opportunities for the green environment to soften and provide respite from the bustle of the busy streets. Along with ensuring that open spaces; in the wider area, are maintained to a high standard and are accessible to all will help to improve the quality of life for all groups Improving links between spaces can improve access to open spaces and promote sustainable transport.

Protecting and improving open spaces will help to encourage the local community to take pride in their surroundings, which may in turn reduce levels of crime and fear of crime. This will have a particularly positive benefit to more vulnerable groups such as certain ethnic minority groups.

### Equality information on which above analysis is based

Consideration has been given to specific impacts that might arise as a result of the implementation of the Rye Lane Peckham Management Plan. In addition we have considered the Equalities Impact Assessments carried out on the original Rye Lane Peckham Conservation Area Appraisal.

### Mitigating actions to be taken

The above analysis highlights that the implementation of the guidance set out in the Rye Lane Peckham Management Plan will largely give rise to positive impacts. Where there are uncertain or possible negative impacts, we have highlighted the mitigating actions taken through the Management Plan in the main section above.

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**Religion and belief** - Religion has the meaning usually given to it but belief includes religious and philosophical beliefs including lack of belief (e.g. Atheism). Generally, a belief should affect your life choices or the way you live for it to be included in the definition.

**Possible impacts (positive and negative) of proposed policy/decision/business plan**

The implementation of Management Plan should benefit all groups by ensuring that change is managed appropriately, while also protecting, enhancing and promoting the built and natural heritage of the area. The Management Plan recognises that Peckham has a distinct character and it seeks to retain and enhance the existing historic environment and heritage assets. The Management Plan also recognises the importance to the area of the faith groups; who worship in the management area and sets out objectives to encourage local groups to work together on joint community initiatives.

**Equality information on which above analysis is based**

Consideration has been given to specific impacts that might arise as a result of the implementation of the Rye Lane Peckham Management Plan. In addition we have considered the Equalities Impact Assessments carried out on the original Rye Lane Peckham Conservation Area Appraisal.

**Mitigating actions to be taken**

The above analysis highlights that the implementation of the guidance set out in the Rye Lane Peckham Management Plan will largely give rise to positive impacts. Where there are uncertain or possible negative impacts, we have highlighted the mitigating actions taken through the Management Plan in the main section above.

**Sex** - A man or a woman.

**Possible impacts (positive and negative) of proposed policy/decision/business plan**

No specific impacts identified. The implementation of Management Plan should benefit all groups by ensuring that change is managed appropriately, while also protecting, enhancing and promoting the built and natural heritage of the area.

**Equality information on which above analysis is based**

Consideration has been given to specific impacts that might arise as a result of the implementation of the Rye Lane Peckham Management Plan. In addition we have considered the Equalities Impact Assessments carried out on the original Rye Lane Peckham Conservation Area Appraisal.

**Mitigating actions to be taken**

No specific impacts have been identified.

**Sexual orientation** - Whether a person's sexual attraction is towards their own sex, the opposite sex or to both sexes

**Possible impacts (positive and negative) of proposed policy/decision/business plan**

No specific impacts identified. The implementation of Management Plan should benefit all groups by ensuring that change is managed appropriately, while also protecting, enhancing and promoting the built and natural heritage of the area.

**Information on which above analysis is based**

Consideration has been given to specific impacts that might arise as a result of the implementation of the Rye Lane Peckham Management Plan. In addition we have considered the Equalities Impact Assessments carried out on the original Rye Lane Peckham Conservation Area Appraisal.

**Mitigating actions to be taken**

No specific impacts have been identified.

**Human Rights**

There are 16 rights in the Human Rights Act. Each one is called an Article. They are all taken from the European Convention on Human Rights. The Articles are The right to life, Freedom from torture, inhuman and degrading treatment, Freedom from forced labour, Right to Liberty, Fair trial, Retrospective penalties, Privacy, Freedom of conscience, Freedom of expression, Freedom of assembly, Marriage and family, Freedom from discrimination and the First Protocol

**Possible impacts (positive and negative) of proposed policy/decision/business plan**

The implementation of the Rye Lane Peckham Management Plan will have no impacts on the Articles that are set out in the Human Rights Act.

**Information on which above analysis is based**

<b>Mitigating actions to be taken</b>
N/A

## Section 5: Further actions and objectives

5. Further actions			
Based on the initial analysis above, please detail the key areas identified as requiring more detailed analysis or key mitigating actions.			
Number	Description of Issue	Action	Timeframe
1	Monitoring the impact of the policies in the Management Plan on groups with protected characteristics	The Plan will be reviewed annually by all stakeholders, to establish priorities, assess progress and make any changes necessary.	The Plan has a five year life and will be reviewed annually.
2			
3			
4			
5			
6			
7			



**Peckham and Nunhead Community Council**

**Public Question form**

**Your name:**

**Your mailing address:**

**What is your question?**

Please give this form to Beverley Olamijulo, Constitutional Officer, or Marian Farrugia, Community Council Development Officer



<b>Item No.</b> 12.	<b>Classification:</b> Open	<b>Date:</b> 25 November 2013	<b>Meeting Name:</b> Peckham and Nunhead Community Council
<b>Report title:</b>		Cleaner Greener Safer: Funding reallocation	
<b>Ward(s) or groups affected:</b>		Peckham, Peckham Rye, Livesey	
<b>From:</b>		Head of Public Realm	

## RECOMMENDATION

1. That Peckham and Nunhead community council approve the change of scope and re-allocation of a total of £113,859 to three Cleaner Greener Safer projects and the 2013-14 non principal roads programme, as set out in Appendix 1.

## BACKGROUND INFORMATION

2. Cleaner Greener Safer (CGS) is part of the council's capital programme. Between 2003 and 2013 £7.45m has been made available local residents to apply for awards to make Peckham and Nunhead a better place to live. The programme attracts hundreds of proposals ranging from a few hundred pounds for bulb planting to brighten up open spaces to tens of thousands of pounds to create community gardens. These projects often introduce new ideas such as outdoor gyms in public spaces, community gardens, public art and energy saving projects which not only make the borough cleaner, greener and safer but greatly contribute to a sustainable public realm by involving residents in the funding process and in the delivery of projects.

## KEY ISSUES FOR CONSIDERATION

3. Appendix 1 highlights two projects which require a change of scope with a total budget of £53,000.
4. It is recommended that £40,000 awarded to Unwin Estate door entry system, project reference [00818], is used to deliver lighting improvements on the estate.
5. It is recommended that £3,000 awarded to Bells Gardens circular bench refurbishment, project reference [105868], is used to install a picnic table and benches.
6. Appendix 1 highlights one project which will be partially superseded by works delivered as part of another major project.
7. It is recommended that £24,213 from the original £65,000 budget for Enlivening Peckham High Street's Historic Frontage, project reference [104423], is reallocated to projects where additional expenditure is required.
8. Appendix 1 highlights three projects which have a total under spend of £26,600 and unallocated CGS funding of £10,046.

9. It is recommended that the project Nunhead and Peckham Rye Smart Meter scheme, project reference [001896] is cancelled and £9,500 remaining funding is reallocated to projects where additional expenditure is required.
10. It is recommended that the £9,600 under spend from the completed project A safe crossing for Brockley Way, project reference [105593], is reallocated to projects where additional expenditure is required.
11. It is recommended that the £7,500 under spend from the completed project Lower Forest Hill Road improvement [104303], is reallocated to projects where additional expenditure is required.
12. Appendix 1 highlights projects that require a total of £44,080 funding to proceed.
13. It is recommended that £24,100 is reallocated to safer entrance to Gloucester Grove Estate, project reference [105620].
14. It is recommended that a total of £19,980 is reallocated to the 2013-14 Devolved Highways programme where additional expenditure is required.
15. It is recommended that the remaining £16,779 which has not been reallocated be returned to the community council, to be reallocated to suitable projects as soon as practicable.

### **Policy implications**

16. None.

### **Community impact statement**

17. The reallocation of funding will have a positive impact on the community.
18. The funding for Unwin Estate cannot be used to deliver a door entry system, the original scope for this project. The security of residents on Latona Road will improved by upgrading the lighting.
19. The new picnic facilities at Bells Gardens will provide the opportunity for shared community space and encourage neighbours to use the open space during the summer months.
20. The shop front improvements planned to take place at 91 Peckham High Street will be delivered as part of the Peckham Townscape Heritage Initiative.
21. The community group which was delivering the smart meter scheme has been unable to secure a partner to fulfil the roll out of their project and have withdrawn from the project.
22. The works undertaken at Wickway Court on the Gloucester Grove Estate will address significant issues at a key access point to the estate. By addressing failed drains and amending the level of the access road, tenants and residents will enjoy a clean, dry route to their blocks. The improvements will also address the intermittent flooding of the rear entrance to Wickway Court.

23. The allocation of CGS funding to the 2013-14 Devolved Highways programme will allow improvements to selected roads within the community council area to proceed.

### Resource implications

24. This is the reallocation of existing CGS funding that was originally awarded in 2007/08, 2009/10, 2010/11, 2012/13 and 2013/14. CGS funding is devolved to community councils to spend on suitable projects. Management of the reallocation of the funding will be contained within existing budgets.

### Consultation

25. All CGS projects require consultation with stakeholders, including the project applicant, local residents and Tenants and Residents Associations where appropriate.

### SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

26. None.

### BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Peckham Community Council Minutes 5 September 2007 – Minutes Agreement Form Item 10A	<a href="http://moderngov.southwarksites.com/Data/Peckham%20Community%20Council/20070905/Agenda/Minutes%20Agreement%20Form.pdf">http://moderngov.southwarksites.com/Data/Peckham%20Community%20Council/20070905/Agenda/Minutes%20Agreement%20Form.pdf</a>	Michelle Normanly 020 7525 0862
Nunhead and Peckham Rye Community Council Minutes 16 March 2010	<a href="http://moderngov.southwarksites.com/mgAi.aspx?ID=8204">http://moderngov.southwarksites.com/mgAi.aspx?ID=8204</a>	“
Peckham Community Council Minutes 23 March 2010 Item 9	<a href="http://moderngov.southwarksites.com/documents/s13185/Cleaner%20Greener%20Safer%20Decision.pdf">http://moderngov.southwarksites.com/documents/s13185/Cleaner%20Greener%20Safer%20Decision.pdf</a>	“
Peckham Community Council Minutes 23 March 2012 Item 15	<a href="http://moderngov.southwarksites.com/mgAi.aspx?ID=22041">http://moderngov.southwarksites.com/mgAi.aspx?ID=22041</a>	“
Nunhead and Peckham Rye Community Council Minutes 10 June 2010 Item 8	<a href="http://moderngov.southwarksites.com/mgAi.aspx?ID=2054">http://moderngov.southwarksites.com/mgAi.aspx?ID=2054</a>	“
Nunhead and Peckham Rye Community Council Minutes 15 March 2012 Item 11	<a href="http://moderngov.southwarksites.com/mgAi.aspx?ID=22385">http://moderngov.southwarksites.com/mgAi.aspx?ID=22385</a>	“
Peckham and Nunhead Community Council 17 April 2013 Item 12	<a href="http://moderngov.southwark.gov.uk/ieListDocuments.aspx?CIId=352&amp;MIId=4361&amp;Ver=4">http://moderngov.southwark.gov.uk/ieListDocuments.aspx?CIId=352&amp;MIId=4361&amp;Ver=4</a>	“

**APPENDICES**

<b>No.</b>	<b>Title</b>
Appendix 1	Cleaner Greener Safer: Funding Reallocation Table

**AUDIT TRAIL**

<b>Lead Officer</b>	Des Waters, Head of Public Realm	
<b>Report Author</b>	Michelle Normanly, Project Manager	
<b>Version</b>	Final	
<b>Dated</b>	13 November 2013	
<b>Key Decision?</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Director of Legal Services	No	No
Strategic Director of Finance and Corporate Services	No	No
<b>Cabinet Member</b>	No	No
<b>Date final report sent to Community Council Team</b>	13 November 2013	

Cleaner Greener Safer: Funding reallocation table 25 November 2013

<b>PROJECTS REQUIRING CHANGE OF SCOPE</b>				
Project name	Ward	Year of Award	Reason for cancellation/underspend	Original award
CGS000818 - Unwin Estate door entry system	Livesey	2007-08	Cleaner Greener Safer funding not eligible for use on door entry systems. The recommendation is to change the scope of the project to deliver security improvements, namely lighting improvements.	£50,000
105868 Bells Gardens circular bench refurbishment	Peckham	2013-14	The Tenants and Residents' Association (TRA) organised a community painting project during the summer which included the circular bench. As the current condition of the bench is good, the TRA have proposed using the funding to install a picnic table and benches on the estate instead.	£3,000

**Total subject to change of scope** £53,000

<b>PROJECTS RECOMMENDED FOR CANCELLATION/REALLOCATION</b>					
Project name	Ward	Year of Award	Reason for cancellation/underspend	Original award	Amount to be reallocated
CGS104423 Enlivening Peckham High Street's Historic Frontage (91 and 93 Peckham High Street)	Peckham	2010-11	Renovation works to 91 Peckham High Street will be undertaken by LBS Conservation in advance of the Peckham Townscape Heritage project.	£65,000	£24,213
01896 Nunhead and Peckham Rye Smart Meter scheme	Peckham Rye, Nunhead and The Lane	2009-10	Stakeholders are no longer able to deliver the project. It is recommended that the project is cancelled and the remaining funding is reallocated.	£20,000	£9,500
105593 A safe crossing for Brockley Way	Peckham Rye and Nunhead	2012-13	Project underspend.	£35,000	£9,600
104303 Lower Forest Hill Road improvement	Peckham Rye	2010-11	Project underspend.	£20,000	£7,500

**Total to be returned to Peckham and Nunhead Community Council** £50,813

<b>UNALLOCATED FUNDING</b>					
Project name	Ward	Year of Award	Reason for cancellation/underspend	Original award	Amount to be reallocated
2013-14 Unallocated funding	Peckham Rye, Nunhead and The Lane	2013-14	Unallocated funding		£10,046

**Total to be allocated by Peckham and Nunhead Community Council** £10,046

Cleaner Greener Safer: Funding reallocation table 25 November 2013

<b>PROJECTS WHICH NEED ADDITIONAL FUNDING</b>					
Project name	Ward	Year of Award	Reason for additional costs	Original award	Funding required
105620 Wickway safer entrance, Gloucester Grove Estate	Peckham	2012-13	The area of work required to address the floodin is wider than the original scope of the project. Although there are three distinct parts to the proposed works, (repair to the drainage system, amending the levels of the access route and replacing damaged paving), the works must be undertaken concurrently to ensure the flooding is not displaced from one area to the next.	£6,000	£24,100
Devolved Highways programme	Nunhead	2013-14	To supplement the Limesford Road and Oakdale Road projects		£102
Devolved Highways programme	Peckham	2013-14	To supplement the Willowbrook Road project		£113
Devolved Highways programme	Peckham Rye	2013-14	To supplement the Homeleigh Road and Kelvington Road projects		£16,086
Devolved Highways programme	The Lane	2013-14	To supplement the Lyndhurst Way (Chadwick to Holly Grove) project		£3,679
<b>Total funding required for new and existing projects</b>					<b>£44,080</b>
<b>REMAINING UNALLOCATED FUNDING</b>					
Nunhead					£11,213
Peckham Rye					£2,729
The Lane					£2,836
<b>Total to be reallocated at a future date</b>					<b>£16,779</b>

<b>Item No</b> 13.	<b>Classification:</b> Open	<b>Date:</b> 25 November 2013	<b>Meeting Name:</b> Peckham and Nunhead Community Council
<b>Report title:</b>		Local parking amendment report – determination of statutory objections to proposed waiting restrictions in Chesterfield Way	
<b>Ward(s) or groups affected:</b>		All wards within Peckham and Nunhead Community Council	
<b>From:</b>		Head of Public Realm	

## RECOMMENDATIONS

It is recommended that the objections received to a non-strategic traffic management matter are considered and determined as follows:

1. Chesterfield Way
  - a. Consider nine objections made against the proposal to install at any time waiting restrictions (double yellow lines) in Chesterfield Way
  - b. Partially accede to those objections by amending the design to reduce the proposed length of waiting restrictions as shown in Appendix 1 for the reasons given in paragraphs 6 to 25.
2. Instruct officers to complete the statutory traffic order procedures associated with the above recommendations, including advising the objectors of the council's decision.

## BACKGROUND INFORMATION

3. Part 3H of the Southwark Constitution delegates decision making for non-strategic traffic management matters to the community council.
4. Paragraph 17 of Part 3H of the Southwark Constitution sets out that the Community Council will determine any objection to a traffic management order that does not relate to a strategic or borough wide issue.
5. This report makes recommendations to the community council to determine a number of objections made to a non-strategic traffic management order.

## KEY ISSUES FOR CONSIDERATION

### **Chesterfield Way - determination of statutory objections - 1314Q1018**

6. This item was presented to Peckham and Nunhead Community Council at the meeting of 19 June 2013. At that meeting members approved the decision to progress to statutory consultation based upon the design contained within Appendix 2.

### **Background to report recommendation**

7. The council was contacted by Affinity Sutton Homes Limited who are the owners

of No.37 Chesterfield Way. Their property has an off-street car park area that provides parking space for their two wheel chair residents.

8. The access to their car park is via a dropped kerb and vehicle crossover from the public highway.
9. Affinity Sutton Homes Limited explained that vehicles regularly park adjacent to the crossover and therefore block access to the off-street disabled parking area. They ask that parking restrictions are installed on the highway to deter this.
10. Chesterfield Way is public highway and mostly has unrestricted parking. There are some existing restrictions and parking bays near to the junction with Old Kent Road which are associated with the red route (TLRN) which is managed and enforced by Transport for London.
11. An officer visited this location on 2 May 2013 and noted that vehicles were parked very close to the off-street car park entrance but were not obstructing access.
12. The remaining kerb space in Chesterfield Way was heavily parked including double parking occurring in the purpose-built turning head. This turning head was constructed for the very purpose of enabling vehicles to turn around in a cul-de-sac street. Vehicles parking in the turning head make such a manoeuvre impossible and force vehicles to reverse out of the street, raising substantial safety concerns and against the basic principles of highway design.
13. In view of the request from Affinity Sutton Homes Limited and the clear need to provide access to the off-street disabled parking car park it is recommended that yellow lines are installed adjacent to the dropped kerb.

### **Details of objections**

14. The Council advertised its intention to install double yellow lines to prevent vehicles obstructing the highway on Chesterfield Way. The proposed TMO was advertised on 29 August 2013 by way of street and press notices in accordance with The Local Authorities' Traffic Orders (Procedure) (England and Wales) Regulations 1996.
15. At the Peckham and Nunhead community council meeting held on 19 June 2013, ward members asked that officers write to residents of Chesterfield Way advising them of the statutory consultation and when it was taking place. The letter was posted on 29 August 2013.
16. During the statutory, three week consultation period 9 written objections were received and officers wrote to objectors explaining the council's reasons for the double yellow lines and if they accepted this explanation to withdraw their objection.
17. The objectors asked to maintain their objections, the details of the objections are provided in Appendix 3 and summarised in the following paragraphs.

### **Objections**

18. All objectors used a template letter that raised two points:



- a. The proposals will add to the congestion in Chesterfield Way by reducing the number of parking spaces by up to 7 cars
- b. The proposals will not make any difference to any safety concerns

### **Reasons for report recommendations**

- 19. An officer carried out another site visit on 4 November 2013 which showed very similar parking patterns as those identified on the 2 May 2013. The November visit showed high levels of parking occupancy including parking occurring within the turning head and in front of the gates leading to the off-street disabled parking.
- 20. The council has a legal duty to secure the “expeditious, convenient and safe movement of vehicular and other traffic (including pedestrians) and the provision of suitable and adequate parking facilities on and off the highway”.
- 21. It is clear from site observations that parking within the turning head is preventing proper use of this highway feature in a cul-de-sac street. In turn, this results in vehicles having to reverse down the street or make a multiple-point turn between parked cars; both of which are undesirable from a road safety perspective.
- 22. The council also has a duty to maintain reasonable access to premises. It is clear that the existing parking patterns are preventing access into the off-street areas.
- 23. It is, however, recognised that the proposals would result in a reduction of parking capacity and this may be of concern to those who wish to park in the street.
- 24. Officers have reevaluated the initial proposals and consider that the amount of double yellow line can be reduced whilst still achieving the aim to enable access and safe turning. The modified plan which provides space for approximately 3 more parked cars is detailed in Appendix 1.

### **Recommendation**

- 25. In view of the above explanation, it is recommended that the community council:
  - a. consider the objections
    - b. partially accede to the objections by reducing the amount of double yellow line,
    - c. instruct officers to make the traffic order,
    - d. instruct officers to write to the objectors to inform them of the decision
    - e. instruct officers to implement the double yellow lines in the Chesterfield Way as shown in Appendix 1

### **Policy implications**

- 26. The recommendations contained within this report are consistent with the policies of the Transport Plan 2011, particularly

Policy 1.1 – pursue overall traffic reduction

Policy 4.2 – create places that people can enjoy.

Policy 8.1 – seek to reduce overall levels of private motor vehicle traffic on our streets

### **Community impact statement**

27. The policies within the Transport Plan are upheld within this report have been subject to an Equality Impact Assessment.
28. The recommendations are area based and therefore will have greatest affect upon those people living, working or traveling in the vicinity of the areas where the proposals are made.
29. The introduction of yellow lines at junctions gives benefit to all road users through the improvement of inter-visibility and therefore road safety.
30. There is a risk that new restrictions may cause parking to be displaced and, indirectly, have an adverse impact upon road users and neighboring properties at that location. However this cannot be entirely preempted until the recommendations have been implemented and observed.
31. With the exception of those benefits and risks identified above, the recommendations are not considered to have a disproportionate affect on any other community or group.
32. The recommendations support the council's equalities and human rights policies and promote social inclusion by:
  - Providing improved access for key services such as emergency and refuge vehicles.
  - Improving road safety, in particular for vulnerable road users, on the public highway.

### **Resource implications**

33. All costs arising from implementing the recommendations will be fully contained within the existing public realm budgets.

### **Legal implications**

34. Traffic Management Orders would be made under powers contained within the Road Traffic Regulation Act (RTRA) 1984.
35. Should the recommendations be approved the council will give notice of its intention to make a traffic order in accordance with the Local Authorities Traffic Order (Procedure) (England and Wales) Regulations 1996.
36. These regulations also require the council to consider any representations received as a result of publishing the draft order for a period of 21 days following publication of the draft order.
37. Should any objections be received they must be properly considered in the light of administrative law principles, Human Rights law and the relevant statutory powers.

38. By virtue of section 122, the council must exercise its powers under the RTRA 1984 so as to secure the expeditious, convenient and safe movement of vehicular and other traffic including pedestrians, and the provision of suitable and adequate parking facilities on and off the highway.
39. These powers must be exercised so far as practicable having regard to the following matters
- a) the desirability of securing and maintaining reasonable access to premises
  - b) the effect on the amenities of any locality affected including the regulation and restriction of heavy commercial traffic so as to preserve or improve amenity
  - c) the national air quality strategy
  - d) facilitating the passage of public service vehicles and securing the safety and convenience of their passengers
  - e) any other matters appearing to the council to be relevant.

### Consultation

40. Statutory (public) consultation has been carried out as detailed in paragraphs 14 to 16 of this report.

### BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Transport Plan 2011	Southwark Council Environment and Leisure Public Realm projects Parking design 160 Tooley Street London SE1 2QH  Online: <a href="http://www.southwark.gov.uk/info/200107/transport_policy/1947/southwark_transport_plan_2011">http://www.southwark.gov.uk/info/200107/transport_policy/1947/southwark_transport_plan_2011</a>	Tim Walker 020 7525 2021

### APPENDICES

No.	Title
Appendix 1	Chesterfield Way - amended proposed at any time waiting restrictions
Appendix 2	Chesterfield Way – original proposed at any time waiting restrictions
Appendix 3	Chesterfield Way - Objection detail

## AUDIT TRAIL





<b>Lead Officer</b>	Des Waters, Head of Public Realm	
<b>Report Author</b>	Tim Walker, Senior Engineer	
<b>Version</b>	Final	
<b>Dated</b>	8 November 2013	
<b>Key Decision?</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Director of Legal Services	No	No
Strategic Director of Finance and Corporate Services	No	No
<b>Cabinet Member</b>	No	No
<b>Date final report sent to Community Council Team</b>	8 November 2013	

PUBLIC REALM PROJECTS (PARKING DESIGN)



Environment and Leisure, Public Realm  
PO Box 64529, London SE1 6LX

LEGEND

-  Existing single red line
-  Existing red route bay
-  Existing single yellow line
-  Proposed double yellow lines

Revision details	By	Date	Suffix
			A
			B

Project ID / name

1314Q1\_LOCAL\_PARKING\_AMENDMENTS

Drawing title

CHESTERFIELD WAY  
PROPOSED\_AAT\_WAITING\_RESTRICTIONS

Layout

APPENDIX\_1

Scale

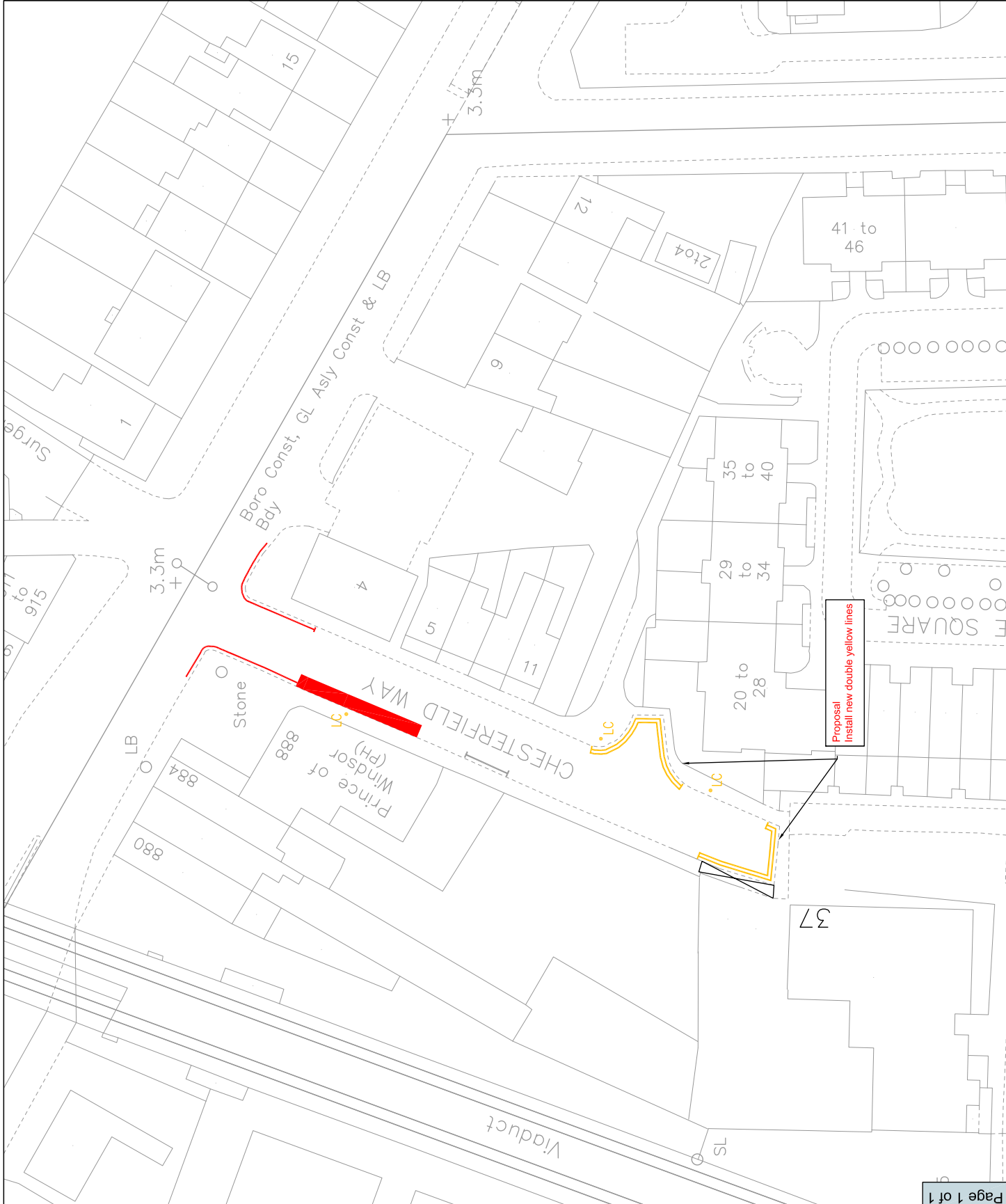
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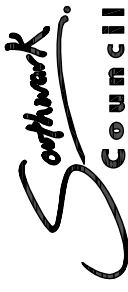
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Drawn	Designed	Checked	Approved
MH	MH	TW	TW
04/11/13	04/11/13	04/11/13	04/11/13

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PUBLIC REALM PROJECTS (PARKING DESIGN)



Environment and Leisure, Public Realm  
PO Box 64529, London SE1 6LX

**LEGEND**

- Existing single red line
- Existing red route bay
- Existing single yellow line
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Revision details	By	Date	Suffix
			A
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**Project ID / name**  
1314Q1\_LOCAL\_PARKING\_AMENDMENTS

**Drawing title**  
CHESTERFIELD WAY  
PROPOSED\_AAT\_WAITING\_RESTRICTIONS  
Layout

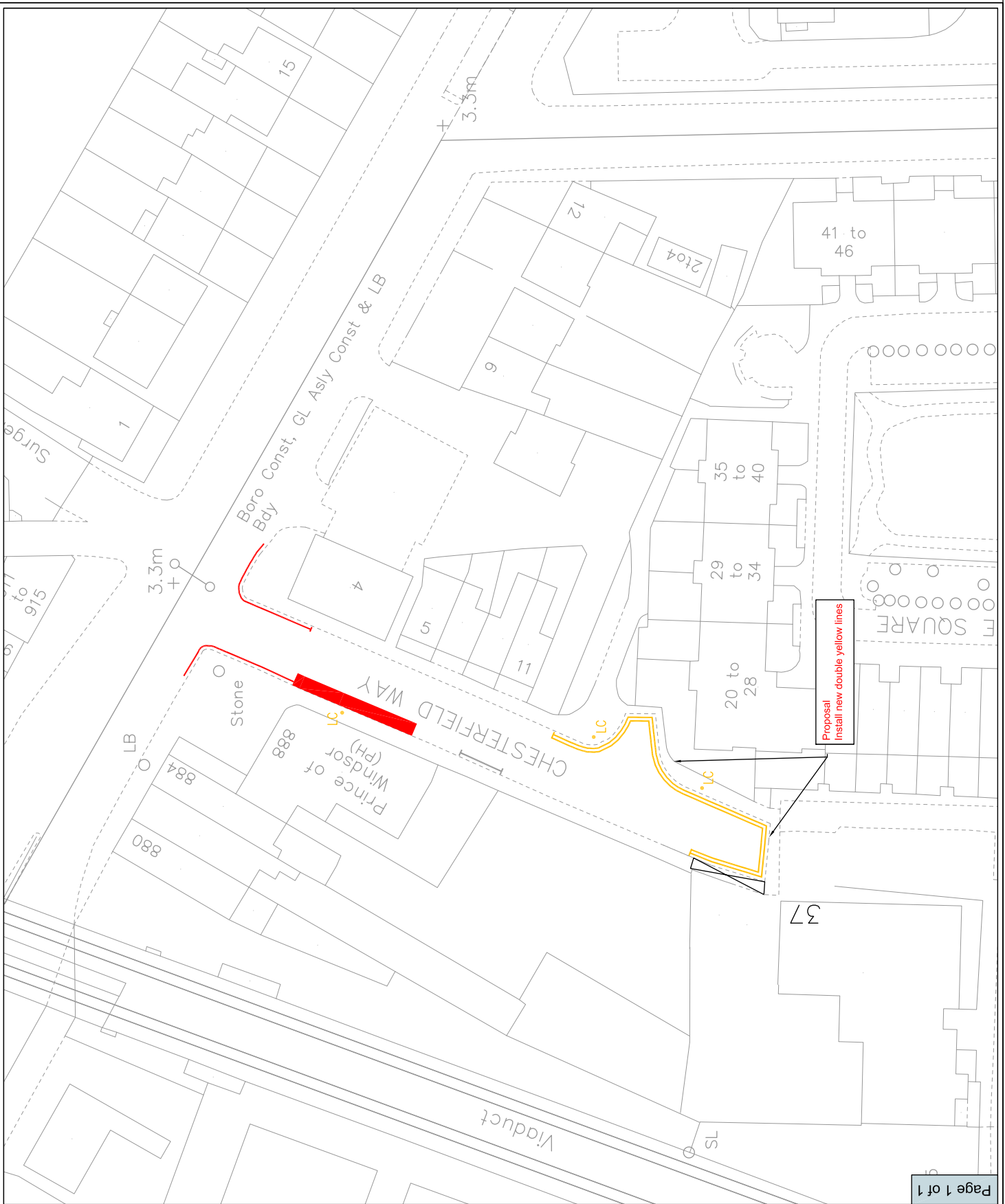
**APPENDIX\_2**

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22/04/13	22/04/13	14/05/13	14/05/13

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Traffic Orders Officer

Public Realm Projects (parking design)

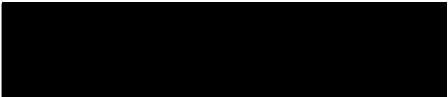
Southwark Council

Environment and Leisure

PO Box 64529

London

SE1P 5LX

  
9 Chesterfield Way

London

SE15 2AW

Date:

**Proposed Double Yellow lines – Chesterfield Way**

**Ref: PRP/PD/TMO1314-018**

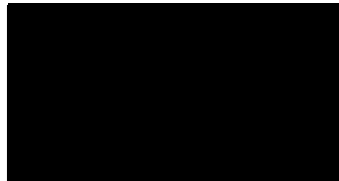
Dear Sir/Madam

I wish to object to the proposed introduction of yellow lines in Chesterfield Way as I believe they will:

- i) Add to the congestion in Chesterfield Way by reducing parking spaces for up to 7 cars
- ii) Not make any difference to safety concerns, as in my view, these concerns do not exist

I urge you not to go ahead with the proposals as they stand.

Yours faithfully



20 SEP 2013



[REDACTED]  
 9 Chesterfield Way  
 London  
 SE15 2LL

**Road Network and Parking**  
**Direct Line - 020 7525 2131**  
**Our ref – PRP/PD/TMO1314-018**  
**Your ref –**

23 September 2013

Dear [REDACTED]

**Acknowledgement of objection to TMO PRP/PD/TMO1314-018 relating to proposed at any time waiting restrictions in Chesterfield Way (Local Parking Amendment reference: 1314Q1018)**

I am writing to you in regard to your objection, received 19 September 2013, made in regard to the above project.

This letter is to outline the background to the proposal and what happens next.

**Summary of your objection**

In summary, your objection is made upon the following grounds:

1. Add to congestion in Chesterfield Way by reducing parking spaces for up to 7 cars.
2. Not make any difference to safety concerns, these concerns do not exist.

**Background to the proposed traffic management order**

The council was contacted by the owners of No.37 Chesterfield Way. This property has an off-street car park area that provides parking space for two disabled residents who are wheel chair users.

The access to their car park is via a dropped kerb and vehicle crossover from the public highway.

Vehicles regularly park adjacent to the crossover and therefore block access to the off-street disabled parking area.

**Decision to progress to statutory consultation**

Subsequent to the site meeting, a local parking amendment report was presented at a public meeting of Peckham and Nunhead Community Council on 19 June 2013. Members approved that the scheme be implemented, subject to statutory consultation.

A copy of meeting's agenda and details of the arising actions and decisions can be found on [www.southwark.gov.uk/communitycouncil](http://www.southwark.gov.uk/communitycouncil).

**Public Realm** – Environment and Leisure Department, PO Box 64529, London SE1P 5LX  
**Switchboard** – 020 7525 2000 **Website** – [www.southwark.gov.uk](http://www.southwark.gov.uk)  
**Director** – Deborah Collins  
**Chief Executive** – Eleanor Kelly



### **Statutory consultation**

Statutory consultation was carried out in accordance with regulations 6 and 7 of the Local Authorities' Traffic Orders (Procedure) (England and Wales) Regulations 1996.

The proposals were advertised in the London Gazette, Southwark News and by street notice on 29 August 2013.

Any person wishing to comment or object to the proposal was invited to do so by 19 September 2013

### **Consideration of your objection**

We hope that most objections can be informally resolved. This is what we are endeavouring to do at this stage. If we cannot, a further report of your objection is required to be sent the community council for official determination of the objection (see 'what happens next?' below)

Having read your objections, I would like to respond to them in order which they have been made.

### **Add to congestion in Chesterfield Way by reducing parking spaces for up to 7 cars.**

Vehicles have been regularly parking adjacent to the crossover as a result block access to the off-street disabled parking area. It was also noted that vehicles are parking, including double parking, in the purpose-built turning head.

Additionally it was identified that vehicles were parking in the turning head. The turning head was constructed for the very purpose of enabling vehicles to turn around in a cul-de-sac street. Vehicles parking in the turning head make such a manoeuvre impossible and force vehicles to reverse out of the street, raising substantial safety concerns and against the basic principles of highway design

We consider that the double yellow lines proposed are the minimum required to allow a modest sized vehicle to turn.

General guidance (by the Fire Brigade) to traffic authorities is that turning facilities must be provided in any dead end street that is longer than 20m, either through provision of a hammerhead or turning circle.

### **Not make any difference to safety concerns, as in my view, these concerns do not exist.**

Whilst I understand the concern you raise about parking possibly being made more difficult in an already heavily parked street, it is important to note that the authority has to meet the network management duty, <http://www.legislation.gov.uk/ukpga/2004/18/section/16>, placed upon us (i.e. to secure the expeditious movement of traffic) and this proposal attempts to discharge that duty. We do not have a duty to provide on-street parking, which is not a given right.

### **You think it would be a good idea if you have parking permits**

In the absence of a parking zone anyone may lawfully park their vehicle whether a resident, businesses, commuter or visitor. Parking zones can be seen as a benefit by

some and as a frustration by others and therefore it is important that we consult carefully on such issues which will often take up to 18 months to complete.

The council is supportive of parking zones where it can be shown that residents are in favour..

The council carries out consultation on the introduction of zones in accordance with our policy document, the Transport Plan and in line with our annual strategic parking programme approved by the Cabinet Member for Environment, Transport and Recycling.

Unfortunately, we do not have plans to consult upon a parking zone in your street. Currently, the resources available for parking zone projects are limited to those to enable the completion of current consultations and those associated with development, where s106 (development money) funding is available. Any parking zone projects undertaken in the coming months will be limited to these only.

We are always keen to hear any views on the introduction of parking zones, you may wish to raise your points with your ward councillors at a local community council meeting or with the Cabinet Member for Transport, Environment and Recycling.

#### **What happens next**

I trust that the above explains the council's reasons for the scheme.

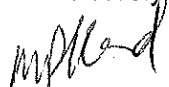
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Part 3H of the council's constitution delegates decision making in regard to "determination of objections to traffic management orders that do not relate to strategic or borough wide issues" to the community council.

A report setting out your objections will be presented to Peckham and Nunhead Community Council for determination of the objection on 21 November 2013. You are welcome to attend this public meeting to comment further or to support your objection. We can provide more detail of when this meeting will take place, should you require.

Yours sincerely,



#### **Michael Herd**

Transport and projects officer  
Public realm projects (Parking design)  
[Michael.herd@southwark.gov.uk](mailto:Michael.herd@southwark.gov.uk)

Traffic Orders Officer

Public Realm Projects (parking design)

Southwark Council

Environment and Leisure

PO Box 64529

London

SE1P 5LX

Flat 20 Chesterfield Way

London

SE15 2AW

Date:

12 / SEPT / 13

**Proposed Double Yellow lines – Chesterfield**

**Ref: PRP/PD/TMO1314-018**

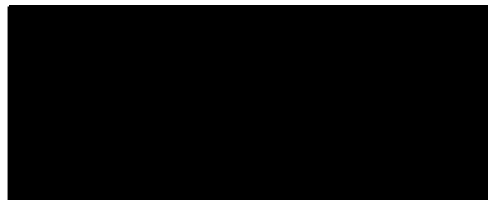
Dear Sir/Madam

I wish to object to the proposed introduction of yellow lines in Chesterfield Way as I believe they will:

- i) Add to the congestion in Chesterfield Way by reducing parking spaces for up to 7 cars
- ii) Not make any difference to safety concerns, as in my view, these concerns do not exist

I urge you not to go ahead with the proposals as they stand.

Yours faithfully





[REDACTED]  
 Flat 20  
 37 Chesterfield Way  
 London  
 SE15 2AW

**Road Network and Parking**  
**Direct Line - 020 7525 2131**  
**Our ref – PRP/PD/TMO1314-018**  
**Your ref –**

23 September 2013

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Having read your objections, I would like to respond to them in order which they have been made.

### **Add to congestion in Chesterfield Way by reducing parking spaces for up to 7 cars.**

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Additionally it was identified that vehicles were parking in the turning head. The turning head was constructed for the very purpose of enabling vehicles to turn around in a cul-de-sac street. Vehicles parking in the turning head make such a manoeuvre impossible and force vehicles to reverse out of the street, raising substantial safety concerns and against the basic principles of highway design.

We consider that the double yellow lines proposed are the minimum required to allow a modest sized vehicle to turn.

General guidance (by the Fire Brigade) to traffic authorities is that turning facilities must be provided in any dead end street that is longer than 20m, either through provision of a hammerhead or turning circle.

### **Not make any difference to safety concerns, as in my view, these concerns do not exist.**

Whilst I understand the concern you raise about parking possibly being made more difficult in an already heavily parked street, it is important to note that the authority has to meet the network management duty, <http://www.legislation.gov.uk/ukpga/2004/18/section/16>, placed upon us (i.e. to secure the expeditious movement of traffic) and this proposal attempts to discharge that duty. We do not have a duty to provide on-street parking, which is not a given right.

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#### **What happens next**

I trust that the above explains the council's reasons for the scheme.

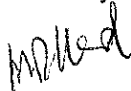
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Yours sincerely



#### **Michael Herd**

Transport and projects officer  
Public realm projects (Parking design)  
[Michael.herd@southwark.gov.uk](mailto:Michael.herd@southwark.gov.uk)

Traffic Orders Officer

Public Realm Projects (parking design)

Southwark Council

Environment and Leisure

PO Box 64529

London

SE1P 5LX

Flat 19 Chesterfield Way

London

SE15 2AW

Date: 16/9/2013

**Proposed Double Yellow lines – Chesterfield**

**Ref: PRP/PD/TMO1314-018**

Dear Sir/Madam

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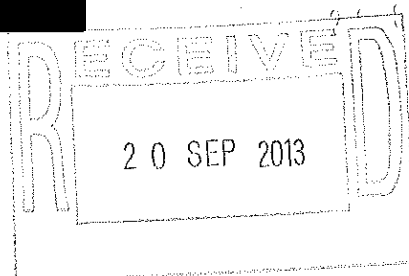
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Yours faithfully

[Redacted signature]

[Redacted address]





[REDACTED]  
 Flat 19  
 37 Chesterfield Way  
 London  
 SE15 2AW

**Road Network and Parking**  
**Direct Line - 020 7525 2131**  
**Our ref – PRP/PD/TMO1314-018**  
**Your ref –**

23 September 2013

Dear [REDACTED]

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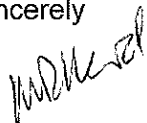
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[Michael.herd@southwark.gov.uk](mailto:Michael.herd@southwark.gov.uk)

Traffic Orders Officer

Public Realm Projects (parking design)

Southwark Council

Environment and Leisure

PO Box 64529

London

SE1P 5LX

25 Chesterfield Way

London

LL  
SE15 2AW

Date:

12/09/13

**Proposed Double Yellow lines – Chesterfield Way**

**Ref: PRP/PD/TMO1314-018**

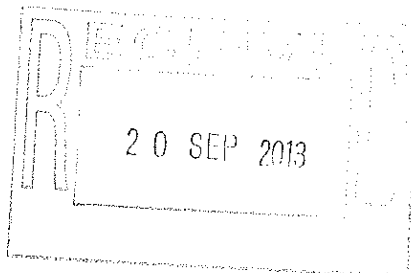
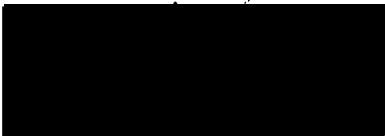
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London  
SE15 2AW

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**Our ref – PRP/PD/TMO1314-018**  
**Your ref –**

23 September 2013

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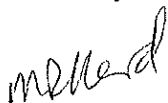
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Environment and Leisure

PO Box 64529

London

SE1P 5LX

Flat 1-29 Chesterfield Way

London

SE15 2LL

FLAT 1-29  
CHESTERFIELD WAY

LONDON  
SE15 2LL

Date:

**Proposed Double Yellow lines – Chesterfield**

**Ref: PRP/PD/TMO1314-018**

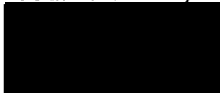
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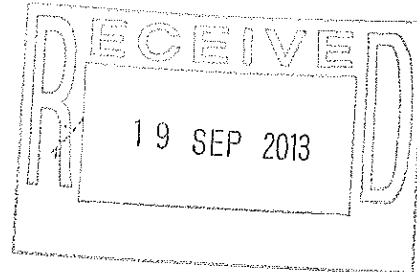
London

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7 Chesterfield Way

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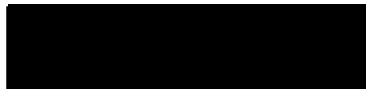
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[REDACTED]  
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 London  
 SE15 2LL

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**Your ref –**

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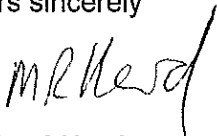
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Date: 19/09/2013

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**Road Network and Parking**  
**Direct Line - 020 7525 2131**  
**Our ref – PRP/PD/TMO1314-018**  
**Your ref –**

26 September 2013

Dear [REDACTED]

**Acknowledgement of objection to TMO PRP/PD/TMO1314-018 relating to proposed at any time waiting restrictions in Chesterfield Way (Local Parking Amendment reference: 1314Q1018)**

I am writing to you in regard to your objection, received 26 September 2013, made in regard to the above project.

This letter is to outline the background to the proposal and what happens next.

**Summary of your objection**

In summary, your objection is made upon the following grounds:

1. Add to congestion in Chesterfield Way by reducing parking spaces for up to 7 cars.
2. Not make any difference to safety concerns, these concerns do not exist.

**Background to the proposed traffic management order**

The council was contacted by the owners of No.37 Chesterfield Way. This property has an off-street car park area that provides parking space for two disabled residents who are wheel chair users.

The access to their car park is via a dropped kerb and vehicle crossover from the public highway.

Vehicles regularly park adjacent to the crossover and therefore block access to the off-street disabled parking area.

**Decision to progress to statutory consultation**

Subsequent to the site meeting, a local parking amendment report was presented at a public meeting of Peckham and Nunhead Community Council on 19 June 2013.

Members approved that the scheme be implemented, subject to statutory consultation. A copy of meeting's agenda and details of the arising actions and decisions can be found on [www.southwark.gov.uk/communitycouncil](http://www.southwark.gov.uk/communitycouncil).

**Public Realm** – Environment and Leisure Department, PO Box 64529, London SE1P 5LX

**Switchboard** – 020 7525 2000 **Website** – [www.southwark.gov.uk](http://www.southwark.gov.uk)

**Director** – Deborah Collins

**Chief Executive** – Eleanor Kelly



### **Statutory consultation**

Statutory consultation was carried out in accordance with regulations 6 and 7 of the Local Authorities' Traffic Orders (Procedure) (England and Wales) Regulations 1996.

The proposals were advertised in the London Gazette, Southwark News and by street notice on 29 August 2013.

Any person wishing to comment or object to the proposal was invited to do so by 19 September 2013.

### **Consideration of your objection**

We hope that most objections can be informally resolved. This is what we are endeavouring to do at this stage. If we cannot, a further report of your objection is required to be sent to the community council for official determination of the objection (see 'what happens next?' below)

Having read your objections, I would like to respond to them in order which they have been made.

### **Add to congestion in Chesterfield Way by reducing parking spaces for up to 7 cars.**

Vehicles have been regularly parking adjacent to the crossover as a result block access to the off-street disabled parking area. It was also noted that vehicles are parking, including double parking, in the purpose-built turning head.

Additionally it was identified that vehicles were parking in the turning head. The turning head was constructed for the very purpose of enabling vehicles to turn around in a cul-de-sac street. Vehicles parking in the turning head make such a manoeuvre impossible and force vehicles to reverse out of the street, raising substantial safety concerns and against the basic principles of highway design.

We consider that the double yellow lines proposed are the minimum required to allow a modest sized vehicle to turn.

General guidance (by the Fire Brigade) to traffic authorities is that turning facilities must be provided in any dead end street that is longer than 20m, either through provision of a hammerhead or turning circle.

### **Not make any difference to safety concerns, as in my view, these concerns do not exist.**

Whilst I understand the concern you raise about parking possibly being made more difficult in an already heavily parked street, it is important to note that the authority has to meet the network management duty,

<http://www.legislation.gov.uk/ukpga/2004/18/section/16>, placed upon us (i.e. to secure the expeditious movement of traffic) and this proposal attempts to discharge that duty. We do not have a duty to provide on-street parking, which is not a given right.

### **What happens next**

I trust that the above explains the council's reasons for the scheme.

- If our response, above, answers and addresses your objection - you do not need to reply.
- However, should you wish to maintain your objection - you do need to reply by 3 October 2013. You must provide reasons for your continued objection. You can email me directly on [Michael.herd@southwark.gov.uk](mailto:Michael.herd@southwark.gov.uk)

If you do inform us that you wish to maintain your objection the council is obligated to consider this in accordance with regulation 13 of Local Authorities' Traffic Orders (Procedure) (England and Wales) Regulations 1996:

Part 3H of the council's constitution delegates decision making in regard to "determination of objections to traffic management orders that do not relate to strategic or borough wide issues" to the community council.

A report setting out your objections will be presented to Peckham and Nunhead Community Council for determination of the objection on 21 November 2013. You are welcome to attend this public meeting to comment further or to support your objection. We can provide more detail of when this meeting will take place, should you require.

Yours sincerely



**Michael Herd**  
Transport and projects officer  
Public realm projects (Parking design)  
[Michael.herd@southwark.gov.uk](mailto:Michael.herd@southwark.gov.uk)

Traffic Orders Officer  
Public Realm Projects (parking design)  
Southwark Council  
Environment and Leisure  
PO Box 64529  
London  
SE1P 5LX

Flat 18 Chesterfield Way  
London  
SE15 2AW



Date: 11/9/13

**Proposed Double Yellow lines – Chesterfield**

**Ref: PRP/PD/TMO1314-018**

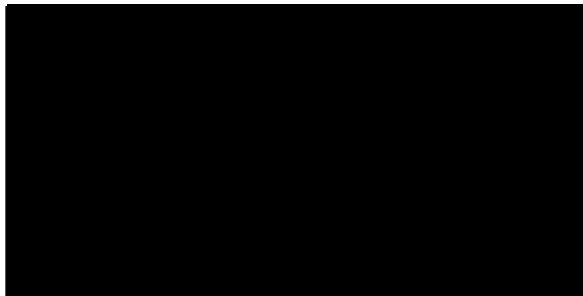
Dear Sir/Madam

I wish to object to the proposed introduction of yellow lines in Chesterfield Way as I believe they will:

- i) Add to the congestion in Chesterfield Way by reducing parking spaces for up to 7 cars
- ii) Not make any difference to safety concerns, as in my view, these concerns do not exist

I urge you not to go ahead with the proposals as they stand.

Yours faithfully





[REDACTED]  
Flat 18  
37 Chesterfield Way  
London  
SE15 2AW

**Road Network and Parking**  
**Direct Line - 020 7525 2131**  
**Our ref - PRP/PD/TMO1314-018**  
**Your ref -**

17 September 2013

Dear [REDACTED]

**Acknowledgement of objection to TMO PRP/PD/TMO1314-018 relating to proposed at any time waiting restrictions in Chesterfield Way (Local Parking Amendment reference: 1314Q1018)**

I am writing to you in regard to your objection, received 13 September 2013, made in regard to the above project.

This letter is to outline the background to the proposal and what happens next.

**Summary of your objection**

In summary, your objection is made upon the following grounds:

1. Add to congestion in Chesterfield Way by reducing parking spaces for up to 7 cars.
2. Not make any difference to safety concerns, these concerns do not exist.

**Background to the proposed traffic management order**

The council was contacted by the owners of No.37 Chesterfield Way. This property has an off-street car park area that provides parking space for two disabled residents who are wheel chair users.

The access to their car park is via a dropped kerb and vehicle crossover from the public highway.

Vehicles regularly park adjacent to the crossover and therefore block access to the off-street disabled parking area.

**Decision to progress to statutory consultation**

Subsequent to the site meeting, a local parking amendment report was presented at a public meeting of Peckham and Nunhead Community Council on 19 June 2013.

Members approved that the scheme be implemented, subject to statutory consultation.

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**Switchboard** – 020 7525 2000 **Website** – [www.southwark.gov.uk](http://www.southwark.gov.uk)

**Director** – Deborah Collins

**Chief Executive** – Eleanor Kelly

A copy of meeting's agenda and details of the arising actions and decisions can be found on [www.southwark.gov.uk/communitycouncil](http://www.southwark.gov.uk/communitycouncil).

### **Statutory consultation**

Statutory consultation was carried out in accordance with regulations 6 and 7 of the Local Authorities' Traffic Orders (Procedure) (England and Wales) Regulations 1996.

The proposals were advertised in the London Gazette, Southwark News and by street notice on 29 August 2013.

Any person wishing to comment or object to the proposal was invited to do so by 19 September 2013

### **Consideration of your objection**

We hope that most objections can be informally resolved. This is what we are endeavouring to do at this stage. If we cannot, a further report of your objection is required to be sent the community council for official determination of the objection (see 'what happens next?' below)

Having read your objections, I would like to respond to them in order which they have been made.

### **Add to congestion in Chesterfield Way by reducing parking spaces for up to 7 cars.**

Vehicles have been regularly parking adjacent to the crossover as a result block access to the off-street disabled parking area. It was also noted that vehicles are parking, including double parking, in the purpose-built turning head.

Additionally it was identified that vehicles were parking in the turning head. The turning head was constructed for the very purpose of enabling vehicles to turn around in a cul-de-sac street. Vehicles parking in the turning head make such a manoeuvre impossible and force vehicles to reverse out of the street, raising substantial safety concerns and against the basic principles of highway design

We consider that the double yellow lines proposed are the minimum required to allow a modest sized vehicle to turn.

General guidance (by the Fire Brigade) to traffic authorities is that turning facilities must be provided in any dead end street that is longer than 20m, either through provision of a hammerhead or turning circle.

### **Not make any difference to safety concerns, as in my view, these concerns do not exist.**

Whilst I understand the concern you raise about parking possibly being made more difficult in an already heavily parked street, it is important to note that the authority has to meet the network management duty, <http://www.legislation.gov.uk/ukpga/2004/18/section/16>, placed upon us (i.e. to secure the expeditious movement of traffic) and this proposal attempts to discharge that duty. We do not have a duty to provide on-street parking, which is not a given right.

**What happens next**

I trust that the above explains the council's reasons for the scheme.

- If our response, above, answers and addresses your objection - you do not need to reply.
- However, should you wish to maintain your objection - you do need to reply by 25 September 2013. You must provide reasons for your continued objection. You can email me directly on [Michael.herd@southwark.gov.uk](mailto:Michael.herd@southwark.gov.uk)

If you do inform us that you wish to maintain your objection the council is obligated to consider this in accordance with regulation 13 of Local Authorities' Traffic Orders (Procedure) (England and Wales) Regulations 1996.

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A report setting out your objections will be presented to Peckham and Nunhead Community Council for determination of the objection on 21 November 2013. You are welcome to attend this public meeting to comment further or to support your objection. We can provide more detail of when this meeting will take place, should you require.

Yours sincerely



**Michael Herd**  
Transport and projects officer  
Public realm projects (Parking design)  
[Michael.herd@southwark.gov.uk](mailto:Michael.herd@southwark.gov.uk)

Traffic Orders Officer

Flat 21, 37 Chesterfield Way

Public Realm Projects (parking design)

SE15 2AW

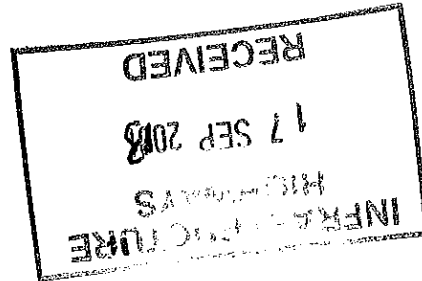
Southwark Council

Environment & Leisure

PO Box 64529

London SE1P 5LX

16<sup>th</sup> September 2013



Dear Sir/Madam

**Proposed changes to parking on Chesterfield Way**

I refer to your recent letter regarding changes to parking in Chesterfield Way and the subsequent letter sent with a plan of the proposal which I had to request.

In my view the effects of these proposals will make the parking situation intolerable in Chesterfield Way because they will reduce parking spaces for between 7 and 9 vehicles, when we know there are already insufficient places.

I agree with the fact that something should be done to stop vehicles blocking the disabled entrance to No 37 and the garage at No 30, particularly as we are one of the car owners affected by not being able to use the 2 disabled parking spaces in No 37.

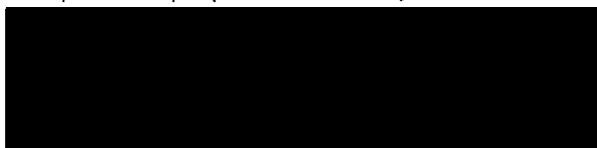
You say in your letter that their needs to be a turning point for vehicles because you say it is impossible for car to turn if other cars are parked in this space and cars having to reverse out raise substantial safety concerns. I have been a resident since the flats were built over 2 years ago and have seen hundreds of cars being able to turn in the street, without the benefit of the turning space, even when we have had building work taking place. So I do not believe this is a valid reason for the yellow lines.

In those 2 years plus I have never witnessed or heard of any accidents cause by a car reversing or anything else in Chesterfield Way, so again I do not believe this is a valid reason for the yellow lines. Can you provide the evidence to support your 'substantial safety concerns' claim? Better signs at the entrance to Chesterfield Way would reduce the number of cars coming into the road and having to turn around or reverse.

Less parking will not only be a problem for those with cars, but also for those who don't, but have visitors/deliveries etc. Taxi drivers will still use this area to park, as the drivers often stay/sleep in their cars. I am not having a go at the taxi drivers as they have every right to park in Chesterfield Way. They were here before the new flats were built and, nearly all of the time, are helpful, friendly and courteous.

The problem does not lie with residents. The problem can be traced back to the original planning permission for these flats. I cannot understand how permission was given for these flats without adequate off-street parking. Three disabled parking spaces are not, in my view, adequate.

I hope these proposals will be rejected and re-thought to take into account all of my points.





[REDACTED]  
 Flat 25  
 37 Chesterfield Way  
 London  
 SE15 2AW

**Road Network and Parking**  
**Direct Line - 020 7525 2131**  
**Our ref – PRP/PD/TMO1314-018**  
**Your ref –**

19 September 2013

Dear [REDACTED]

**Acknowledgement of objection to TMO PRP/PD/TMO1314-018 relating to proposed at any time waiting restrictions in Chesterfield Way (Local Parking Amendment reference: 1314Q1018)**

I am writing to you in regard to your objection, received 13 September 2013, made in regard to the above project.

This letter is to outline the background to the proposal and what happens next.

**Summary of your objection**

In summary, your objection is made upon the following grounds:

1. Add to congestion in Chesterfield Way by reducing parking spaces for 7 to 9 cars and taxi drivers will still use this area to park
2. You don't agree that there needs to be a turning head as you have been a resident for two years and seen hundreds of cars being able to turn with cars parked as they are.

**Background to the proposed traffic management order**

The council was contacted by the owners of No.37 Chesterfield Way. This property has an off-street car park area that provides parking space for two disabled residents who are wheel chair users.

The access to their car park is via a dropped kerb and vehicle crossover from the public highway.

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**Director** – Deborah Collins

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Having read your objections, I would like to respond to them in order which they have been made.

### **Add to congestion in Chesterfield Way by reducing parking spaces for 7 to 9 cars, and taxi drivers will still use this area to park**

Vehicles have been regularly parking adjacent to the crossover as a result block access to the off-street disabled parking area. It was also noted that vehicles are parking, including double parking, in the purpose-built turning head.

Whilst I understand the concern you raise about parking possibly being made more difficult in an already heavily parked street, it is important to note that the authority has to meet the network management duty, <http://www.legislation.gov.uk/ukpga/2004/18/section/16>, placed upon us (i.e. to secure the expeditious movement of traffic) and this proposal attempts to discharge that duty. We do not have a duty to provide on-street parking, which is not a given right.

### **You don't agree that there needs to be a turning head as you have been a resident for two years and seen hundreds of cars being able to turn with cars parked as they are.**

Additionally it was identified that vehicles were parking in the turning head which was constructed for the very purpose of enabling vehicles to turn around in a cul-de-sac street. Vehicles parking in the turning head make such a manoeuvre impossible and force vehicles to reverse out of the street, raising substantial safety concerns and against the basic principles of highway design.

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If you do inform us that you wish to maintain your objection the council is obligated to considered this in accordance with regulation 13 of Local Authorities' Traffic Orders (Procedure) (England and Wales) Regulations 1996.

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Yours sincerely

**Michael Herd**

Transport and projects officer  
Public realm projects (Parking design)  
[Michael.herd@southwark.gov.uk](mailto:Michael.herd@southwark.gov.uk)

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**PECKHAM AND NUNHEAD COMMUNITY COUNCIL AGENDA DISTRIBUTION LIST (OPEN)  
MUNICIPAL YEAR 2013-14**

**NOTE:** Original held by Constitutional Team (Community Councils) all amendments/queries to Beverley Olamijulo Tel: 020 7525 7234

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Councillor Mark Glover	1		
Councillor Chris Brown	1		
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Tessa Jowell MP	1		
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Constitutional Officer (Community Councils) Hub 4 2 <sup>nd</sup> Floor, 160 Tooley St.	60		
		<b>Total:</b>	<b>81</b>
		<b>Dated: 14 June 2013</b>	