

**Cabinet 22 October 2013**

**Peckham and Nunhead Area Action Plan: table of potential main modifications required by the Inspector**

**Appendix B: Table of potential main modifications required by the Inspector, subject to consultation**



## **Peckham and Nunhead Area Action Plan**

**Table of potential main modifications required by the Inspector, subject to consultation**

**October 2013**

## **BACKGROUND**

### **Peckham and Nunhead Area Action Plan (AAP)**

1. The Peckham and Nunhead Area Action Plan (AAP) is a planning document that will help bring long-lasting improvements to Peckham and Nunhead. It sets out policies to make sure that over the next ten to fifteen years we get the type of development needed to support a healthy, safe and prosperous community and a fairer future for all in Peckham and Nunhead.
2. The council carried out many stages of consultation on the draft AAP between 2006 and 2012. The proposed AAP was formally submitted to the Secretary of State in March 2013. A Planning Inspector, appointed by the Secretary of State is currently examining the draft AAP. Hearing sessions took place between 23 July and 1 August 2013.
3. Following the close of the hearing sessions, the Inspector wrote to the council on 21 August 2013, providing us with his post hearing note. The Inspector's post hearing note sets out potential main modifications that the Inspector may wish to include in his final Inspector's report. In accordance with section 20(7C) of the Planning and Compulsory Purchase Act 2004 as amended, the council previously wrote to the Inspector to ask him to recommend any main modifications to the AAP that he finds necessary to make it sound and legally compliant and therefore capable of adoption. Without this formal request the Inspector would not be able to recommend any main modifications to make the AAP sound.
4. Prior to the hearings, the Inspector wrote to the council setting out a number of issues he felt needed to be dealt with as main modifications to ensure a sound AAP. In response to this the council proposed one main modification, subject to consultation and a number of minor changes to the AAP (core documents references CDS3 and CDS4)
5. The Inspector is now asking the council to consult on the main modifications that he may potentially require in order to make the AAP sound and legally compliant. This includes some of the changes previously submitted to the Inspector within CDS3 and CDS4.

### **Consultation on the potential main modifications**

6. In accordance with our Statement of Community Involvement we will carry out 12 weeks of consultation on these potential main modifications. We will carry out six weeks informal consultation from 15 October 2013 to 25 November 2013. We will carry out six weeks formal consultation from 26 November 2013 to 6 January 2014. During the informal consultation period the potential main modifications will be taken to our Cabinet for agreement for formal consultation.

7. In accordance with our Statement of Community Involvement, we will:
- Make the potential main modifications available on our website at [www.southwark.gov.uk/futurepeckham](http://www.southwark.gov.uk/futurepeckham)
  - Make the potential main modifications available in our local libraries and one stop shop by the start of formal consultation
  - Write to everyone on our planning policy mailing list, which includes all the prescribed bodies, neighbouring boroughs, and everyone who previously submitted representations on the AAP, to let them know about the consultation, the next steps and where to view the document
  - Advertise the potential main modifications in the local paper by the start of formal consultation
8. Representations submitted to the council should be confined solely to the potential main modifications. This is not an opportunity to raise other matters on other parts of the AAP. Please contact the planning policy team with any queries on the detail below.

9. Representations should be sent to:

Alison Squires  
Planning Team Leader  
Planning  
Chief Executive's Department  
FREEPOST SE1919/14  
London SE1P 5LX

[futurepeckham@southwark.gov.uk](mailto:futurepeckham@southwark.gov.uk)

0207 525 5471

10. All representations must be received by the council by:  
**5pm Monday 6 January 2014**

### **Additional minor changes**

11. The Inspector can only require main modifications which affect the soundness of the AAP. The council can make additional minor changes to the AAP to provide clarity or make a factual update to the AAP. Alongside this potential main modifications consultation, we are making public our current proposed additional minor changes (core document CDP3). This brings together our previous tables of proposed minor changes into one document. We may update this further when we adopt the AAP.

12. The table of proposed minor changes is for information only and not for consultation.

## **Next steps**

13. Following close of consultation, the council will collate all the representations received on the potential main modifications and forward these to the Inspector. If appropriate, the council may provide officer comments on the representations. At this stage the council has the opportunity to provide the Inspector with our views on his potential main modifications. It is important to note that these potential main modifications are as required by the Inspector and are not changes the council has chosen to put forward. The one exception to this is the change to include an additional policy to comply with the NPPF, which the Inspector raised prior to the hearings, and the council already suggested a main modification for consideration.

14. We expect to send the representations and our comments to the Inspector by 10 January 2014. The Inspector will then decide whether further hearing session/s need to be held.

15. We hope to receive the Inspector's report and adopt the AAP by mid 2014. Once finalised, the AAP will be taken to Council Assembly for formal adoption.

## TABLE OF POTENTIAL MAIN MODIFICATIONS, SUBJECT TO CONSULTATION

The proposed potential main modifications are shown with deleted text struck through in blue and new text underlined in red. The 'reason for change' column sets out whether this change was suggested by the council or the Inspector as a potential main modification.

TOC	Page	Paragraph/ policy/ figure	Erata (E) Change (Ch)	Proposed change	Reason for change
MM1	41	Paragraph 4.2.14	Ch	Amend as follows:  Feedback from consultation tells us that people like having a cinema in Peckham <u>and so we will seek to maintain a cinema either on its existing site or an alternative site within Peckham core action area.</u> <del>and so redevelopment of the existing cinema and multi-storey car park (site PNAAP 2) should maintain a cinema on site, unless appropriate facilities can be provided elsewhere in the AAP area.</del> We have identified other appropriate sites where a cinema could be located to include Eagle Wharf (site PNAAP 10) and Copeland Industrial Park and 1-27 Bournemouth Road (site <u>PNAAP 4</u> ).	Matter raised by Inspector in the post hearing note with regards to deleting site PNAAP 2.
MM2	46	Policy 4	Ch	Amend the last sentence of the second point as follows.  2. ....The <u>current indicative</u> location of secondary schools and approximate 400m exclusion zone around each are shown on figure 9.	Matter raised by the Inspector in his letter dated 26/04/2013. The council initially proposed this change as a minor change in response to the Inspector's letter. However, in the Inspector's post-

					<p>hearing note, he has confirmed that this should be a main modification.</p> <p>The proposed change provides clarity that the figure is only indicative and that the wording in policy 4 would be used to determine a planning application.</p>
MM3	47	Figure 9: Hot food takeaways	Ch	<p>Add the following text under the figure heading, above the figure.</p> <p><u>This in an indicative figure.</u></p>	<p>Matter raised by the Inspector in his letter dated 26/04/2013. The council initially proposed this change as a minor change in response to the Inspector's letter. However, in the Inspector's post-hearing note, he has confirmed that this should be a main modification.</p> <p>The proposed change provides clarity that the figure is only indicative and that the wording in policy 4 would be used</p>

					to determine a planning application.
MM4	47	Figure 9: Hot food takeaways	Ch	<p>Replace figure 9 with updated figure 9, as set out in appendix A.</p> <p>The figure has been updated to reflect the following.</p> <ol style="list-style-type: none"> <li>1. Factual update to show the correct location of Tuke School.</li> <li>2. Clarification added to the figure by showing the protected shopping frontages in Peckham and Nunhead referred to in the policy.</li> <li>3. Change to the figure title to refer to both the secondary school exclusion zone and the Peckham and Nunhead centre protected shopping frontages.</li> </ol>	This minor change was initially put forward at the time of submitting the AAP to the Secretary of State. The Inspector in his post-hearing note has confirmed that the updated map should be treated as a main modification.
MM5	50	Policy 6: Business space	Ch	<p>Amend 5<sup>th</sup> point as follows:</p> <ul style="list-style-type: none"> <li>• Supporting a range of <u>A, B and D Use Classes</u> <del>uses</del> in the railway arches, <u>in accordance with saved Southwark Plan policy 1.5. This may include artistic and creative enterprises,</u> <del>including</del> small business space, <u>and</u> light industrial uses. <del>and appropriate A or D class uses.</del></li> </ul>	Matter raised by the Inspector in the post hearing note to include artistic and creative enterprises specifically within this bullet point. We have reworded the bullet point to make this more clear in accordance with policy 1.5 of the saved Southwark Plan.
MM6	50	Policy 6:	Ch	Amend 6 <sup>th</sup> point as follows:	Matter raised by the



		Business space		<ul style="list-style-type: none"> <li>Requiring new business space to be designed flexibility to accommodate a range of unit sizes <u>including where appropriate, units suitable for occupation by artistic and creative enterprises.</u></li> </ul>	Inspector in the post hearing note.
MM7	50	Paragraph 4.2.31 Policy 6: Business space.  The we are doing this because section.	Ch	Amend as follows:  There are currently over 1,400 businesses in Peckham and Nunhead, most of them small in size. Many of these are industrial uses including workshops, builders' yards and light manufacturing. <u>There are also a growing number of artists and creative enterprises which contribute to Peckham's multi-cultural arts scene. The range of b</u> Business space adds to the vitality of Peckham town centre, supports a mixed local economy and provides jobs for many local people.	Matter raised by the Inspector in the post hearing note.
MM8	51	Paragraph 4.2.35	Ch	Amend as follows:  We have identified capacity for around 4,000sqm of new additional business space in Peckham town centre. The majority of this capacity could be accommodated on the large development sites to include: the Aylesham Centre (PNAAP 1); <u>and</u> Copeland Industrial Park and 1-27 Bournemouth Road (PNAAP 4) <u>and the cinema/multi-storey car park site (PNAAP 2).</u>	Matter raised by the Inspector in the post hearing note to delete existing site PNAAP 2.
MM9	64	Policy 14: Parking for shoppers and visitors	Ch	Amend the third point as follows.  3. Allowing the <u>existing Cerise Road multi-storey car park (site PNAAP 2) and the</u> Copeland Road car	Matter raised by the Inspector in the post hearing note to delete proposal site PNAAP 2.

				park (site PNAAP 7) to be developed for alternative uses.	
MM10	65	Policy 14: Parking for shoppers and visitors  We are doing this because  Paragraph 4.4.17	Ch	Amend as follows:  Of the council owned car parks, our intention is to retain Choumert Grove car park as a car park and to development Copeland Road car park (site PNAAP 7). <del>and We will consider</del> the Cerise Road multi-storey car park <u>through the preparation of the New Southwark Plan</u> <del>(site PNAAP 2).</del>	Matter raised by the Inspector in the post hearing note to delete existing site PNAAP 2
MM11	67	Figure 13: Peckham town centre car parks	Ch	Amend figure to remove proposals site designation form the figure for car park 3. Cerise road multi-storey car park.  Updated diagram in appendix B.	Matter raised by the Inspector in the post hearing note to delete existing site PNAAP 2.
MM12	69	Figure 14: Peckham and Nunhead housing trajectory	Ch	Replace figure 14: Peckham and Nunhead housing trajectory, with updated figure 14 in appendix C.	The council initially submitted an updated trajectory at the time of submission to the Secretary of State in March 2013. This was amended to correct an error – the year 2017/18 was missing – and to reflect updated housing completions and projections data.  Based on potential main modification

					proposed by the Inspector in the post hearing note to remove site PNAAP2: Cinema and multi-storey car park from the AAP, the trajectory has been updated again to remove the housing figures for this site from the trajectory.
MM13	71	Paragraph 4.5.6	Ch	Amend paragraph 4.5.6 as follows:  Our housing trajectory (figure 14) illustrates that we expect to meet our minimum 2,000 new homes target by <del>2019/2020</del> <u>2017</u> .	To reflect the updated housing trajectory.
MM14	72	Policy 17: Affordable and private homes	Ch	Amend the second point as follows:  2. Requiring developments of 10 or more units to provide a minimum of 35% affordable housing across the whole action area. <del>subject to financial viability.</del>	Matter raised by the Inspector in the post hearing note.
MM15	72	Policy 17: Affordable and private homes	Ch	Delete the 4 <sup>th</sup> point as follows.  <del>4. Requiring 50% of the affordable homes to be intermediate homes and 50% to be social rented homes.</del>  Amend the current 5 <sup>th</sup> bullet point to be the 4 <sup>th</sup> point as follows.	Matter raised by the Inspector in the post hearing note.

				<p><u>5.4.</u> Requiring development within Livesey, Peckham, Nunhead and The Lane wards to provide a minimum of 35% private homes as shown within figure 16.</p>	
MM16	74	New paragraph after paragraph 4.5.12	Ch	<p>Insert the following:</p> <p><u>Our housing studies demonstrate that requiring a minimum of 35% affordable housing is a deliverable and achievable amount of affordable housing. In accordance with Core Strategy policy 6, developments of 10 or more units are required to provide as much affordable housing as is financially viable. Our Affordable Housing supplementary planning document sets out further guidance how this is assessed through a financial appraisal.</u></p>	<p>Further clarification to the supporting text to respond fully to the main modification suggested by the Inspector in the post hearing note to reference 'subject to financial viability' within policy 17.</p>
MM17	74	Paragraph 4.5.13	Ch	<p>Amend as follows:</p> <p><del>...The AAP changes the saved Southwark Plan policy 4.4 on the type of affordable housing required, to set a policy for a split of 50% social rented homes and 50% intermediate homes. This will help to address the balance of housing types on the area and increase the range of housing types on offer.</del></p>	<p>Matter raised by the Inspector in the post hearing note.</p>

MM18	74	Fact box: Affordable and private housing	Ch	<p>Amend as follows:</p> <p>The NPPF replaced the updated Planning Policy Statement 3 which introduced affordable rent as a new type of affordable housing. <del>In accordance with our Core Strategy and the saved Southwark Plan policies this AAP sets out policies for social rent and intermediate homes only.</del> <u>We are reviewing our approach to affordable rent and considering its implications for Southwark through the preparation of the New Southwark Plan and an update to the Affordable Housing supplementary planning document. In the meantime, the tenure split for affordable housing in saved Southwark Plan policy 4.4 will continue to be applied.</u> <del>We are reviewing our approach to the affordable rent tenure through the update to our Affordable Housing SPD and considering its implications for Southwark. At the moment we do not think it is affordable for people in housing need in Southwark. Consultation on a revised Affordable Housing SPD is planned for November 2012. Please check our website for more information at: <a href="http://www.southwark.gov.uk/ahspd">www.southwark.gov.uk/ahspd</a></del></p>	Matter raised by the Inspector in the post hearing note.
MM19	96	Policy 26: Building heights	Ch	<p>Amend as follows:</p> <p><b>Policy 26: Building heights</b></p> <p>We will ensure development contributes positively to local character by requiring development to:</p>	Matter raised by Inspector in the post hearing note.

				<p>1. Be similar to existing heights outside Peckham core action area (2 to 4 storeys).</p> <p>2. Be similar to existing heights inside Peckham core action area (up to 7 storeys) except where:</p> <p><del>— i. A</del> <u>a</u> local landmark <u>building</u> is required to provide definition. This will be encouraged on the following sites:</p> <ul style="list-style-type: none"> <li>• Copeland Industrial Park and 1-27 Bournemouth Road (site PNAAP 4) up to 15 storeys</li> <li><del>• Cinema and multi-storey car park (site PNAAP 2) up to 10 storeys</del></li> <li>• Formed Wooddene estate (site PNAAP 5) up to 15 storeys</li> <li>• Copeland road car park site (site PNAAP 7) up to 8 storeys</li> <li>• Aylesham Centre (site PNAAP 1) up to 20 storeys.</li> </ul> <p><del>ii. This</del> <u>We will expect this</u> taller element <u>to be</u> <u>could be provided within our identified large sites</u> <u>by a</u> distinctive <u>building</u>, of exceptional quality and exemplary design <u>linked to an improved and generous public realm</u>. <u>It should sustain and enhance the significance of Peckham's heritage assets, their settings and the wider historic environment, including conservation areas and listed and locally listed buildings.</u></p>	
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			<p><u>On the larger sites of Copeland Industrial Park and 1-27 Bournemouth Road (site PNAAP4), former Wooddene estate (PNAAP5) and Aylesham Centre (PNAAP1), the taller element should be linked to an improved and generous public realm.</u> It should be designed to improve local legibility, to act as a local landmark within a public space of its own, and as a focus of route/s across the site.</p> <p><del>This will be encouraged on the following sites:</del></p> <ul style="list-style-type: none"> <li><del>• Copeland Industrial Park and 1-27 Bournemouth Road (site PNAAP4)</del></li> <li><del>• Former Wooddene estate (PNAAP5)</del></li> <li><del>• Aylesham Centre (PNAAP1)</del></li> </ul> <p>3. Comply with out borough-wide policies, specifically saved Southwark Plan policy 3.20 and Core Strategy strategic policy 12.</p> <p>For clarity we have also set out the amended policy below without tracked changes for ease of reading.</p> <p><b>Policy 26: Building heights</b></p> <p>We will ensure development contributes positively to local character by requiring development to:</p> <ol style="list-style-type: none"> <li>1. Be similar to existing heights outside Peckham core action area (2 to 4 storeys).</li> </ol>	
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				<p>2. Be similar to existing heights inside Peckham core action area (up to 7 storeys) except where a local landmark is required to provide definition. This will be encouraged on the following sites:</p> <ul style="list-style-type: none"> <li>• Copeland Industrial Park and 1-27 Bournemouth Road (site PNAAP 4) up to 15 storeys</li> <li>• Formed Wooddene estate (site PNAAP 5) up to 15 storeys</li> <li>• Copeland road car park site (site PNAAP 7) up to 8 storeys</li> <li>• Aylesham Centre (site PNAAP 1) up to 20 storeys.</li> </ul> <p>We will expect this taller landmark to be distinctive, of exceptional quality and exemplary design. It should sustain and enhance the significance of Peckham’s heritage assets, their settings and the wider historic environment, including conservation areas and listed and locally listed buildings.</p> <p>On the larger sites of Copeland Industrial Park and 1-27 Bournemouth Road (site PNAAP4), former Wooddene estate (PNAAP5) and Aylesham Centre (PNAAP1), the taller element should be linked to an improved and generous public realm, designed to improve local legibility, to act as a local landmark within a public space of its own and as a focus on routes across the site.</p>	
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				3. Comply with out borough-wide policies, specifically saved Southwark Plan policy 3.20 and Core Strategy strategic policy 12.	
MM20	97	4.7.24	Ch	Amend as follows.  Our urban design background paper has identified that taller buildings may be suitable of the following proposals sites: <ul style="list-style-type: none"> <li>• The Asylesham Centre (PNAAP 1)</li> <li>• Copeland Industrial Park and 1-27 Bournemouth Road (PNAAP4)</li> <li>• <del>The Cinema and multi-storey car park (PNAAP 2)</del></li> <li>• Copeland Road car park (PNAAP 7)</li> <li>• The former Wooddene estate (PNAAP5)</li> </ul>	Matter raised by the Inspector in the post hearing note to delete site PNAAP2.
MM21	98	4.7.25		Amend as follows.  ...All <del>five</del> <u>four</u> sites have the potential to improve wayfinding and permeability.....	Matter raised by Inspector in the post hearing note.
MM22	98	4.7.26		Amend as follows:  ...Proposals for taller buildings on all <del>five</del> <u>four</u> sites will need to justify this.....	Matter raised by Inspector in the post hearing note.
MM23	101	Figure 20: Peckham core action area	Ch	Amend diagram to remove the cinema/multi-storey car park from the figure.	Matter raised by Inspector in the post hearing note.

		vision		Updated figure attached in appendix D.	
MM24	106	Policy 27: Land uses  Business section	Ch	Amend the business section as follows.  Business 9. Supporting the provision of new and improved business floorspace. Most of this will be on the following sites: <ul style="list-style-type: none"> <li>• Copeland Industrial Park and 1-27 Bournemouth Road (site PNAAP 4)</li> <li>• Peckham Rye Station (site PNAAP 6)</li> <li>• <del>Cinema/multi storey car park site (site PNAAP 2)</del></li> <li>• Land between the railway arches (site PNAAP 3)</li> </ul>	Matter raised by Inspector in the post hearing note.
MM25	106	Policy 27: Land use  Business section		Amend point 10 as follows.  10. Supporting a range of <u>A, B and D Use Classes uses</u> in the railway arches, <u>in accordance with saved Southwark Plan policy 1.5. This may include artistic and creative enterprises, including</u> <del>small business space, and</del> light industrial uses. <del>and appropriate A or D class uses.</del>	Matter raised by the Inspector in the post hearing note to include artistic and creative enterprises specifically within overarching policy 6 and subsequently this policy also. We have reworded the bullet point to make this more clear in accordance with policy 1.5 of the saved Southwark Plan.
MM26	108	Policy 29: Built environment  Public realm		Amend as follows under point 6. <ul style="list-style-type: none"> <li>• Peckham Rye Station (site PNAAP 6)</li> <li>• Copeland Industrial Park and 1-27</li> </ul>	Matter raised by Inspector in the post hearing note.

		section		<ul style="list-style-type: none"> <li>Bournemouth Road (site PNAAP 4)</li> <li>• Eagle Wharf site (PNAAP 10)</li> <li>• <del>Cinema and multi-storey carpark (site PNAAP 2)</del></li> <li>• Aylesham Centre (site PNAAP 1)</li> <li>• Land between the railway arches (site PNAAP 3)</li> <li>• Former Wooddene estate (site PNAAP 5)</li> </ul>	
MM27	120	Policy 35: Land use	Ch	<p>Amend the 4<sup>th</sup> point as follows.</p> <p>4. Supporting a range of <u>A, B and D Use Classes uses</u> in the railway arches, <u>in accordance with saved Southwark Plan policy 1.5. This may include artistic and creative enterprises, including</u> small business space, <u>and</u> light industrial uses. <del>and appropriate A or D class uses.</del></p>	Matter raised by the Inspector in the post hearing note to include artistic and creative enterprises specifically within overarching policy 6 and subsequently this policy also. We have reworded the bullet point to make this more clear in accordance with policy 1.5 of the saved Southwark Plan.
MM28	134	Paragraph 6.2.4	Ch	<p>Delete as follows:</p> <p><del>...The policy requirements set out in this schedule must be met for planning permission to be granted.</del></p>	Matter raised by the Inspector in the post hearing note.
MM29	135	Figure 25: Proposals sites	Ch	<p>Amend to remove cinema/multi-storey car park (site PNAAP 2) and to update the remaining site numbers.</p> <p>Updated figure attached as appendix E.</p>	Matter raised by Inspector in the post hearing note.
MM30	136	N/A	Ch	Insert a new section into section 7 of the AAP:	The Inspector raised

			<p>Delivering: working together to make it happen.</p> <p>The new section will be inserted after section 7.1, before existing section 7.2, and so all subsequent section numbers will be updated accordingly.</p> <p><b><u>7.2 Presumption in favour of sustainable development</u></b></p> <p><u>7.2.1 We always take a positive approach to development, encouraging new appropriate development to meet the aspirations of our vision. In accordance with the National Planning Policy Framework, our policies support and have a presumption for sustainable development. Our sustainability appraisal also ensures that the AAP has a positive impact on social, environmental and economic sustainability. Policy 48 sets out a clear policy to bring together the specific policies in the AAP, and make it clear that there is a presumption in favour of sustainable development.</u></p> <p><b><u>Policy 48: Presumption in favour of sustainable development</u></b></p> <p><u>When considering development proposals we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. We will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and</u></p>	<p>this as a potential soundness matter in his letter dated 26 April 2013 and the post-hearing note.</p> <p>The council subsequently proposed this new policy and text to the Inspector as a main modification, subject to consultation prior to the start of the EiP hearings.</p>
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				<p><u>to secure development that improves the economic, social and environmental conditions in the area.</u></p> <p><u>Planning applications that accord with the policies in this AAP (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.</u></p> <p><u>Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then we will grant permission unless material considerations indicate otherwise- taking into account whether:</u></p> <ul style="list-style-type: none"> <li>• <u>Any adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole;</u> <u>or</u></li> <li>• <u>Specific policies in that Framework indicate that development should be restricted.</u></li> </ul>	
MM31	138	Paragraph 7.3.1	Ch	<p>Amend as follows:</p> <p>The council owned <u>AAP</u> proposals sites include:</p> <p>...</p> <ul style="list-style-type: none"> <li>• <del>Cinema/multi-storey car park (PNAAP-2)</del></li> </ul>	Matter raised by the Inspector in the post hearing note.

MM32	162	Appendix B: Southwark Plan proposals sites	Ch	Amend the column 'Replaced by the AAP?' for Southwark Plan (2007) proposal site number 69P as follows:  <u>This is replaced by PNAAP 2. No, saved Southwark Plan site 69P remains part of the development plan. This will be reviewed through the preparation of the New Southwark Plan.</u>	Matter raised by the Inspector in the post hearing note.
MM33	165	PNAAP 1: Aylesham Centre  Indicative capacities.	Ch	Amend the row on indicative capacities as follows.  Non-residential uses: <del>1,500sqm</del> <u>8,500sqm</u>  Retail (classes A1/A2/A3/A4): <del>1,350sqm</del> <u>8,350sqm</u>	Matter raised by the Inspector in the post hearing note.
MM34	168	PNAAP 2: Cinema/Multi- storey car park	Ch	Delete all of PNAAP 2: Cinema/multi-storey car park designation as follows.  <del><b>PNAAP 2: Cinema/Multi-storey car park</b></del> <del><b>Required land uses</b> Leisure/ community use (Class D), retail use (Classes A1/ A2/ A3/ A4), residential use (Class C3), public realm</del>  <del><b>Other land uses that would be accepted</b></del> <del>Business use (Class B1), Student accommodation (Class sui generis) subject to Core Strategy policy 8.</del>  <del><b>Indicative capacity</b> Residential (Class C3): 160 units</del> <del>Non-residential use: 1,050sqm</del> <del>Retail (Classes A1/A2/ A3/ A4): 735sqm</del>	Matter raised by Inspector in the post hearing note.

			<p>Business (Class B1) 315sqm Assuming 70% of non-residential is retail use and 30% of the nonresidential use is business use.</p> <p><b>Phasing and</b> 2016-2010</p> <p>This site is owned by Southwark Council.</p> <p><b>Site specific guidance</b></p> <p>The cinema should be retained on this site unless appropriate facilities can be provided elsewhere in the AAP area.</p> <p>Opportunities to create new public space and improved public realm through redevelopment of the site should be maximised.</p> <p>Opportunities for increasing north and south, and east and west links and improvements to public realm should be maximised.</p> <p>Opportunities to improve accessibility and public realm on Moncreiff Street should be maximised, taking into consideration neighbouring Rye Lane Peckham conservation.</p> <p>There is the potential for a taller building of up to 10 storeys.</p>	
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			<p><b>We are making this designation because</b>  Located in the centre of Peckham town centre, minutes walk from Peckham Rye Station, this site is currently not reaching its potential for use or design. Whilst interim uses have sprung up in recent years in the car park, including Frank's cafe on the car park roof, and Hannah Barry Gallery, there is much further potential for fully using the site. The improvements to Peckham Rye Station will have a huge positive impact on this site and it is important to bring it forward for early development to maximise these opportunities. There is significant potential for mixed-use development, with a combination of community, retail and residential use as well as possible business use.</p> <p>The multi-storey car park is currently under-used, with feedback from consultation telling us that people do not feel safe in the car park, especially at night. Our Car Parking Study 2010 reinforces this view telling us that frequently less than 10% of the spaces are occupied. Allowing the car park to be redeveloped for new uses will increase the use of this site in the heart of the town centre, improving the look and feel of Rye Lane.</p> <p>The cinema is considered to be a popular local attraction, with consultation feedback telling us that people like having a cinema in Peckham. We want to continue to meet this need for a cinema, so redevelopment of this site should maintain a cinema on-site, unless appropriate facilities can be provided</p>	
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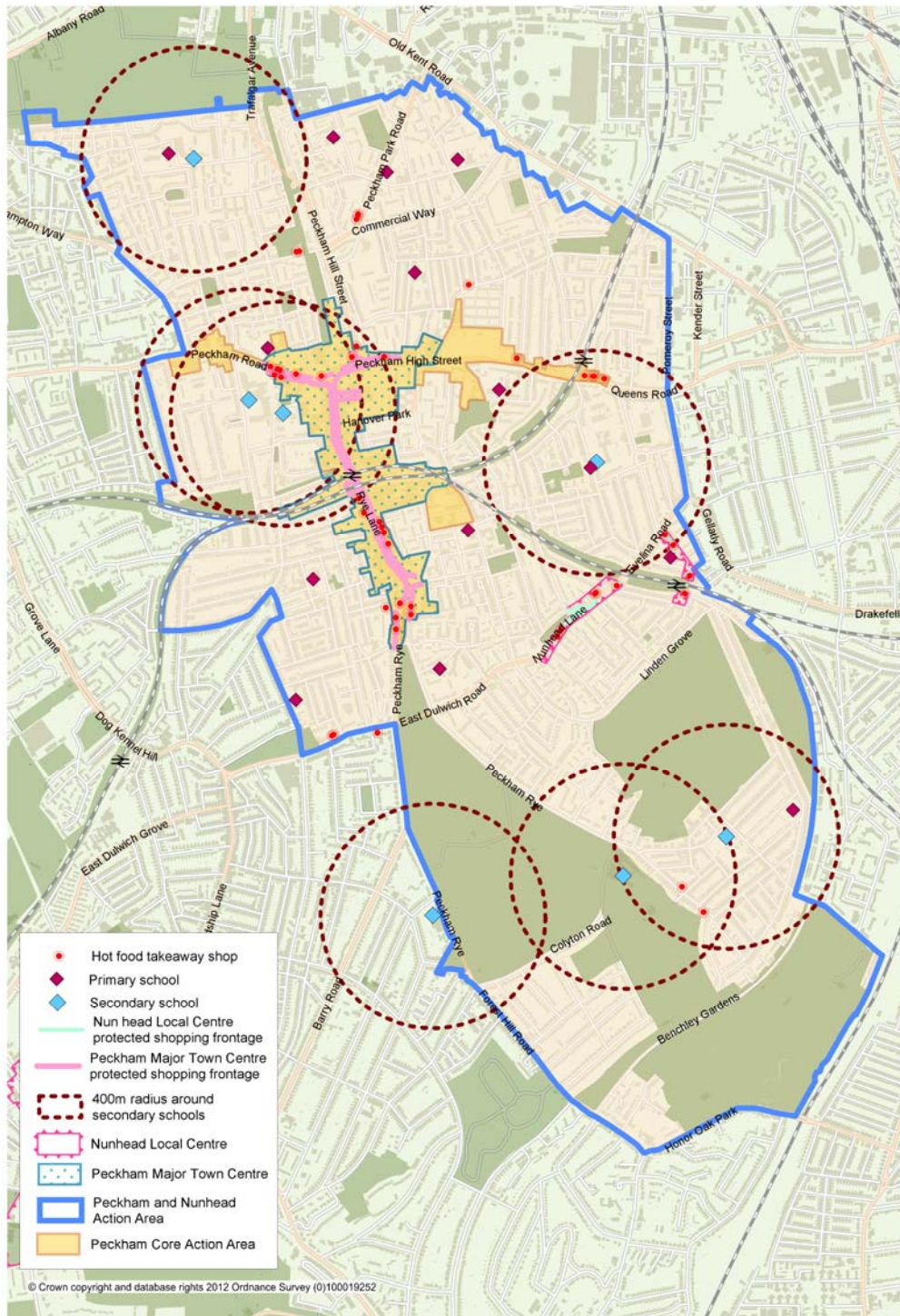
			<p>elsewhere in the core area. We have identified other appropriate sites where a cinema could be located to include Eagle Wharf (PNAAP 10) and Copeland Industrial Park and 1-27 Bournemouth Road (PNAAP 4).</p> <p>The cinema and car park are currently set back from Rye Lane, accessed via Moncrieff Street. Redevelopment on this site has the potential to improve the street frontage on Rye Lane by improving access to the site and linking with the improvements to the station on the other side of Rye Lane. This is particularly important to improve the setting of Rye Lane Peckham conservation area, which borders the site and covers Moncrieff Street. Redevelopment of the site provides many opportunities to improve linkages. East-west links through Moncrieff Street through to Cerise Road and onto Copeland Industrial Park should be explored. There should be north-south connections to create an alternative route to Rye Lane, by linking with the Land between the Railway Arches (PNAAP 3), Copeland Industrial Park and 1-27 Bournemouth Road (PNAAP 4) and the Aylesham Centre (PNAAP 1). There is the opportunity for active uses along the railway viaduct to create more activity and a more welcoming link. Through developing these improved linkages there is the opportunity to also provide new public space and much improved public realm.</p> <p>A taller building of up to 10 storeys could be appropriate to help mark the centre of Peckham but</p>	
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				<p>due to the site's location adjacent to Rye Lane Peckham conservation area, careful consideration must be given to conserving and enhancing the wider heritage setting. Similarly any proposal for development, particularly for a taller building needs to give careful consideration to the adjoining low-rise residential areas. of this site should maintain a cinema on site, unless appropriate facilities can be provided elsewhere in the AAP area. We have identified other appropriate sites where a cinema could be located to include Eagle Wharf (PNAAP 10) and Copeland Road Industrial Park and 1-27 Bournemouth Road (PNAAP 4).</p>	
MM35	170	Figure 28: PNAAP 2: Cinema/Multi-storey car park	Ch	Delete figure.	Matter raised by the Inspector in the post hearing note.
MM36	173	PNAAP 4: Copeland Industrial Park  Required land use	Ch	Amend as follows.  Required land use  Cultural/Leisure/community uses (Class D), retail use Classes A1/A2/A3/A4), Business use (Class B <sup>1</sup> ), residential Use (Class C3), public space/public realm.	Matter raised by the Inspector in the post hearing note.
MM37	173	PNAAP 4: Copeland Industrial Park	Ch	Amend as follows  <b>Site specific guidance</b>	Matter raised by the Inspector in the post hearing note.

				The Bussey building should be retained as part of the redevelopment of this site .The building is identified on our local list. <u>The continued use of the Bussey building by creative and artistic enterprises will be supported and encouraged.</u>	
MM38	179	PNAAP 6: Peckham Rye Station	Ch	Insert within the site specific guidance the following.  <u>The railway arches within the part of the site known as Blenheim Court should be retained and made available for Class B1 business use. The continued use of these premises by creative and artistic enterprises will be supported and encouraged.</u>	Matter raised by the Inspector in the post hearing note.
MM39	179	Figure 32: Peckham Rye Station	Ch	Replace figure 32: Peckham Rye Station with updated figure in appendix F.  The updated figure shows the indicative boundary of Blenheim Court.	Matter raised by the Inspector in the post hearing note.
MM40	206	Appendix D: Monitoring framework  Theme 4- High quality homes: providing more and better homes	Ch	Delete as follows:  Targets  <del>Provide 50% of affordable homes as intermediate homes and 50% as social rented</del>	Matter raised by the Inspector in the post hearing note.

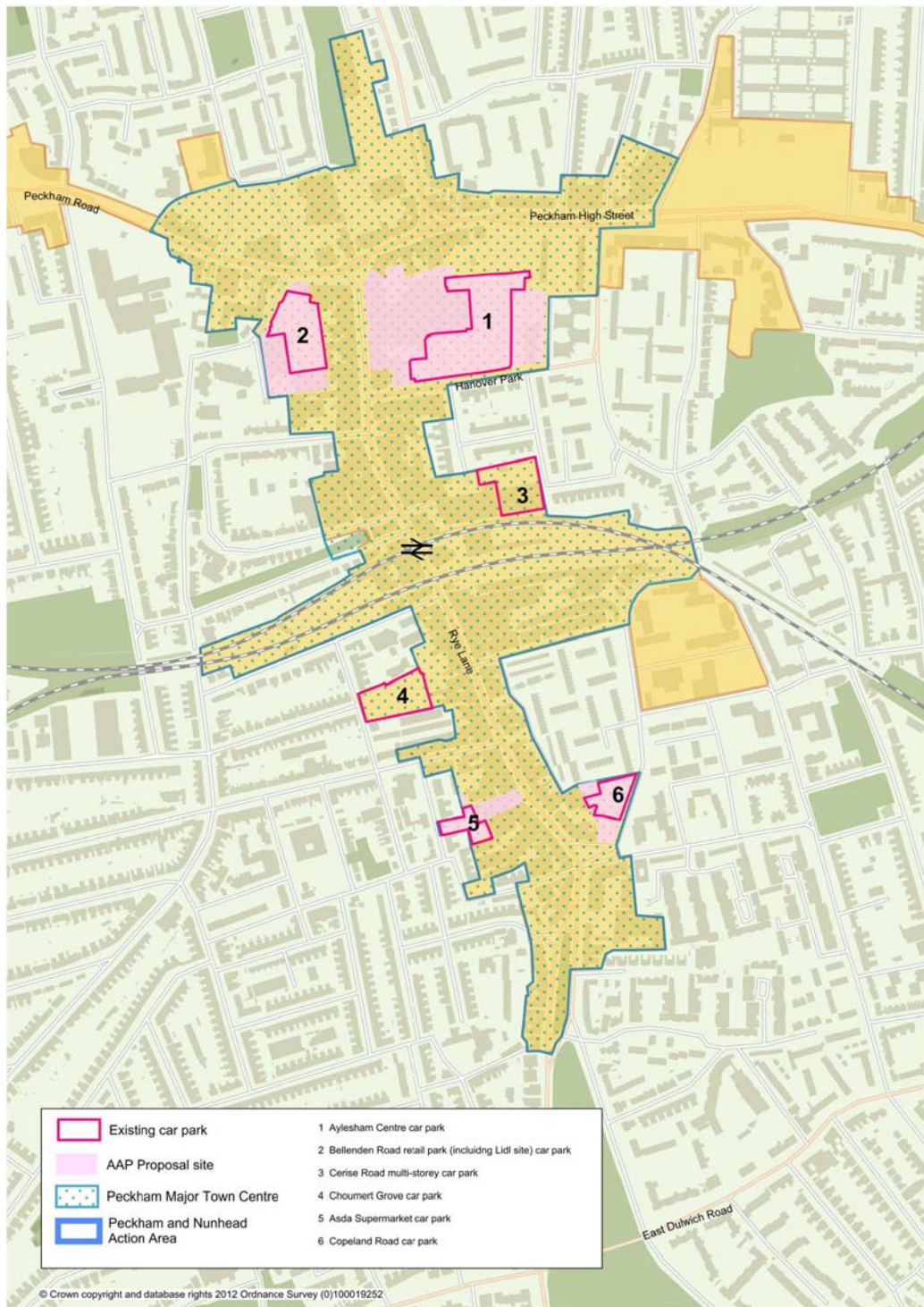


**Appendix A: Figure 9: Hot food takeaways (Class A5) exclusion zone within a 400metre radius of secondary schools**

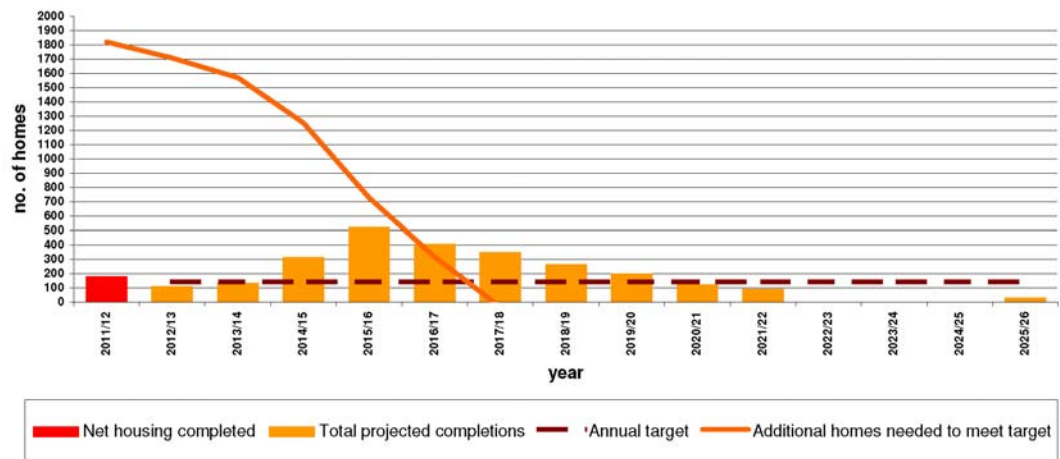




Appendix B: Figure 13: Town centre car parks

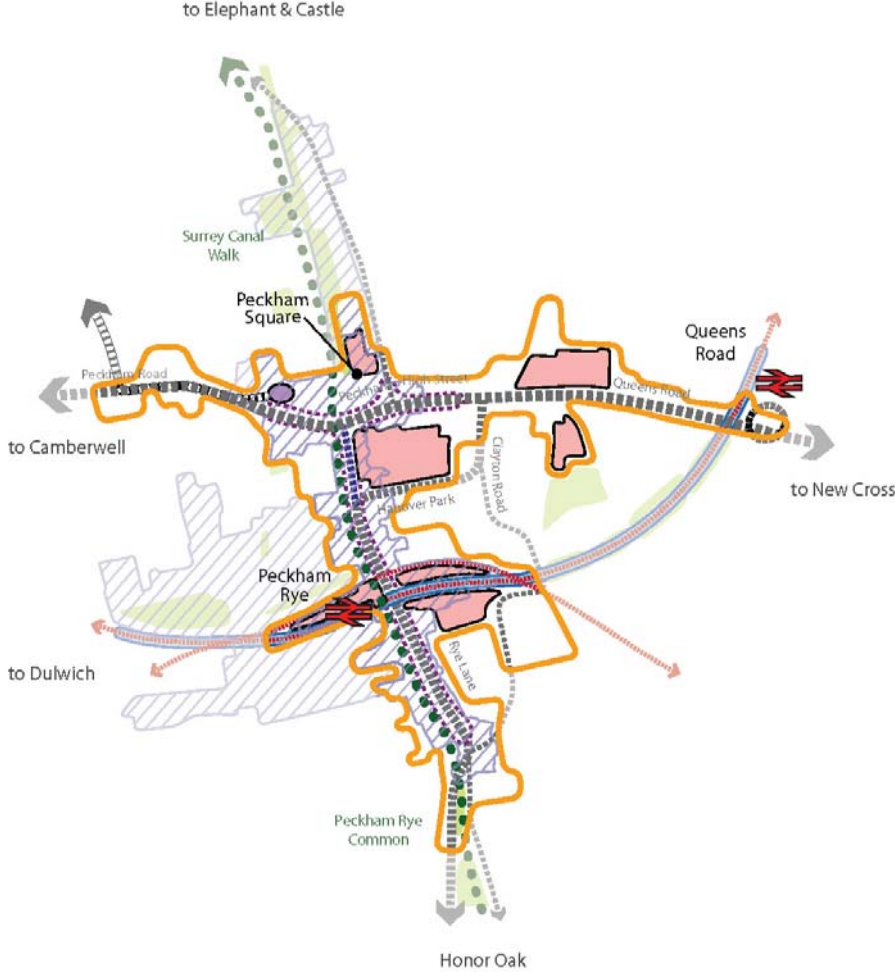


Appendix C: Figure 14: Peckham and Nunhead housing trajectory



Appendix D: Figure 20: Peckham core action area vision

Figure 19: Peckham Core action area vision

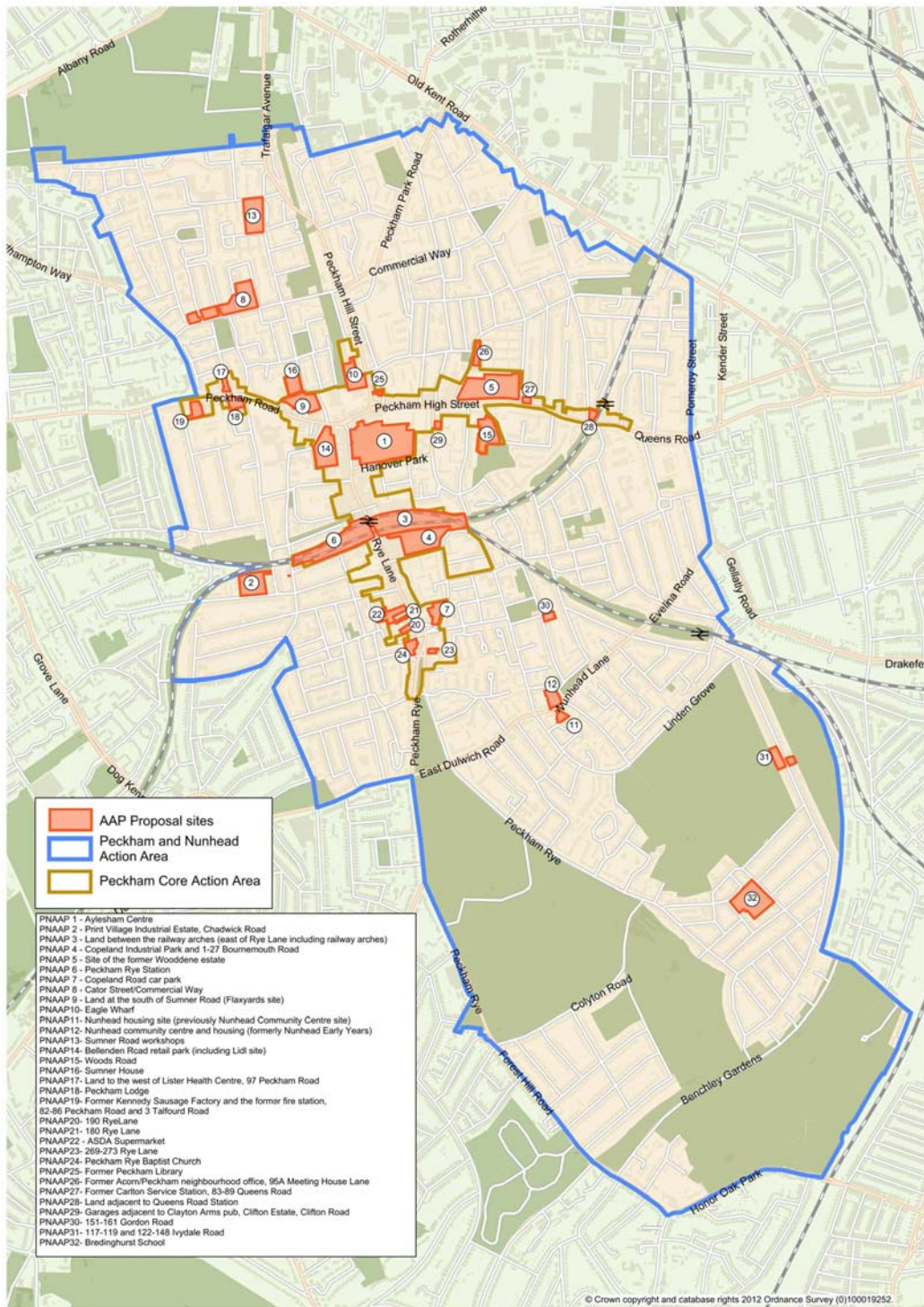


- |                    |   |                         |
|--------------------|---|-------------------------|
| Major roads        | Shopping cluster  | Conservation area       |
| Railway lines      | A terminus for a possible tram or alternative high quality public transport | Protected open space    |
| East London Line   | Public transport corridor   | Character area boundary |
| Green link         | Large proposals sites   |                         |
| Main shopping area |   |                         |





## Appendix E: Figure 25: Proposals sites



## Appendix F: PNAAP 6: Peckham Rye Station

Figure 32: PNAAP 6 Peckham Rye Station

