

Appendix C: Cabinet report 21 October 2014: Peckham and Nunhead Area Action Plan

Annex to the Inspector's Report: Table of Main Modifications

ANNEX: PECKHAM AND NUNHEAD AREA ACTION PLAN: MAIN MODIFICATIONS

The main modifications below are expressed with deleted text struck through in blue and new text underlined in red. The page numbers and paragraph numbering refer to the Publication/Submission version of the Peckham and Nunhead Area Action Plan and do not take account of the deletion or addition of text.

Ref	Page	Section/policy/paragraph/figure	Main modification
MM1	41	Paragraph 4.2.14	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> 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. 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 PNAAP 4).
MM2	46	Policy 4	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.
MM3	47	Figure 9: Hot food takeaways	Add the following text under the figure heading, above the figure. <u>This in an indicative figure.</u>
MM4	47	Figure 9: Hot food takeaways	Replace Figure 9 with revised Figure 9, as set out in Appendix A to this Annex. The figure has been updated to reflect the following. 1. Factual update to show the correct location of Tuke School. 2. Clarification added to the figure by showing the protected shopping frontages in Peckham and Nunhead referred to in the policy. 3. Change to the figure title to refer to both the secondary school exclusion zone and the Peckham and Nunhead centre protected shopping frontages.
MM5	50	Policy 6: Business space	Amend 5 th point as follows: <ul style="list-style-type: none"> Supporting a range of <u>A, B and D Use Classes</u> uses 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. and appropriate A or D class uses.
MM6	50	Policy 6: Business space	Amend 6 th point as follows: <ul style="list-style-type: none"> 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>
MM7	50	Paragraph 4.2.31 Policy 6: Business space. We are doing this because	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.</u> The range of b Business space adds to the vitality of Peckham town centre, supports a mixed local economy and provides jobs for many local people.
MM8	51	Paragraph 4.2.35	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) and the cinema/multi-storey car park site (PNAAP 2).
MM9	64	Policy 14: Parking for shoppers and visitors	Amend the 3 rd point as follows. 3. Allowing the existing Cerise Road multi-storey car park (site PNAAP 2) <u>and the</u> Copeland Road car park (site PNAAP 7) to be developed for alternative uses.
MM10	65	Policy 14: Parking for shoppers and visitors	Amend as follows:

		We are doing this because Paragraph 4.4.17	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). and We will consider the Cerise Road multi-storey car park through the preparation of the New Southwark Plan (site PNAAP 2).
MM11	67	Figure 13: Peckham town centre car parks	Replace Figure 13 with revised Figure 13, as set out in Appendix B to this Annex. This revision removes the proposals site designation for car park 3 (Cerise Road multi-storey car park).
MM12	69	Figure 14: Peckham and Nunhead housing trajectory	Replace Figure 14 with revised Figure 14, as set out in Appendix C to this Annex. This revision updates the housing trajectory to include the year 2017/18, reflect updated housing completions and projections data and take account of the deletion of Proposal PNAAP2
MM13	71	Paragraph 4.5.6	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 2019/2020 <u>2017</u> .
MM14	72	Policy 17: Affordable and private homes	Amend the 2 nd point as follows: 2. Requiring developments of 10 or more units to provide a minimum of 35% affordable housing across the whole action area. subject to financial viability.
MM15	72	Policy 17: Affordable and private homes	Delete the 4 th point as follows.

			<p>4. Requiring 50% of the affordable homes to be intermediate homes and 50% to be social rented homes.</p> <p>Amend the current 5th bullet point to be the 4th point as follows.</p> <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	<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>
MM17	74	Paragraph 4.5.13	<p>Amend as follows:</p> <p>...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.</p>

MM18	74	Fact box: Affordable and private housing	<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. In accordance with our Core Strategy and the saved Southwark Plan policies this AAP sets out policies for social rent and intermediate homes only. <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. 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: www.southwark.gov.uk/ahspd</u></p>
MM19	96	Policy 26: Building heights	<p>Amend as follows:</p> <p>Policy 26: Building heights</p> <p>We will ensure development contributes positively to local character by requiring development to:</p> <ol style="list-style-type: none"> 1. Be similar to existing heights outside Peckham core action area (2 to 4 storeys). 2. Be similar to existing heights inside Peckham core action area (up to 7 storeys) except where:

			<p>i. A <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"> • Copeland Industrial Park and 1-27 Bournemouth Road (site PNAAP 4) up to 15 storeys • Cinema and multi-storey car park (site PNAAP 2) up to 10 storeys • Formed Wooddene estate (site PNAAP 5) up to 15 storeys • Copeland road car park site (site PNAAP 7) up to 8 storeys • Aylesham Centre (site PNAAP 1) up to 20 storeys. <p>ii. This <u>We will expect this</u> taller element to be <u>could be provided</u> within our identified large sites by a distinctive <u>building</u>, of exceptional quality and exemplary design linked to an improved and generous public realm. <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, having regard to both individual and cumulative impacts on the surrounding area.</u></p> <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>This will be encouraged on the following sites:</p> <ul style="list-style-type: none"> • Copeland Industrial Park and 1-27 Bournemouth Road (site PNAAP4)
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			<ul style="list-style-type: none"> • Former Wooddene estate (PNAAP5) • Aylesham Centre (PNAAP1) <p>3. Comply with out borough-wide policies, specifically saved Southwark Plan policy 3.20 and Core Strategy strategic policy 12.</p> <p><i>For ease of reading the amended policy is set out below without tracked changes:</i></p> <p>Policy 26: Building heights</p> <p>We will ensure development contributes positively to local character by requiring development to:</p> <ol style="list-style-type: none"> 1. Be similar to existing heights outside Peckham core action area (2 to 4 storeys). 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: <ul style="list-style-type: none"> • Copeland Industrial Park and 1-27 Bournemouth Road (site PNAAP 4) up to 15 storeys • Formed Wooddene estate (site PNAAP 5) up to 15 storeys • Copeland road car park site (site PNAAP 7) up to 8 storeys • Aylesham Centre (site PNAAP 1) up to 20 storeys. <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</p>
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			<p>locally listed buildings, having regard to both individual and cumulative impacts on the surrounding area.</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> <p>3. Comply with out borough-wide policies, specifically saved Southwark Plan policy 3.20 and Core Strategy strategic policy 12.</p>
MM20	97	Paragraph 4.7.24	<p>Amend as follows.</p> <p>Our urban design background paper has identified that taller buildings may be suitable of the following-proposals sites:</p> <ul style="list-style-type: none"> • The Aylesham Centre (PNAAP 1) • Copeland Industrial Park and 1-27 Bournemouth Road (PNAAP4) • The Cinema and multi-storey car park (PNAAP 2) • Copeland Road car park (PNAAP 7) • The former Wooddene estate (PNAAP5)
MM21	98	Paragraph 4.7.25	<p>Amend as follows.</p> <p>...All five <u>four</u> sites have the potential to improve wayfinding and permeability.....</p>

MM22	98	Paragraph 4.7.26	Amend as follows: ...Proposals for taller buildings on all five <u>four</u> sites will need to justify this.....
MM23	101	Figure 20: Peckham core action area vision	Replace Figure 20 with revised Figure 20, as set out in Appendix D to this Annex The revision removes the cinema/multi-storey car park from the figure.
MM24	106	Policy 27: Land uses Business section	Amend point 9 as follows. 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"> • Copeland Industrial Park and 1-27 Bournemouth Road (site PNAAP 4) • Peckham Rye Station (site PNAAP 6) • Cinema and multi-storey carpark (site PNAAP 2) • Land between the railway arches (site <u>PNAAP 3</u>)
MM25	106	Policy 27: Land uses Business section	Amend point 10 as follows. 10. Supporting a range of <u>A, B and D Use Classes</u> uses 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. and appropriate A or D class uses.

MM26	108	Policy 29: Built environment Public realm section	Amend as follows under point 6. <ul style="list-style-type: none"> • Peckham Rye Station (site PNAAP 6) • Copeland Industrial Park and 1-27 Bournemouth Road (site PNAAP 4) • Eagle Wharf site (PNAAP 10) • Cinema and multi-storey carpark (site PNAAP 2) • Aylesham Centre (site PNAAP 1) • Land between the railway arches (site PNAAP 3) Former Wooddene estate (site PNAAP 5)
MM27	120	Policy 35: Land use	Amend the 4 th point as follows. <p>4. Supporting a range of <u>A, B and D Use Classes</u> uses 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 light industrial uses.</u> and appropriate A or D class uses.</p>
MM28	135	Figure 25: Proposals sites	Replace Figure 25 with revised Figure 25, as set out in Appendix E to this Annex. The revision removes the cinema/multi-storey car park (site PNAAP 2) and updates the remaining site numbers.
MM29	136	Section 7	Insert a new section into section 7 of the AAP: Delivering: working together to make it happen. 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><u>7.2 Presumption in favour of sustainable development</u></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><u>Policy 48: Presumption in favour of sustainable development</u></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 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"> <u>• Any adverse impacts of granting planning permission would</u>
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			<u>significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or Specific policies in that Framework indicate that development should be restricted.</u>
MM30	138	Paragraph 7.3.1	Amend as follows: The council owned <u>AAP</u> proposals sites include: • Cinema/multi-storey car park (PNAAP 2)
MM31	162	Appendix B: Southwark Plan proposals sites	Amend the column 'Replaced by the AAP?' for Southwark Plan (2007) proposal site number 69P as follows: This is replaced by PNAAP 2. <u>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>
MM32	165	PNAAP 1: Aylesham Centre Indicative capacities.	Amend the row on indicative capacities as follows. Non-residential uses: 1,500sqm <u>8,500sqm</u> Retail (classes A1/A2/A3/A4): 1,350sqm <u>8,350sqm</u>
MM33	168	PNAAP 2: Cinema/Multi-storey car park	Delete all of PNAAP 2: Cinema/multi-storey car park designation as follows. PNAAP 2: Cinema/Multi-storey car park Required land uses Leisure/ community use (Class D), retail use (Classes A1/ A2/ A3/ A4), residential

			<p>use (Class C3), public realm</p> <p>Other land uses that would be accepted Business use (Class B1), Student accommodation (Class sui generis) subject to Core Strategy policy 8.</p> <p>Indicative capacity Residential (Class C3): 160 units Non-residential use: 1,050sqm Retail (Classes A1/A2/ A3/ A4): 735sqm Business (Class B1) 315sqm Assuming 70% of non-residential is retail use and 30% of the nonresidential use is business use.</p> <p>Phasing and 2016-2010</p> <p>This site is owned by Southwark Council.</p> <p>Site-specific guidance</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</p>
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		<p>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> <p>We are making this designation because</p> <p>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 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>
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			<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 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>
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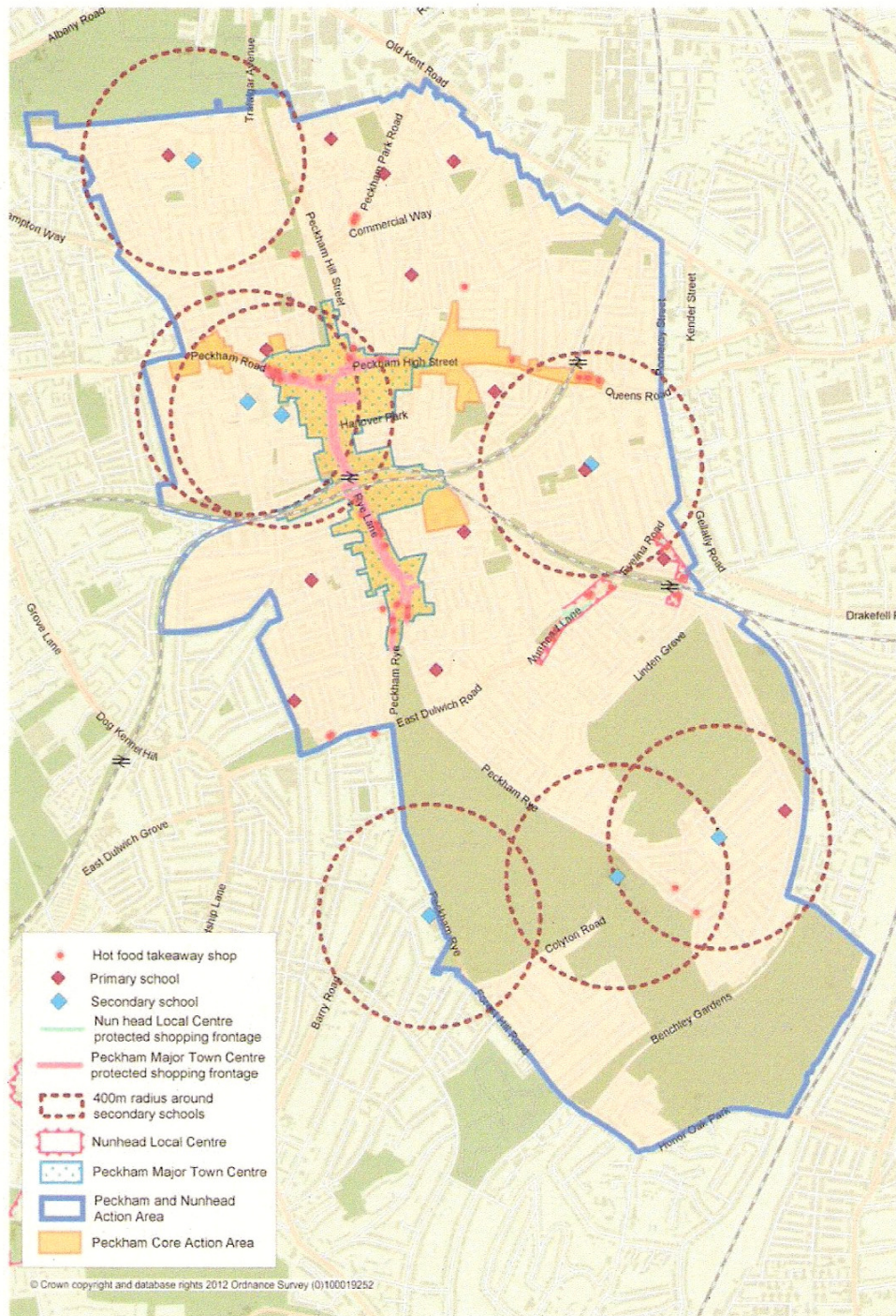
MM34	170	Figure 28: PNAAP 2: Cinema/Multi-storey car park	Delete Figure 28.
MM35	173	PNAAP 4: Copeland Industrial Park Required land use	Amend as follows. Required land use Cultural/Leisure/community uses (Class D), retail use Classes A1/A2/A3/A4), Business use (Class B ¹), residential Use (Class C3), public space/public realm.
MM36	173	PNAAP 4: Copeland Industrial Park	Amend as follows Site specific guidance 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>
MM37	179	PNAAP 6: Peckham Rye Station	Insert within the site specific guidance the following. <u>Those units within the railway arches on the part of the site known as Blenheim Court, as defined in Figure 32, presently or last subject to a Class</u>

			<u>B1 business use shall be retained and made available for the continuation of such use. The use of all premises within Blenheim Court by creative and artistic enterprises will be supported and encouraged.</u>
MM38	179	Figure 32: Peckham Rye Station	<p>Replace Figure 32 with revised Figure 32, as set out in Appendix F to this Annex.</p> <p>The updated figure shows the indicative boundary of Blenheim Court.</p>
MM39	206	<p>Appendix D: Monitoring framework</p> <p>Theme 4- High quality homes: providing more and better homes</p>	<p>Delete as follows:</p> <p>Targets</p> <p>Provide 50% of affordable homes as intermediate homes and 50% as social rented</p>

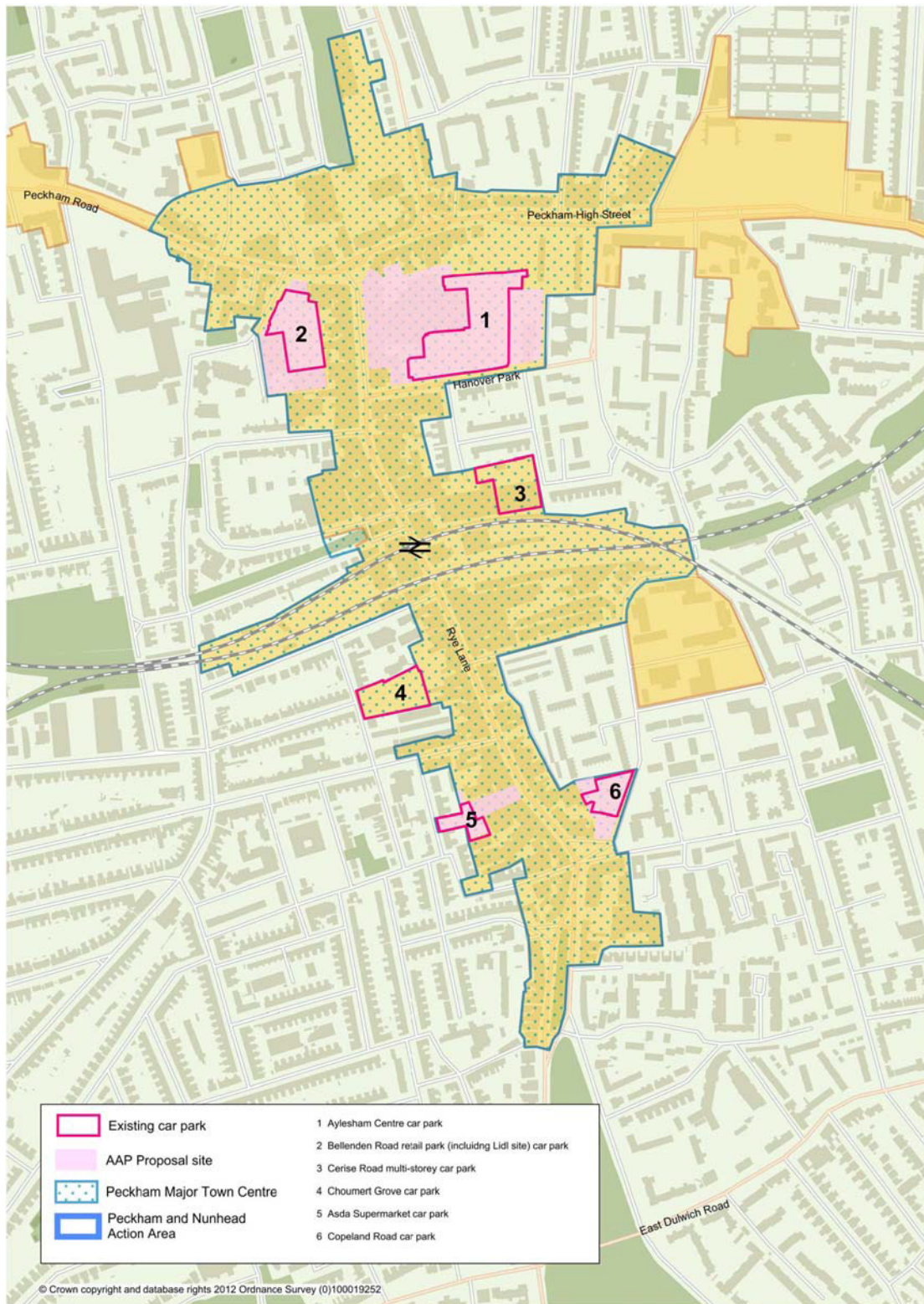
PECKHAM AND NUNHEAD AREA ACTION PLAN:

APPENDICES TO THE MAIN MODIFICATIONS ANNEX

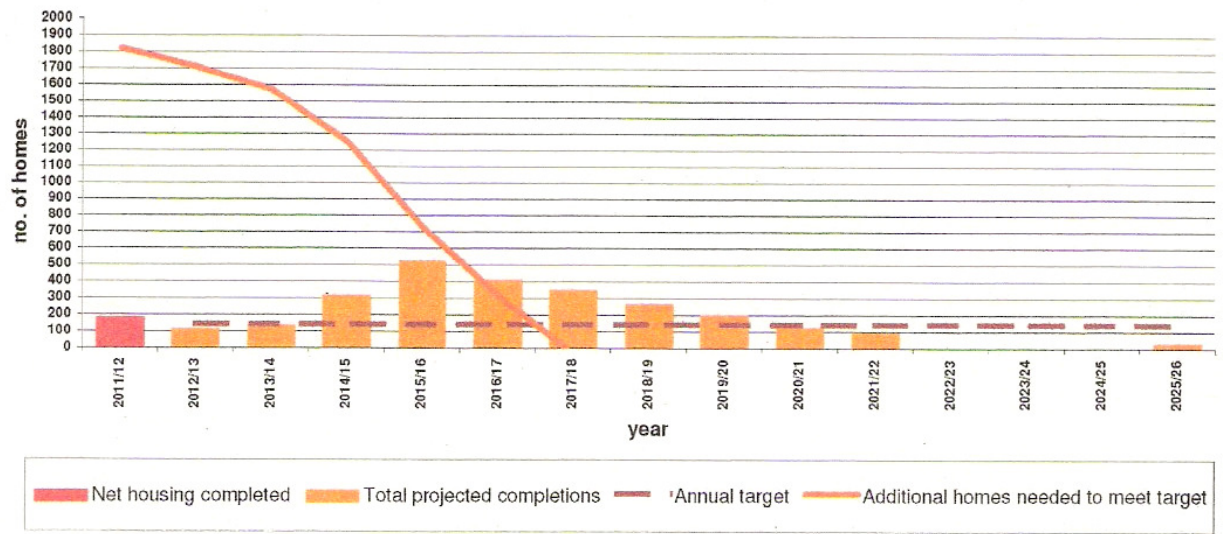
APPENDIX A (MM3 & MM4): Figure 9: Hot food takeaways (Class A5) exclusion zone within a 400 metre radius of secondary schools and protected shopping frontages covered by Policy 4. This is an indicative figure.



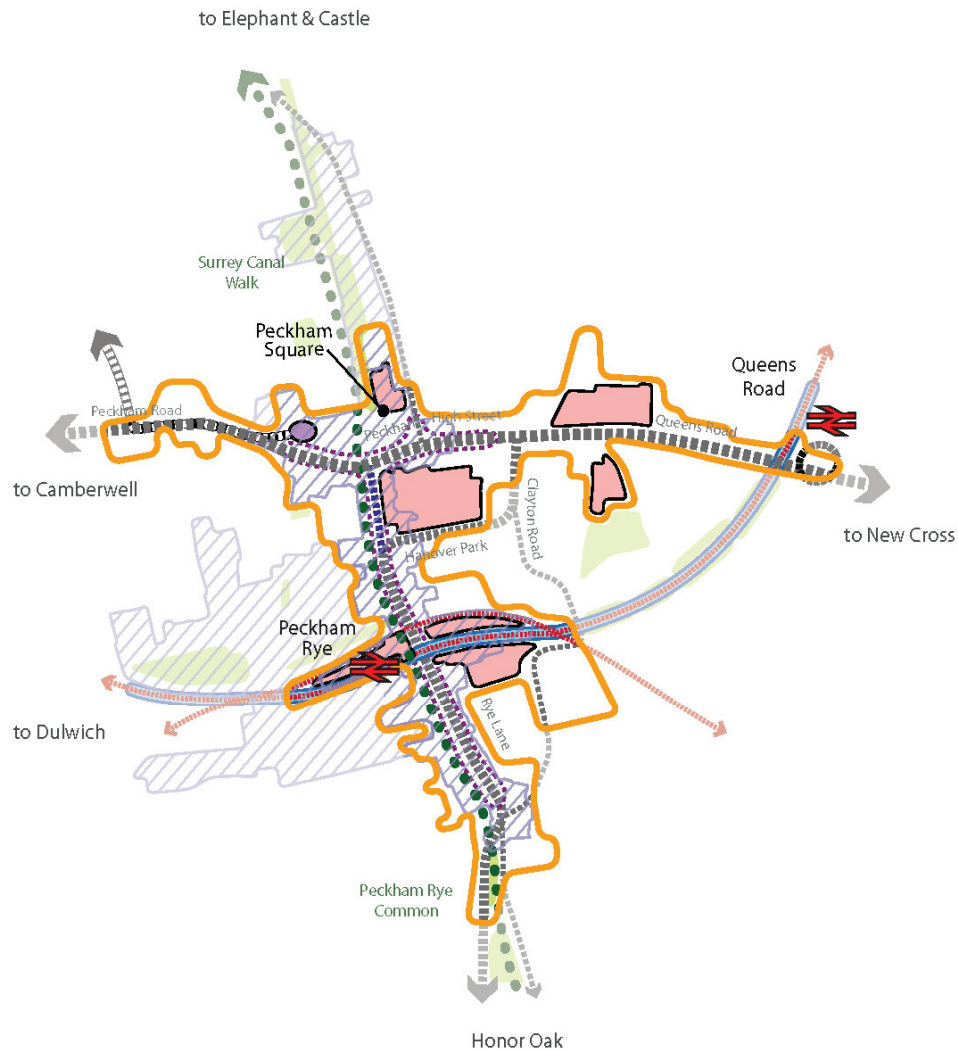
APPENDIX B (MM11): Figure 13: Town Centre Car Parks



APPENDIX C (MM12): Figure 14: Peckham & Nunhead Housing Trajectory

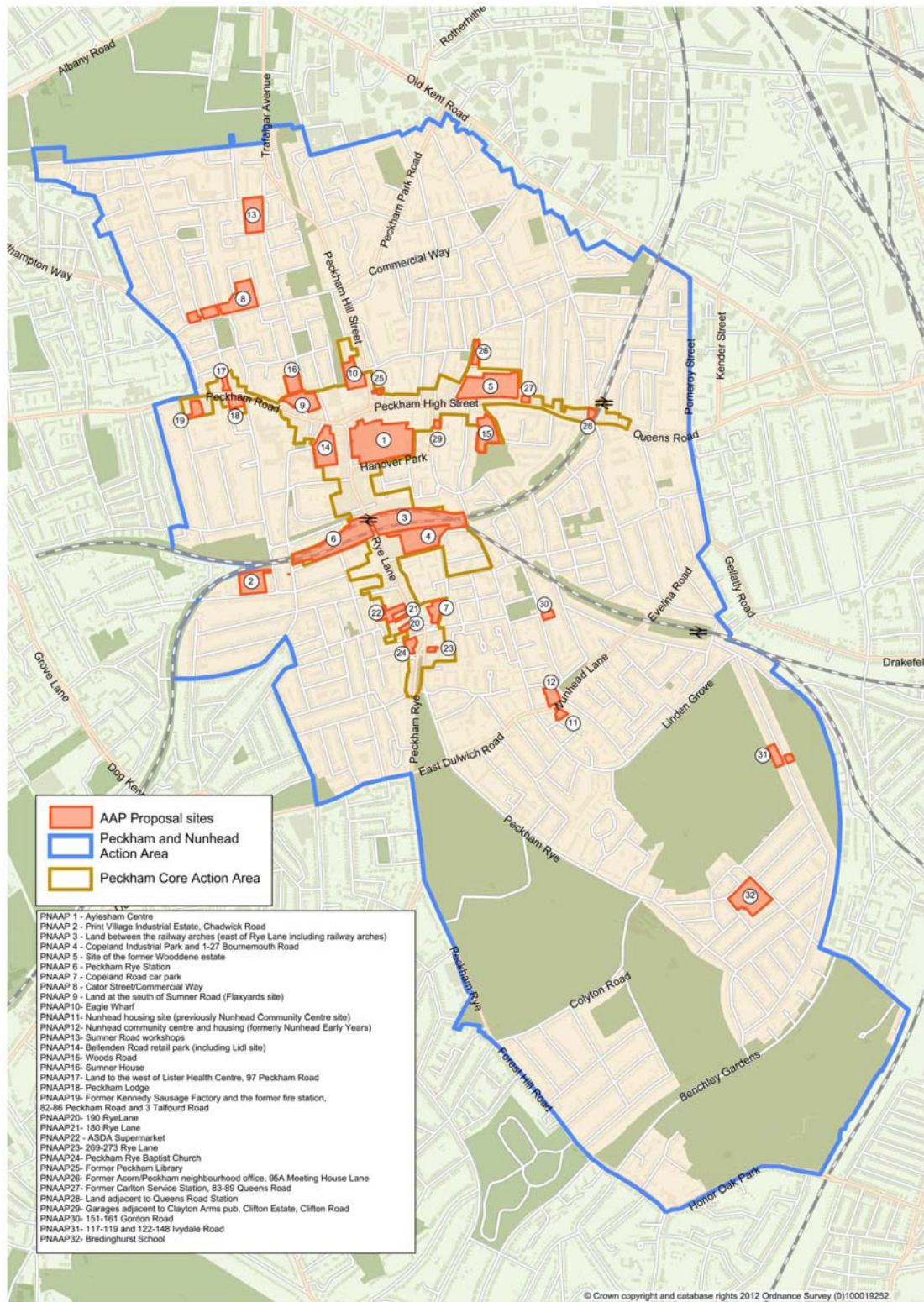


APPENDIX D (MM23): Figure 20: Peckham Core Action Area Vision

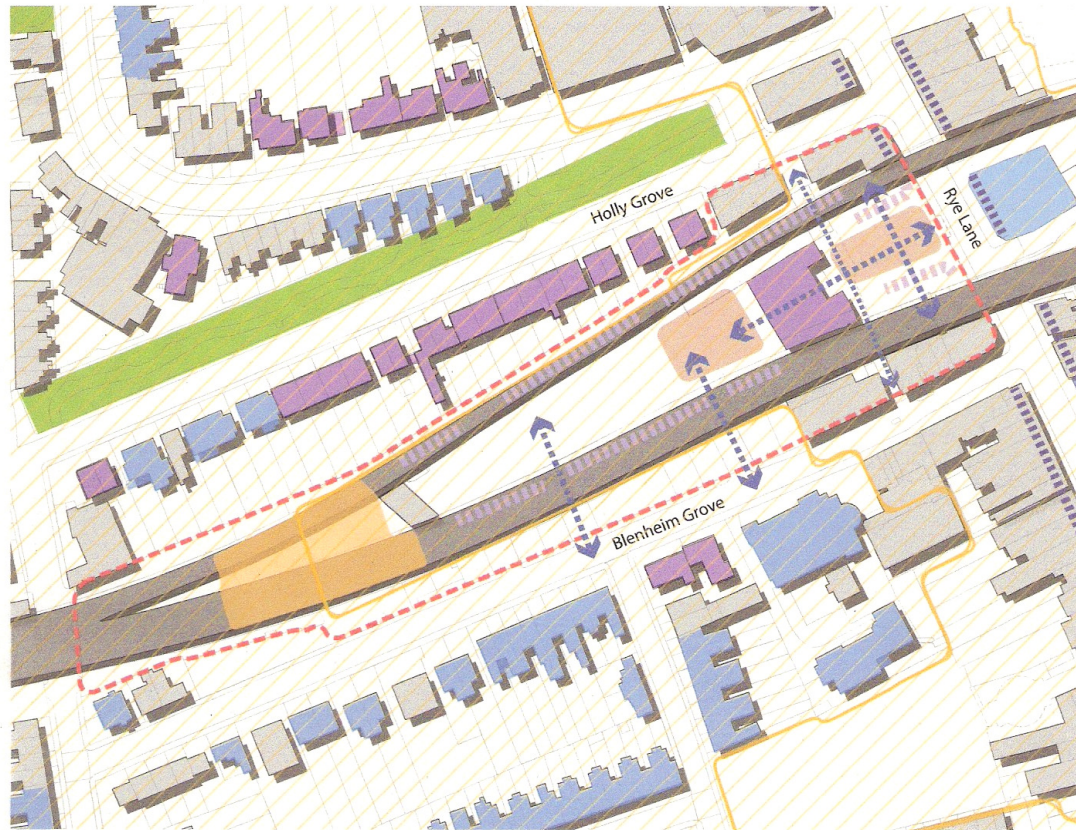


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|--------------------|---|-------------------------|
| Major roads | Shopping cluster | Conservation area |
| Railway lines | A terminus for a possible tram or alternative high quality public transport | Protected open space |
| East London Line |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

APPENDIX E (MM28): Figure 25: Proposals Sites



APPENDIX F (MM38): Figure 32: PNAAP6 Peckham Rye Station



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|---|---|---|---|
|  | Opportunity for new public space / public realm |  | Protected shopping frontage |
|  | Opportunity for active frontages |  | Conservation area |
|  | Opportunity to improve pedestrian and cycle links |  | Listed building |
|  | Line of existing buildings on site |  | Buildings and structures identified on local list |
|  | Site boundary |  | Protected open space |
| | |  | Blenheim Court |