

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

Table of Minor Changes

Table of minor changes to the Peckham and Nunhead Area Action Plan publication/submission version, October 2014

These are the minor factual and for clarity changes. This table bring together and replaces earlier versions of the council's tables of proposed minor changes, including the table of minor changes made public in Autumn 2013 alongside consultation on the Inspector's required Main Modifications.

The minor changes are shown with deleted text struck through in blue and new text underlined in red.

In addition typos have been corrected in the final AAP and some of the formatting has been altered.

Page	Paragraph/ policy/ figure	Proposed change	Reason for change
Front cover		<u>Publication/Submission</u> September 2012 <u>November 2014</u>	Factual update for adoption.
3-4		<u>How to get involved</u> Consultation on Peckham and Nunhead Area Action Plan We welcome your comments on the Peckham and Nunhead Area Action Plan. Please send us your representations by 5pm on Tuesday 4 December 2012. Any representations received after this date will not be considered.	Factual update.

		<p>The Area Action Plan (AAP) will be:</p> <ul style="list-style-type: none"> ● Available to the public from 12 September 2012 ● Taken to Cabinet on 25 September 2012 for agreement to send the AAP to Council Assembly for agreement for formal consultation ● Taken to Council Assembly on 17 October 2012 for agreement for formal consultation ● Available for formal consultation from 24 October 2012 to 4 December 2012 <p>Contact Alison Squires or Michael Glasgow with any questions and for copies of this document at futurepeckham@southwark.gov.uk or 020 7525 5471.</p> <p>How to make a representation</p> <p>We have addressed all of the comments made during previous stages of consultation on this area action plan. The responses we received and our officer comments can be found on our website at: http://www.southwark.gov.uk/futurepeckham</p> <p>Representations on this stage of the AAP should relate to the following:</p> <ul style="list-style-type: none"> ● Whether the AAP has been prepared in accordance with: <ul style="list-style-type: none"> ○ the Duty to Cooperate ○ legal and procedural requirements ● Whether the AAP is sound. <ul style="list-style-type: none"> — A “sound” AAP should be: <ul style="list-style-type: none"> ○ Positively prepared ○ Justified ○ Effective ○ Consistent with national policy <p>These are the factors that a planning inspector will consider when examining the AAP. More information is set out in the National Planning Policy Framework (specifically paragraph 108) at:</p>	
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		<p>http://www.communities.gov.uk/documents/planningandbuilding/pdf/2116950.pdf</p> <p>Representations should be made using our questionnaire, available at: http://www.southwark.gov.uk/futurepeckham or emailed to futurepeckham@southwark.gov.uk.</p> <p>Alternatively you can send your response to: Alison Squires Planning Policy Team Leader Planning Chief Executive's Department FREEPOST SE1919/14 London SE1P 5LX</p> <p>Our response to your representation When we receive your representation we will:</p> <ul style="list-style-type: none"> • Acknowledge your response by email (or letter if an email address is not provided) within 10 days. • Publish your representation and our officer response when we formally submit the AAP to the Secretary of State. This will be available on our website at http://www.southwark.gov.uk/futurepeckham <p>Help with your comments For independent help and advice on this document or for any other planning matter contact Planning Aid for London on Tel 020 7247 4900 or by emailing info@planningaidforlondon.org.uk</p> <p>Timetable This is the final stage of consultation on the AAP. Following the close of consultation, we will send the AAP alongside all the supporting documents and evidence to the Secretary of State. We will send all the representations we</p>	
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		<p>receive and our officer comments on these representations. An Examination in Public will be held by a government appointed planning inspector, who will examine whether the AAP meets their standards and will provide us with a final AAP for our agreement.</p> <table border="1"> <thead> <tr> <th>Stage of consultation</th> <th>Consultation timescale</th> </tr> </thead> <tbody> <tr> <td>Sustainability scoping report</td> <td>November 2006 to February 2007</td> </tr> <tr> <td>Future Peckham vision paper</td> <td>14 March to 25 April 2008</td> </tr> <tr> <td>Issues and options</td> <td>1 September 2008 to 25 May 2009</td> </tr> <tr> <td>Towards a preferred option</td> <td>10 May to 30 September 2011</td> </tr> <tr> <td>Preferred option</td> <td>31 January to 24 April 2012</td> </tr> <tr> <td>Publication/submission</td> <td>12 September to 4 December 2012</td> </tr> <tr> <td>Submit to the Secretary of State</td> <td>December 2012</td> </tr> <tr> <td>Examination in Public</td> <td>March 2013</td> </tr> <tr> <td>Adoption</td> <td>October 2013</td> </tr> </tbody> </table>	Stage of consultation	Consultation timescale	Sustainability scoping report	November 2006 to February 2007	Future Peckham vision paper	14 March to 25 April 2008	Issues and options	1 September 2008 to 25 May 2009	Towards a preferred option	10 May to 30 September 2011	Preferred option	31 January to 24 April 2012	Publication/submission	12 September to 4 December 2012	Submit to the Secretary of State	December 2012	Examination in Public	March 2013	Adoption	October 2013	
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5	Contents	Updated contents page.	Updated for adoption.																				
9	1.2.2	<p>We have identified a 'wider action area' and a 'core action area', both of which we have refined through the preparation of the AAP. These areas are shown on the adopted policies map. Once adopted, these boundaries will be shown on our adopted policies map to illustrate the places where the policies in the AAP apply. Our supporting document "schedule of proposed changes to the adopted policies map" shows these changes.</p>	Factual update for adoption.																				
12	1.2.3	Amend the second sentence of the third bullet point as follows:	Factual update to reflect																				

		<ul style="list-style-type: none"> Public transport accessibility levels <p>Peckham core action area has high levels of public transport accessibility with good links by bus and train. Improvements to public transport including the extension of the London Overground network to Peckham Rye and Queens Road stations in late December 2012 have will help to further increased public transport accessibility. The wider action area....</p>	completion of the scheme.
13	1.3.3	We are will be preparing a Local Plan <u>called the New Southwark Plan,</u> which will include site allocation and development management policies replacing the saved Southwark Plan, and....	Factual update to reflect the council's naming of the Local Plan to the New Southwark Plan.
13	1.3.4	The AAP also needs to be consistent with the policies in the London Plan (201 13) and national guidance in the National Planning Policy Framework (NPPF) (2012).	Factual update.
14	Figure 3: The inter-relationships between spatial scale and our policies and guidance	<p>Updated figure 3: The inter-relationships between spatial scale and our policies and guidance with the updated figure 3 in appendix 1 to this table.</p> <p>The updated figure amends the wording 'Local Plan' to read 'The New Southwark Plan'.</p>	Factual update to reflect the council's naming of the Local Plan to the New Southwark Plan.
15	1.4.1	<p>Last bullet point:</p> <ul style="list-style-type: none"> The schedule of changes to the adopted policies map shows the changes the AAP will make to our adopted policies map. Once the AAP is adopted these changes will be <u>These designations are</u> shown on our adopted policies map. 	Update for adoption.
16	1.6 What happens next?	<p>Delete the following section.</p> <p>1.6 What happens next?</p>	Factual update.

		<p>We will be consulting on this document until 4 December 2012. We have consulted extensively on the AAP over the last few years, and have taken into account all the comments and feedback we received.</p> <p>This final formal stage of consultation requires respondents to comment on whether the AAP has met certain tests required by the Secretary of State. These are the factors that a planning inspector will consider when examining the AAP. More information is set out in the National Planning Policy Framework (specifically paragraph 108) at: http://www.communities.gov.uk/documents/planningandbuilding/pdf/2116950.pdf</p> <p>This is a formal consultation on our finalised plan. Although in draft and subject to an Examination in Public we cannot make substantive changes through this stage of consultation and we can only agree minor changes if they are essential.</p> <p>Representations on this stage of the AAP should relate to:</p> <ul style="list-style-type: none"> • Whether the AAP has been prepared in accordance with: <ul style="list-style-type: none"> ○ The Duty to Cooperate ○ Legal and procedural requirements • Whether the AAP is sound. <ul style="list-style-type: none"> — A “sound” AAP should be: <ul style="list-style-type: none"> ○ Positively prepared ○ Justified ○ Effective ○ Consistent with national policy <p>Once consultation closes we will look at all the representations we receive and prepare officer comments on the representations. We will send all of these to the Secretary of State alongside the AAP, supporting documents and evidence base in December 2012. If we think there are any minor changes we need to make to</p>	
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		<p>the AAP following this final stage of consultation we will set these out in a table of suggested changes and send these to the Secretary of State.</p> <p>A Planning Inspector will hold an Examination in Public to look at the AAP in March 2013, holding a Pre-Hearing Examination in January 2013. We hope to adopt the final AAP in October 2013.</p> <p>To follow the progress of the AAP, please check our website at:</p> <p>http://www.southwark.gov.uk/futurepeckham</p>	
20	2.1.8	<p>Fifth sentence:</p> <p>...from Nunhead and 23 minutes from Peckham Rye. The London Overground extension to Peckham Rye and Queens Road stations will be <u>began</u> operating in late <u>December</u> 2012, providing links....</p> <p>The arrival of the Overground will result in a step change in station usage, particularly for Queens Road Station.</p>	Factual update to reflect completion of the scheme.
23	2.1.18	<p>Paragraph 2.1.18:</p> <p>45,000 <u>71,552</u> people (Census 200<u>1</u>1) live in <u>25,584</u> <u>28,800</u> households in Peckham and Nunhead with a high number of people of ethnic origin. Peckham ward has the highest <u>including with 55%-50% of its population</u> from black or black British ethnicities, <u>followed by Livesey ward (44%). This compares compared to 26% in Southwark and 11% in London to a Southwark average of 27% and the inner London average of 17%. The Lane and Nunhead wards also have high percentages of people from black or black British ethnicities with 28% and 36% respectively.</u></p>	To reflect updated figures from the 2011 Census.

23	2.1.20	<p>The area covered by Peckham and Livesey wards has a similar housing type to the Southwark average; 76% <u>73%</u> of the properties are flats, 24% <u>23%</u> are terraced housing and 0.4% <u>0.9%</u> detached and semi-detached homes. Nunhead, The Lane and Peckham Rye wards have a lower percentage of flats (62% <u>61%</u>) and a higher amount of terraced housing (29% <u>28%</u>) and detached and semi-detached housing (9% <u>5%</u>). <u>The 2011 Census shows that Peckham Livesey and Livesey Peckham wards have some of the highest levels of affordable housing in Southwark, with 65% 68% social rented, and 23% 63% respectively. Nunhead and The Lane wards have 49% and 45% respectively, more similar to the Southwark average of 46%, whilst Peckham Rye ward has below the Southwark average for social rented housing with 27%. private-rented and 11% owned outright or with a mortgage. Within Nunhead, The Lane and Peckham Rye wards, 40% of homes are social rented, 25% are privately rented and around 33% are owned outright or with a mortgage and private sector ownership, which is more similar to the Southwark average.</u></p>	To reflect updated figures from the 2011 Census.

25	2.1.24	There are three nurseries, 14 primary schools, four <u>seven</u> secondary schools (<u>of which four are special schools</u>) and one pupil referral unit .and four special schools . The pupil referral unit, the Southwark Inclusive Learning Centre, operates two sites. The majority of the schools scored at least good or outstanding in their last Ofsted inspection. There are also five children's centres that provide a range of childcare, health and educational support to parents and young children. These are Ann Bernadt, Ivydale, Nell Gwynn, Rye Oak and The Grove.	Minor update to clarify the number of schools in the AAP area
27	Paragraph 2.2.2 Enterprise and activity: A vibrant town centre and local centres	Last bullet point: improve shopfronts on Gibbon road and this will continue <u>has continued</u> though funding secured in 2012 as part of the Mayor's Outer London Fund.	Factual update.
29	2.2 Delivery: Working together to make it happen	Delete: <ul style="list-style-type: none"> We must ensure that there are adequate infrastructure improvements to support the increased development and number of people living in Peckham and Nunhead. 	Bullet point duplicated twice.
50	Policy 6: Business space	Amend 4 th bullet point as follows: 4. Protecting the Print Village Industrial Estate on Chadwick Road within the Peckham South character area for employment uses through allocating this site as proposals site PNAAP 33 <u>2</u>	The Inspector's main modifications require proposal site PNAAP 2 to be deleted from the AAP. Previous site PNAAP 33 now becomes site PNAAP 2.
51	Policy 6: Business	Amend as follows	The Inspector's main modifications require proposal

	<p>Space</p> <p>We are doing this because</p> <p>Paragraph 4.2.38</p>	<p>....By allocating the site as a proposals site (PNAAP 33 2) we can ensure that.....</p>	<p>site PNAAP 2 to be deleted from the AAP. Previous site PNAAP 33 now becomes site PNAAP 2.</p>
54	<p>Policy 8: Schools</p>	<p>Policy 8: Schools</p> <p>We will deliver improvements to schools by working with our partners to:</p> <ol style="list-style-type: none"> 1. Provide additional places at primary schools to meet anticipated demand for increased pupil places. 2. Support and encourage schools to promote and provide services for the community. 3. Rebuild and refurbish existing schools to improve educational opportunities. <p>For example:</p> <ul style="list-style-type: none"> • Thomas the Apostle College and Breedinghurst Secondary Special School. • Convert the existing Highshore special school, Bellenden Road into Southwark Inclusive Learning Services for Key Stages 3 and 4 (works likely to start Spring 2014). • Expand Haymerle primary special school and provide a parent's room and new entrance (due to complete Autumn 2012). • Co-locate a new Cherry Garden special school with Gloucester primary school and refurbish Gloucester primary school (completion expected 2015). <p>We are doing this because</p>	<p>Factual update</p>

		<p>4.3.7 Schools will be working together and with partners to ensure that every child, young person, family and community thrives. We will achieve this by enabling children and young people to reach their full potential through a consistent range of high-quality services that are based on need and delivered collaboratively across a range of providers. We will also ensure that we incorporate the voice of pupils, parents and the community, and encourage members of the community to be involved in school leadership.</p> <p>4.3.8 We have developed a robust methodology for planning for school places and this is delivered through the council's capital plans (Building Schools for the Future and Primary Schools Expansion Strategy for Change programmes). There is projected pressure for primary school places in the Peckham, and Nunhead and Peckham Rye planning areas. Our strategy is to meet the pressure with temporary expansion classes and permanent expansions at popular, good and outstanding schools.</p> <p>4.3.9 Secondary school place planning is carried out on a borough wide basis. There is a pressure for new secondary places which we are planning to meet by the provision of the new 5FE Aylesbury Academy in Walworth and a new 5FE academy in Rotherhithe, which is currently the subject of negotiations with the Department of Education. Further expansion of existing secondary schools and one or more new secondary schools in the area may be required.</p> <p>4.3.10 We are committed to encouraging the use of school buildings for community activities outside of school hours to help meet the needs of local communities for facilities. The improvements to our schools will therefore also benefit the wider community who will have access to the improved facilities at schools outside of school hours.</p>	
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59	4.4.5	We may review our standards through our Local Plan New Southwark Plan , which will review the policies in the saved Southwark Plan.	Factual update to reflect the council's naming of the Local Plan to the New Southwark Plan.
61	4.4.8	Major public transport improvements have already been committed to Peckham town centre. In December 2012, the East London Line extension began operating to Queens Road Peckham and Peckham Rye Stations, with the East London line extension phase 2 soon to complete. The extension will be part of the London Overground Network and will be operating in late 2012 , increasing public transport accessibility with east London and Clapham Junction. Figure 12 shows its route.	Factual update as the East London Line is now operational at Queens Road Peckham and Peckham Rye stations.
65	4.4.18	...in the policies in the saved Southwark Plan and the forthcoming New Southwark Plan Local Plan .	Factual update to reflect the council's naming of the Local Plan to the New Southwark Plan.
72	4.5.10	In accordance with Core Strategy strategic policy 6, our strategy is to provide different types of new housing to meet diverse needs and offer a choice of housing. Historically much of Peckham and Nunhead is characterised by a predominance of social rented housing, particularly in the north of the action area. Our housing requirements study (2009) shows that 65% of Peckham and Livesey wards and 40% of Peckham Rye, Nunhead and The Lane wards is social rented housing. The more recent 2011 Census information confirms that there remains a concentration of social rented housing, at its highest in Livesey Ward (67%) . Our authority annual monitoring reports also show that with the exception of the Peckham Rye ward, the majority of Peckham and Nunhead developments are for 100% social rented housing. This offers little choice for people needing other types of housing tenure.	To update figures following the 2011 Census.
78	Policy 19:	Amend point 2 of policy 19 to as follows:	Factual update to reflect the now

	Open space and sites of importance for nature conservation (SINCS)	2. Ensuring a provision of public parks of at least 0.76ha <u>0.72ha</u> per 1000 people.	adopted open space strategy 2013.
79	4.6.4	Amend paragraph as follows: The Open Space Strategy sets out our approach to ensure that all open spaces are of good quality and provide a range of facilities associated with the size and type of each space. The Open Space Strategy recommends a standard of 0.76ha <u>0.72ha</u> of public park provision per 1,000 population across Southwark. Peckham and Nunhead have a relatively high level of public park provision, currently with a standard of 1.18ha <u>1.1ha</u> per 1,000 population. This will fall to 1.03ha <u>0.96ha</u> per 1,000 population in 2026) however, this remains higher than borough-wide standard of 0.76ha <u>0.72ha</u> per 1,000 population.	Factual update to reflect the now adopted open space strategy 2013.
80	4.6.8	Amend third and fourth paragraphs as follows: The Open Space Strategy recommends a standard of 1.5ha of natural greenspace per 1,000 population. Peckham and Nunhead currently has a standard of 2.06ha <u>1.92ha</u> per 1,000 population. This will fall to 1.79ha <u>1.67ha</u> per 1,000 population in 2026) however, this remains higher than the borough-wide standard of 1.5ha	Factual update to reflect the now adopted open space strategy 2013.
83	Fact box: Protected open spaces in Peckham and Nunhead	Delete OS 107 Cossall Park from Borough Open Land.	Duplication. Is mistakenly listed at Borough Open Land and Other Open Space. It is Other Open Space.

85	Policy 20: Energy	Amend the heading to this policy as follows. Policy 20 1 : Energy	Matter raised by Inspector in letter dated 26/04/2013. Typo within the AAP policy title. Policy 20 is on trees, the energy policy should be policy 21.
88	Policy 23: Public realm	Amend policy 23 text as follows. New p Public realm should:	To make it more clear that the policy applies to both new and improvements to existing public realm.
94	Fact Box: Locally listed buildings	We will be consulting separately on the local list for the whole of the borough in Spring 2013. Once adopted, we will include this local list as part of our Local Plan.	Factual update.
94	Table 2: Conservation areas in Peckham and Nunhead	Within table for conservation area CA31 Holly Grove under the heading "Character area". Nunhead, Peckham Rye and Honor Oak <u>Peckham South</u>	Typo within the table.
97	4.7.12	There are also a number of beautiful buildings and structures from different periods with different architectural designs which contribute to our appreciation of the history of Peckham and Nunhead. There are 150 listed buildings and structures in the action area, including grade II* St. Mary's Road and grade II Peckham Rye Station, the Baptist Chapel on Rye Lane as well as shopfronts and terraces along Queens Road and Peckham Hill Street. In preparing the AAP we have also identified buildings which are worthy of being added to the council's local list. The local list identifies buildings and structures with local	Factual update

		<p>value which make a positive contribution to character or appearance due to their architectural, cultural or historic interest, or because they form part of an interesting group. We are currently preparing our borough wide local list and will be consulting on this in Spring 2013. Following consultation the list will be adopted and set out the definitive local list of buildings in the borough. This list will update any which are identified in the Peckham and Nunhead characterisation study and earlier versions of the AAP. Buildings identified on the local list in Peckham and Nunhead include the former Jones & Higgins Department Store, Peckham Library and Peckham Police Station. More detail on the listed and local listed buildings and structures in each character area are set out in the Peckham and Nunhead characterisation study.</p>	
102	5.2.6	<p>...The Queens Road section of the A202 is a mixture of uses, mostly non-residential use, with some small shops, a couple of pubs, a dental surgery, an elderly person's day centre and some new office buildings opposite Queens Road Station....</p>	Factual update as the day centre provides services to a range of users now, not just the elderly.
107	5.2.25	<p>This boundary change is shown on our schedule of proposed changes to the adopted policies map and will be updated on the adopted policies map once the AAP is adopted.</p>	Factual update for adoption.
107	5.5.26	<p>East-west links along Queens Road (A202) have will be improved with the introduction of measures associated with the Cycle Superhighway route 5. planned for launch in 2013.</p>	Factual update.
114	5.3.13	<p>These boundary changes are shown in the schedule of changes to the adopted policies map and once adopted will be shown in the adopted policies map.</p>	Factual update for adoption.
118	5.3.21	<p>The draft Cemetery Strategy establishes the council's commitment to preserve land for use as burial grounds.</p>	Factual update. The Cemetery Strategy was adopted by Cabinet

			in 2012.
118	5.3.22	Further detail is set out in our open spaces background paper. These changes are shown in detail in the schedule of proposed changes to the adopted policies map and once the AAP is adopted will be shown on the adopted policies map.	Factual update for adoption.
120	Policy 35: Land use	Amend bullet point 3 as follows: 3. Protecting the Print Village Industrial Estate on Chadwick Road (site PNAAP 33-2) for employment uses.....	Factual update to reflect numbering alterations.
121	Paragraph 5.4.8	Amend as follows. The character area provides some important employment opportunities at the Print Village Industrial Estate (PNAAP 33-2) and....	Factual update to reflect numbering alterations.
128	5.5.12	Further detail is set out in our open spaces and sites of importance for nature conservation background papers. Our schedule of proposed changes to the adopted policies map illustrates these changes. Once the AAP is adopted will be shown on the adopted policies map.	Factual update for adoption.
129	5.6.7	There are opportunities for small scale housing developments, including like the Council Own Build Scheme-16 unit scheme on the garages and nursery site, Lindley Estate on Peckham Park Road which was completed in 2012. The scheme is for 16 residential units and is currently under construction.	Factual update.
133	5.6.12	The updated designations are adopted on the Adopted Policies Map. Further detail is set out in our open spaces and sites of importance for nature conservation background papers. These designations are shown on the schedule of proposed changes to the adopted policies map and once the AAP is adopted will be shown on the adopted policies map.	Factual update for adoption.
134	Section 6.2 Proposals sites. Policy 45: Proposals sites	Amend the heading to this policy as follows. Policy 45 <u>7</u> : Proposals sites	Matter raised by Inspector in letter dated 26/04/2013. Typo within the AAP policy title. Policy 45 is the built environment policy for the Peckham East

			character area. The proposals sites policy should be policy 47.
134	6.2.2	Once the AAP is adopted, the AAP proposals sites names and boundaries will be shown on our adopted policies map, replacing the Southwark Plan sites.	Factual update for adoption.
136	Section 7.2 :Progressing committed developments	<ul style="list-style-type: none"> Working with Network Rail and Southern Railways to improve access to Queens Road Station, creating a new entrance from the western side of the station, and a new piazza, due to be completed in 2015/2016. Additional funding has also been secured for a and a passenger lift to make the station fully accessible by 2012/13. 	Factual update as piazza, entrance and lift all now completed.
137	Section 7.2 :Progressing committed developments	Completing Completion of the East <u>London</u> line extension phase 2. This is a committed project and will be forms part of the London Overground Network, connecting services between Surrey Quays and Clapham Junction. <u>The line became operational in December 2012 and s</u> Services <u>will now</u> stop at Queens Road and Peckham Rye stations, increasing the public transport services in the Peckham and Nunhead area. Work is nearing completion on this line and service will be operating in late 2012.	Change reflects completion of the project.
137	Section 7.2 :Progressing committed developments	Working with transport for London to <u>continue to</u> deliver <u>improvements for cyclists</u> the Cycle Superhighway 5 along Queens Road/Peckham High Street/Peckham Road. by 2015.	Factual update.
137	Section 7.2 :Progressing committed developments	Delivering over 1,800 <u>1973</u> new homes over the past six <u>seven</u> years, including large schemes at Castle House, Sumner Road (102 new homes) and Peckham Grove (110 new homes) as well as smaller schemes such as Queens Road (36 new homes) and St Mary's Road (26 homes). A further 496 <u>373</u> homes have planning permission, of which 139 <u>152</u> are under construction.	Factual update.
137	Section 7.2: {Progressing committed developments	Delivering 1,022 <u>861</u> affordable homes over the past six <u>seven</u> years. A further 247 <u>350</u> have planning permission of which 139 <u>26</u> are under construction.	Factual update.

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137	Section 7.2: {Progressing committed developments)	Delivering two Council Own Build Schemes, with 16 units under construction at Lindley Garages and Nursery on the Lindley Estate, Peckham Park Road and 3 units completed in 2012 on the Brayards Estate, <u>both of which completed in 2012</u>	Factual update.
137	Section 7.2: {Progressing committed developments)	Improving the part of Peckham town centre covered by the Rye Lane Peckham conservation area. We have received a <u>£1.675million Townscape Heritage Initiative (THI) grant from the Heritage Lottery Fund. The grant (which will benefit from match-funding from the council and building owners) will help deliver building historic building repair; conservation; and the reinstatement of historic features to parts of Rye Lane, Peckham High Street and Peckham Hill Street. In addition and in conjunction with local community groups, the THI will deliver complementary initiatives to enable the people of Peckham to learn about, celebrate and enjoy their heritage.</u> stage 1 pass for funding from the Townscape Heritage Initiative, in conjunction with local community groups, to help deliver building repair, conservation and improvements to parts of Rye Lane.	Factual update.
137	Section 7.2: {Progressing committed developments)	<ul style="list-style-type: none"> Improving the area around Nunhead Green and the shopping parade to compliment the Area Renewal Programme. The council submitted a successful bid for the Mayor's Outer London Fund, securing £438,000 to spend over the two years 2012 to 2014. This was will be allocated to reinvigorate the shopping heart of Nunhead with support for local businesses, <u>shop front and building facades,</u> environmental and public realm improvements <u>including works to Nunhead Green</u> and support for a series of events and festivals in the area. 	Factual update as this project has now completed.
137	Section 7.2: {Progressing	<u>Making Recent</u> improvements to Nunhead local centre shop fronts at <u>Evelina Road,</u> Gibbon Road and Nunhead Lane through funding secured through the	Factual update as this project has now completed.

	g committed developments)	'Improving Local Retail Environments Programme' (ILRE)	
137	Section 7.2: {Progressing committed developments)	At Leyton Square Adventure Playground a new play building has been <u>was</u> built and the outdoor area is to be <u>was</u> refurbished during <u>in</u> 2012.	Factual update as this project has now completed.
137	Section 7.2: {Progressing committed developments)	Providing a new community centre in Nunhead, which is expected to complete in 2015. A planning application will be submitted in 2012	Factual update.
140	7.5.6	<p>7.5.2 TfL are coordinating work with Southwark and our neighbouring boroughs to complete cycle superhighway 5, which will run along Queens Road (A202) from Lewisham to Camberwell and on to Victoria. The route is due for completion by 2015. To complement this, a number of more local improvements will be identified over the lifetime of the AAP, our priority being to improve links between key destinations. A new cycle hub will also be delivered as part of the improvements at Peckham Rye Station.</p> <p>7.5.3 A number of road network upgrades will be undertaken, having been agreed through previous consultation, and these will be progressed as part of work to deliver the transport plan. Specific improvements include reviewing the operation of the two one way systems in the Bellenden area by 2013/14 <u>2015/2016</u> and <u>completed improvements to improving</u> the operation of the junction of Peckham Rye/East Dulwich Road by 2012/13, which will <u>allows</u> more time for right turning vehicles. Funding for these schemes is likely to be channelled through the Transport Plan. <u>There will also be improved links between Rye Lane and Nunhead by 2015/16 and improved accessibility and public realm in the Meeting</u></p>	Factual update.

		<u>House Lane area by 2015/16</u>	
140	7.5.10	<p>As part of the Building Schools for the Future programme, around £200m has been invested in Southwark's secondary schools. The new Tuke School at Daniel Gardens opened in September 2010, further improvements at Breedinghurst are due to be completed by January 2013 and work at Highshore special school will commence in Spring 2014. A new five form entry secondary school is due to open in September 2014 as part of the regeneration of the Aylesbury Estate.</p> <p>A need has been identified for additional places at primary school level as a result of projected housing growth up to 2026. A feasibility study is being undertaken to identify local schools with the potential for expansion and recent projects in the borough indicate that costs will be around £5 m per new form entry. In addition, £1 m has been allocated to expand the improve Haymerle special school and it is proposed to provide an additional 20 places at Cherry Garden Special School by 2015.</p>	Factual update as there is a more recent Cabinet report setting out the borough-wide strategy for schools and it is more appropriate to remove this wording from the AAP and instead rely on the Cabinet reports and other strategies.
141	7.5.13	A new community centre is set to be provided in Nunhead on the site adjoining Nunhead Green by Autumn 2014 <u>2015</u> .	Factual update.
144	Section 7.6, policy 46: Section 106 planning obligations and Community Infrastructure Levy	<p>Amend the heading to this policy as follows.</p> <p>Policy 46<u>9</u>: Section 106 planning obligations and Community Infrastructure Levy</p>	<p>Matter raised by Inspector in letter dated 26/04/2013.</p> <p>Typo within the policy title. Policy 46 is the natural environment policy for the Peckham East character area. The section 106/CIL policy should be policy 49. This also takes into account the new policy is added on sustainable development as</p>

144/145	7.6.4 and table 3	<p>The proposed CIL levy rates and charging zones have been informed by an economic viability appraisal which includes a series of viability appraisals of sites around the borough. The number of proposed zones and their locations have been informed by post code data on house prices which show average value bands and broad geographical breaks between areas. The AAP area falls within Zones 3 and 4. Figure 26 shows these boundaries. The proposed CIL charging rates for the Peckham and Nunhead area are as follows:</p> <table border="1" data-bbox="501 549 1292 1326"> <thead> <tr> <th data-bbox="501 549 759 624">Use</th> <th data-bbox="759 549 927 624">Zone*</th> <th data-bbox="927 549 1070 624">Size</th> <th data-bbox="1070 549 1292 624">CIL Rate—£ per sqm.</th> </tr> </thead> <tbody> <tr> <td data-bbox="501 624 759 740">Office and light industrial (B1) -</td> <td data-bbox="759 624 927 740">Zones 2-4</td> <td data-bbox="927 624 1070 740">N/A</td> <td data-bbox="1070 624 1292 740">£0</td> </tr> <tr> <td data-bbox="501 740 759 828">Hotel (C1) -</td> <td data-bbox="759 740 927 828">Zones 2-4</td> <td data-bbox="927 740 1070 828">N/A</td> <td data-bbox="1070 740 1292 828">£125</td> </tr> <tr> <td data-bbox="501 828 759 1018">Residential (C3) and student housing - -</td> <td data-bbox="759 828 927 1018">Zone 3 Zone 4</td> <td data-bbox="927 828 1070 1018">N/A N/A</td> <td data-bbox="1070 828 1292 1018">£250 £50</td> </tr> <tr> <td data-bbox="501 1018 759 1224">Retail (A1-A5) - -</td> <td data-bbox="759 1018 927 1224">Zones 1-4 Zones 1-4 Zones 1-4</td> <td data-bbox="927 1018 1070 1224">Up to 279m² 280m²- 2499m² 2500m² +</td> <td data-bbox="1070 1018 1292 1224">£0 £125 £250</td> </tr> <tr> <td data-bbox="501 1224 759 1326">Affordable Retail (A1-A5) as defined in</td> <td data-bbox="759 1224 927 1326">Zones 1-4</td> <td data-bbox="927 1224 1070 1326">N/A</td> <td data-bbox="1070 1224 1292 1326">£0</td> </tr> </tbody> </table>	Use	Zone*	Size	CIL Rate—£ per sqm.	Office and light industrial (B1) -	Zones 2-4	N/A	£0	Hotel (C1) -	Zones 2-4	N/A	£125	Residential (C3) and student housing - -	Zone 3 Zone 4	N/A N/A	£250 £50	Retail (A1-A5) - -	Zones 1-4 Zones 1-4 Zones 1-4	Up to 279m ² 280m ² - 2499m ² 2500m ² +	£0 £125 £250	Affordable Retail (A1-A5) as defined in	Zones 1-4	N/A	£0	<p>policy 48.</p> <p>Factual update to ensure information on CIL does not become out of date</p>
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		Southwark's development plan or SPDs					
		Industrial and warehousing (B2, B8)	Zones 1-4	N/A	£0		
		Sports and leisure centres made available to the public at equivalent rates to local authority sports and leisure centres	Zones 1-4	N/A	£0		
		Public libraries	Zones 1-4	N/A	£0		
		Development used wholly or mainly for the provision of any medical or health services by a predominantly publically funded organisation, except the use of premises attached to the residence of the consultant or	Zones 1-4	N/A	£0		

		<p>practitioner</p> <p>Development used wholly or mainly for the provision of education as a school or college under the Education Acts or as an institution of higher by a predominantly publically funded organisation</p> <p>All other uses</p>	<p>Zones 1-4</p> <p>Zones 1-4</p>	<p>N/A</p> <p>N/A</p>	<p>£0</p> <p>£50</p>		
144	Section 7.6: Paragraph 7.6.3	<p>We have started to prepare a CIL charging schedule which sets out the rates of the levy for types of development and the different charging zones and expect to bring the CIL into effect by the end of 2013. We are consulting on the Preliminary Draft CIL Charing Schedule between 10 July and 17 October 2012.</p> <p><u>Up-to-date information on our CIL and Section 106 Planning Obligations can be viewed at:</u></p> <p><u>http://www.southwark.gov.uk/info/856/planning_policy/2696/community_infrastructure_levy</u></p>				Factual update.	
145	7.6.6 and 7.6.7	<p>We will update the Section 106 Planning Obligations SPD on the same timeline as preparing the CIL. The revised section 106 Planning Obligations SPD will supersede the existing SPD and provide detailed guidance on the use of</p>				Factual update.	

		<p>planning obligations alongside CIL. It is anticipated that we will consult on a draft revised s106 Planning Obligations SPD later in the year to coincide with the second round of consultation for the CIL Charging schedule.</p> <p>We will factually update this section of the AAP if necessary following consultation on the CIL preliminary charging schedule.</p>	
147	Fact Box: Planning Obligations	<p>Fact Box: Planning obligations/section 106 agreements These are agreements made between a developer and the council to help mitigate the harm caused by a development. Planning obligations can be in the form of money provided to the council to fund things like open space improvements and Community facilities, or a requirement for something to be provided in a scheme such as affordable housing or business space, an exhibition space, or streetscape improvements. By law, s106 planning obligations must be necessary, directly related to mitigating the impacts that the development will have and fairly and reasonably related in scale and kind. The law that allows planning obligations to be made is Section 106 of the Town and Country Planning Act, which is why they are sometimes called “section 106 agreements”</p>	Factual update to make it more clear.
147	Fact Box: Community Infrastructure Levy	<p>Fact box: Community Infrastructure Levy The Community Infrastructure Levy (CIL) will be a new charge levied on most new development which local planning authorities can choose to set and which is designed to help fund needed infrastructure identified in their plans. Development can be unlocked and made sustainable by the provision of very different types of infrastructure, such as transport, schools and health centres, flood defences, energy, telecoms and utilities, play areas, parks and other green spaces, many of which are already funded in part by the existing system of developer contributions.</p> <p>It CIL will be paid primarily by owners or developers of land which is developed on any new build - that is a new building or an extension - if it has 100 square metres of gross internal floor space or involves the creation of one dwelling even</p>	Factual update to make it more clear.

		<p><u>when that is below 100 square metres. The gross floorspace of any existing buildings on the site that are going to be demolished may be deducted from the calculation of the CIL liability. Similarly the gross floorspace arising from development to the interior of an existing building (i.e. mezzanine) may be disregarded from the calculation of the CIL liability. The deductions in respect of demolition or change of use will only apply where the existing building has been in continuous lawful use for at least six months within the past three years prior to the development being permitted. CIL should be used to fund the infrastructure needs of development. Development can be unlocked and made sustainable by the provision of very different types of infrastructure, such as transport, schools and health centres, flood defences, energy, telecoms and utilities, play areas, parks and other green spaces, many of which are already funded in part by the existing system of developer contributions.</u></p> <p>The Mayor's CIL came into force from 1 April 2012 to help fund Crossrail. Development across all of Southwark will need to pay a charge of £35 per sqm. <u>The same principles apply for the liability of paying borough CIL.</u></p>	
151	Appendix A	<p>Amend third paragraph as follows.</p> <p>.....As set out in our LDS, in accordance with the National Planning Policy framework, we have decided to prepare a Local Plan, <u>which will be called the New Southwark Plan</u>, to set out the strategy for development for Southwark with policies, master plans, maps and evidence. This will replace our Core Strategy and Southwark Plan and will include site allocations. The AAP will be used alongside the <u>Local Plan New Southwark Plan</u> to make decisions on planning applications in Peckham and Nunhead.....</p> <p>....At present we plan to publish a timetable for preparation of the Local Plan in June 2013.</p>	Factual update to reflect our new name for the Local Plan and our updated LDS.
151	Appendix A	Amend the fifth paragraph as follows.	Factual updates.

		<p><u>We have prepared a document setting out the consistency of our saved Southwark Plan and Core Strategy policies, to provide clarity on which of these policies we are continuing to use. We will also be applying to the Secretary of State in 2013 to “save” the relevant and up-to-date parts of our Southwark Plan whilst we prepare our Local Plan. Under government regulations, we are required to undergo a process to save our Southwark Plan every three years. We last carried out this process in July 2012. Please see our website for the most up-to-date information on our saved Southwark Plan, <u>the Core Strategy and our New Southwark Plan</u>.</u></p> <p>http://www.southwark.gov.uk/info/856/planning_policy/1231/the_southwark_plan</p> <p>www.southwark.gov.uk/corestrategy</p> <p>www.southwark.gov.uk/planningpolicy</p>	
152	Appendix A	<p>Amend headings:</p> <p>Peckham and Nunhead AAP Preferred Option Policies 2012 <u>2014</u></p> <p>London Plan Policies (201<u>4</u> 3)</p>	Factual updates.
153	Appendix A	<p>Delete “Industrial Capacity SPG (2008)” and delete the reference to the “Land for Industry and Transport SPG (2012)” being a ‘draft’ in relation to policy 6.</p> <p>Industrial Capacity SPG (2006)</p> <p>Draft Land for Industry and Transport SPG (2012)</p>	Factual update as the 2008 SPG has now been superseded by the adopted 2012 SPG.
153	Appendix A	<p>Delete “Draft” in reference to the Housing SPG 2012 in relation to policy 7.</p> <p>Draft Housing SPG (2012)</p>	SPG now adopted.
154	Appendix A	<p>Delete “Draft” in reference to the Housing SPG 2012 in relation to policy 9.</p>	SPG now adopted.

		Draft Housing SPG (2012)	
155	Appendix A	Delete reference to “Land for Transport Functions (2007)” and delete reference to Land for Industry and Transport SPG (2012) being ‘draft’ Land for Transport Functions (2007) Draft Land for Industry and Transport SPG (2012)	The 2007 SPG has been superseded by the 2012 SPG.
156	Appendix A	Delete “Draft” in reference to the Housing SPG 2012 for policies 15 and 16 Draft Housing SPG (2012)	SPG now adopted.
157	Appendix A	Delete references to the Housing SPG (2012) being a ‘draft’ and remove reference to the Interim Housing SPG (2010) for policies 17 and 18 Draft Housing SPG (2012) Interim Housing SPG (2010)	SPG now adopted
157	Appendix A	Delete reference to the “Providing for children and young people’s play and informal recreation SPG (2008)” Delete reference to the Shaping Neighbourhoods SPG being a ‘draft’ Providing for children and young people’s play and informal recreation SPG (2008) Draft Shaping Neighbourhoods SPD: Children and Young People’s Play and Informal Recreation (2012)	2012 SPG supersedes previous guidance
159	Appendix A	Update adoption date within the row for policy 21 – Energy Sustainable Design and Construction SPG (2006 14)	2014 updated SPG
159	Appendix A	Update adoption date within the row for policy 22 – Waste, water, flooding and pollution	2014 updated SPG

		Sustainable Design and Construction SPG (2006 <u>14</u>)	
160	Appendix A	Update to remove draft within Housing SPG <u>Draft</u> Housing SPG (2012)	SPG now adopted.
165	Appendix C: PNAAP 1: Aylesham Centre	Amend the section on other land uses that would be accepted as follows. Student accommodation (Class sui generis) subject to Core Strategy strategic policy 8, business use (Class B1), leisure/community use (Class D), <u>hotel (Class C1)</u> .	Policy 2: Arts, culture, leisure and entertainment sets out that we will support proposals for new hotels in Peckham town centre. Tiger Developments raised through discussions with the council and through rep 109 that hotel use should be included within “other acceptable use”. This is appropriate on such a large site, within the town centre, supporting the aspirations of policy 2.
173	PNAAP 4: Copeland Industrial Park and 1- 27 Bournemouth h Road	Amend as follows within the site specific guidance: Opportunities to improve and extend links west to Rye Land and north-south through the railway arches should be maximised <u>explored</u> .	Minor changes as agreed with CIP Limited at the EiP hearings.
188	Appendix C: PNAAP 12: Nunhead community centre and housing (Formerly Nunhead	<u>Within the section on “Phasing and implementation” amend the following.</u> <u>The site is owned by Southwark Council and completion is expected in 2015. A Planning application is expected to be submitted in autumn 2012</u>	Factual update to reflect progress on the application for this site.

	Early Years Centre)		
193	PNAAP 15: Woods Road	The schedule of changes to the adopted policies mao illustrates the section of the park that the AAP designates as <u>other open space</u> borough open land , reintegrating...	Typo in the publication version. Cossall Park is designated as other open space not borough open land.
201	PNAAP 33: Print Village Industrial Estate	Amend proposals site reference number as follows: PNAAP 33 <u>2</u>	Factual update to reflect numbering alterations.