

APPENDIX G: COMMENTS MADE BY PLANNING COMMITTEE 26 FEBRUARY 2008

The Preferred Options Report has been amended to reflect comments 1-4 below:

1. The number of leasehold homes could be stated explicitly in the report.
2. In addition to green and brown roofs, reference should be made to living walls in Fact Box 10.
3. It is noted that standards for waste storage space within dwellings is based on current targets. The AAP should be sufficiently flexible to accommodate higher standards, given that these may rise over the next 10-15 years.
4. While it is recognised that the transport chapter of the report proposes new cycling routes in Burgess Park, in order to reinforce this point, reference to cycling routes should also be made in the open spaces chapter.

The following comments (5-17) can be considered at the next stage of the process in which the council prepares the draft AAP:

5. The council should not rule out the possibility that it may wish to consider building new council homes, should funding mechanisms change. It is recognised however that the AAP must be deliverable and the business plan strategy must be based on mechanisms which are currently in existence.
6. Consideration should be given to ensuring that more than one lift is provided per block to ensure flats are accessible if a lift breaks down.
7. Seeking ceiling heights of 2.6m within all new homes is to be welcomed.
8. Further consideration should be given to clarifying the role of the green fingers. These elements could be really useful if they were able to link into a green network that linked Peckham, Burgess Park and the Elephant and Castle.
9. Members recognised that with regard to design and value, it is rational to locate taller buildings on the Burgess Park frontage. They wished to seek reassurance however that the Burgess Park frontage will not appear over-dominant and monolithic.
10. Consideration should be given to providing a variety of play areas for children, including more naturalistic areas.
11. Seeking green flag status for open spaces within the AAP area is to be commended.
12. Further consideration should be given to the location of pedestrian crossing points, particularly on Thurlow Street and Albany Road. A new crossing to Burgess Park in front of the new Walworth Academy, for example, would warrant further consideration.
13. Consideration should be given to adopting all new roads within the masterplan area. A situation in which some roads will be adopted and others maintained by the landowners at their expense will be unsatisfactory and may

result in dual standards. On street parking should be provided on adopted roads and should be controlled by a controlled parking zone.

14. In order to clarify the parking option, consideration should be given to providing a table which sets out the criteria to be applied in assessing car parking standards or which sets out the locations in which provision of parking spaces should be below the maximum.
15. There should be a presumption that car sharing/car clubs will be an integral part of the redevelopment.
16. It is noted that the phasing plan has been given careful thought. Further consideration could be given to developing the taller elements of the masterplan in an earlier phase of development, if this would release value to assist in progressing the scheme.
17. Further consideration should be given during the next consultation stages as to how those living outside the estate and on the fringes of the AAP area will be involved in consultation.