

## **Appendix B**

### **The Consultation Report**

Appendix B for the Cabinet Report:  
Peckham and Nunhead Area Action Plan  
Publication/Submission version

**September 2012**

Appendix A	The Peckham and Nunhead Area Action Plan report
Appendix B	Consultation report (part one of five)
Appendix C	Consultation strategy
Appendix D	Consultation plan
Appendix E	Sustainability appraisal
Appendix F	Equality analysis
Appendix G	Appropriate assessment
Appendix H	Schedule of proposed changes to the adopted policies map



# **Peckham and Nunhead Area Action Plan Publication/Submission version**

## **Consultation Report**

**September 2012**

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The following appendices are available as four separate documents. Appendices A-J are grouped together, but the consultation comments and officer responses from the issues and options, towards a preferred option and preferred option stages are each set out as individual documents. All documents are available in libraries and One Stop shops and on our website

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**Appendix N**

Responses and officer comments on the preferred option

## **1. Introduction**

### **1.1 What is the Peckham and Nunhead Area Action Plan?**

The Peckham and Nunhead Area Action Plan (AAP) is a planning document that will help bring long-lasting improvements to Peckham and Nunhead. It does this by making sure that over the next ten to fifteen years we get the right development needed to support a healthy, safe and prosperous community and a fairer future for all in Peckham and Nunhead.

The area action plan will change the planning policies for Peckham and Nunhead, and will control:

- The look and function of the town centre, including the mix of shops and other activities.
- The type of development on the key sites.
- The size and design of new buildings.
- The amount and type of new homes built and where they go.
- The impact of new development on the environment and traffic.
- The community facilities needed to support the increased population.

The area action plan will help fund improvements over the long term by making sure private developers contribute to things like improving public spaces, affordable homes, upgrading public transport and improving community facilities.

The process of developing and preparing area action plans needs to involve the local community, groups and businesses at each stage to ensure that the plan meets the needs of those living and working in Peckham and Nunhead. We are now at our final stage of consultation which is called the publication/submission stage.

### **1.2 What is this consultation report?**

This document explains the consultation that has been undertaken so far as part of the preparation of the AAP and how these comments have been taken on board and influenced the publication/submission version.

At each stage, we carry out a range of consultation activities in accordance with our statement of community involvement (SCI) (2008). The SCI sets out how the council will consult on all of our planning policy documents and also on planning applications. The SCI includes a number of legal obligations, both in terms of methods of consultation and also particular bodies that we must engage with. The Localism Act introduced the “Duty to Co-operate”, which requires us to engage with a range of bodies on an ongoing basis as part of the production of planning policy documents. Much of the process that is required by the new Duty to Co-operate is already covered in our SCI and has been an integral part of the preparation of new planning policy in the borough. Further information on how we have met this requirement is contained in our *Duty to Co-operate background report*.

Before every stage of consultation, a consultation plan is prepared that sets out the range of consultation we intend to do. A consultation report is then prepared after

every stage of consultation to summarise the consultation that has taken place, the comments that have been submitted on the AAP, our responses to these comments, and overall, the ways in which we have met the requirements set out in our SCI.

### 1.3 How to find your way around this document?

Within this consultation report we set out the following:

- Section 1: Introduction to the Peckham and Nunhead AAP and this consultation report.
- Section 2: The stages of consultation we have carried out so far and what happens next
- Section 3: The consultation we carried out on the initial two stages of consultation (the sustainability scoping report and the Peckham Vision paper) and a summary of comments we received.
- Section 4: The consultation we carried out on the third stage of consultation called the issues and options and a summary of the comments we received.
- Section 5: The consultation we carried out on the fourth stage of consultation called the 'towards a preferred option' and a summary of the comments we received.
- **Section 6: The consultation we carried out on the fifth stage of consultation called the preferred option and a summary of the comments received. This is the most recent stage of consultation.**
- Section 7: How and why we monitor our consultation.
- Appendices: We set out copies of our press notices, mail out letters for each stage and all the responses and our officer comments on each stage of consultation so far.

### 1.4 Where to get more information

The Peckham and Nunhead Area Action Plan (AAP) and all the documents that support the AAP, including evidence base studies, background documents for particular topics and reports linked to our consultation can be viewed at our website:

[www.southwark.gov.uk/futurepeckham](http://www.southwark.gov.uk/futurepeckham)

Copies are also available by contacting the planning policy team at:

Email: [futurepeckham@southwark.gov.uk](mailto:futurepeckham@southwark.gov.uk) or telephone 020 7525 5471

All the documents are also available to view in our libraries and one stop shops (see consultation report appendix A).

## 2. Stages of consultation

### 2.1 What stages of consultation have been carried out so far?

STAGE OF CONSULTATION	WHEN DID IT OCCUR?
Consultation on sustainability scoping report	November 2006 to February 2007
Consultation on Future Peckham vision paper	14 March to 25 April 2008
Consultation on issues and options	1 September to 25 May 2009
Consultation on towards a preferred option	10 May to 30 September 2011
Consultation on the preferred option	31 January to 24 April 2012

### 2.2 What was consulted on at each stage?

The first stage of consultation was the sustainability appraisal scoping report. This document set out the range of issues that the area action plan would need to address in order to create a sustainable community in Peckham and Nunhead. This has fed into our sustainability appraisal at each stage of preparing the AAP, and informed the content of the AAP itself.

The next stage involved consulting on the Future Peckham Vision paper. This explained the need for, and process of preparing, the action plan and invited comments on the sort of issues in Peckham and Nunhead that are, and would be, important in the future. We also consulted on our community involvement strategy (consultation strategy), the officer responses to the consultation on the scoping report and the equalities impact assessment scoping report.

The third stage of consultation was the issues and options consultation. This was the first major stage of consultation. This looked at the issues that need to be tackled in Peckham and Nunhead and ideas for dealing with them. Alongside the issues and options report we consulted on a consultation plan, a consultation report, our refined consultation strategy and an equality impact assessment.

We introduced a fourth stage of consultation called the "towards a preferred option". This was to ensure that we consulted fully on different options for tackling the issues we had identified in Peckham and Nunhead. For some topics we already had a preferred option, whereas for some other topics such as retail in the town centre, we

still had a number of policy options. Alongside the towards a preferred option we consulted on a consultation plan, a consultation report, an updated consultation strategy and updated equality impact assessment and sustainability appraisal.

The most recent stage of consultation was the preferred option. At this stage we presented a preferred option for each policy topic, for different character areas in Peckham and Nunhead and for individual sites. We also consulted on a full range of supporting documents, including a consultation plan, consultation report, an updated consultation strategy, updated equality impact assessment and sustainability appraisal, alongside proposed changes to the proposals map.

### **2.3 What happens next?**

We are now consulting on the final version of the AAP; the publication/submission version. Consultation on this stage will begin on 12 September 2012 and close on 4 December 2012. After this stage, the AAP will be submitted to the Secretary of State, and an Examination in Public will be organised to examine the soundness of the AAP. The remaining timetable is set out below.

<b>STAGE OF CONSULTATION</b>	<b>WHEN WILL IT OCCUR?</b>
Consultation on the publication/submission	12 September 2012 to 4 December 2012
Submit to the Secretary of State	December 2012
Pre-hearing meeting	January 2013
Examination in Public	March 2013
Receive Inspector's report	June 2013
Adoption	October 2013

### 3. Sustainability appraisal scoping and vision paper consultation

#### 3.1 Who was consulted and how?

The following sets out the consultation that has been carried out each of the first two stages of consultation: our sustainability appraisal scoping report and our vision paper. It shows how we met our statutory requirements in and the additional consultation we carried out in accordance with our statement of community involvement.

		Stage in consultation	
		SA/SEA Scoping Report	Vision Paper
<b>Statutory requirement</b>	Mailout to statutory consultees	10 November 2006. We invited comments from Environment Agency, Natural England, English Heritage etc.	Mailout 11 March 2008
	Displaying documents at council offices	The Scoping Report was made available at Southwark Town Hall, local libraries and local area housing offices	Vision Paper, EqIA, SA report distributed to all libraries, council offices, Town Hall, one stop shops, housing offices
	Advertisement in local press	An advertisement was published in the South London Press on Friday 29 December 2006.	No advertisement. This is not a statutory requirement.
	Putting document on council website	Made available on website in November 2006.	The Vision Paper, EqIA, Committee Report, Community Involvement Strategy and responses to the scoping report were put on the website in March 2008.
<b>Additional consultation</b>	Written notification to residents and interest groups	A letter explaining the purpose of the scoping report and how it fits into the Peckham and Nunhead Area Action Plan programme was sent to over 2,500 consultees on our mailing list including residents, schools, local traders, local businesses, community groups and voluntary organisations on 10 November 2006.	A letter explaining area action plans and dates for consultation was sent to over 2,500 consultees on our mailing list including residents, schools, local traders, local businesses, community groups and voluntary organisations on 11 March 2008.
	Presentations to community councils	We made announcements of the consultation at Nunhead and Peckham Rye Community Council: 19/9/07; Peckham Community Council: 20/9/07	Nunhead and Peckham Rye Community Council: 26 March 2008.

		<b>Stage in consultation</b>	
		<b>SA/SEA Scoping Report</b>	<b>Vision Paper</b>
	Presentations to area housing offices	We presented to the Nunhead and Peckham Rye Area Forum on 21 September 2007	Peckham Area Housing Forum: 17 April 2008, Dulwich Area Housing Forum: 1 May 2008.
	Presentations to Equalities and Diversity Panel	We attended to the Equalities Diversity Panel on 15 May 2007 during preparation of the equalities impact assessment scoping report.	
	Presentations to Planning Committee	14 November 2006	18 December 2007
	Translations of documents supplied	None undertaken	None undertaken
	Consultation comments and officer responses made available	These were made available during consultation on the Vision paper.	These were made available during consultation on the issues and options. Everyone who submitted comments were sent a copy of officer responses in August.
	Follow up letter sent to responders advising of committee dates	N/A	We sent a letter to everyone who commented on 15 August 2008 informing them of the Planning Committee date
	Internal officer consultation	We worked with officers from the Peckham Programme to prepare the scoping report.	The project board was consulted, this included officers from Peckham Programme, Property, Transport, Development Control
	Member briefings	The Executive Member for Regeneration was briefed on the scoping report and approved it for consultation. Local ward councillors were briefed in October/November 2006	The Executive Member for regeneration was briefed on the vision paper and approved it for consultation. Local ward members were also briefed on the Peckham and Nunhead Area Action Plan.
	Attendance at public events	Stall at I Love Peckham Festival (2007 and 2008), Peckham Flavas Event (November 2007), Cossall Estate Spring Event (May 08), The Event (July 08), The Mix Youth Festival (August 2008) where we had leaflets about the project and asked people to fill in a questionnaire about how they would like Peckham to change.	

### **3.2 How many comments were received on the sustainability scoping report and vision paper?**

#### *The sustainability scoping report*

We had 11 groups/individuals responding to the scoping report, making 74 comments.

### *The Peckham Vision Paper*

We had 24 groups/individuals responding to the Vision paper, making 118 comments.

## **3.3 Summary of responses**

### **Sustainability scoping report**

The responses we received in the sustainability scoping report are set out in full with our officer comments in appendix I. These fed into the preparation of the Vision Paper and the issues and options paper and we reported on these responses as part of the issues and options consultation in 2008/2009.

The table below sets out a summary of the responses received and how we took them into account in preparing the Vision Paper and the issues and options report. It has been summarised within key sections of the scoping report.

Sustainability scoping report: Summary of comments and our officer responses.

<b>Issue/Topic</b>	<b>Summary of comment</b>	<b>Our Response</b>
Sustainability appraisal methodology and timetable	It was suggested that we include a brief summary outlining of the purpose of sustainability appraisal at the beginning of the scoping report.	<p>We recognise the importance of technical explanations and have sought to outline the purpose of sustainability appraisal in appendix 1 of the scoping report. This outlines the legal and policy background for sustainability appraisal</p> <p>We have decided to put a lot of technical and background information in an appendix rather than the main document in an effort to help the document an easier and more pleasant read.</p>
Relationship to other plans and programmes	A number of plans were identified that appeared to be omitted in the initial review of relevant plans and programmes which, amongst others, included Planning Policy Statement (PPS) 1 (climate change supplement), PPS10, PPS 15, PPS 17, PPS 25, health related planning documents and guidance produced by the Health Urban Development Unit.	<p>The majority of plans identified had not been omitted from the report. The main table in the document, included only a summary of the key plans and programmes whereas appendix 5 included the full list of relevant documents.</p> <p>We do, however, acknowledge that there were some documents not included in the full table, some of which were not available before the scoping report went out for consultation. These documents will be taken into account in the</p>

		plan preparation process.
Social, economic and environmental context	<p>Many comments were raised regarding the type and quality of baseline information. In particular, it was suggested that we develop the evidence base by reviewing:</p> <ul style="list-style-type: none"> <li>• The demand for retail</li> <li>• The quality and provision of community facilities</li> <li>• The need for larger housing in the Future Peckham Area.</li> </ul>	We will be carrying out research to inform the next stage in the plans development. The research will look at retail patterns and behaviour in the Future Peckham area. It will also improve the background information we currently have on the quality and condition of community facilities and local housing need.
Key sustainability issues	There was a general consensus that the issues identified in the scoping report were the main ones for the area. However it was perceived by some that health, open space and biodiversity issues, and conservation issues were not given enough attention.	We recognise that there are a number of issues to be dealt with in Future Peckham. Health, open space and conservation issues, amongst other things will be explored in more detail in the forthcoming issues and options stage.
Sustainability appraisal framework	Comments were made regarding the style and structure of the scoping report. It was suggested that we include more explanatory information at the beginning of the sections, and where possible making clearer the links between the planning process and the strategic environmental assessment and sustainability appraisal process.	We agree that it was important to make the purpose of each section clear and easily understood. However we maintain that much of the technical information regarding the sustainability appraisal process is likely to remain in appendices to the main report. We will however, try to make it clearer where within documents further information can be found.
Next steps	No comments received.	No action to be taken.

### **Vision paper**

The comments we received on the vision paper have already been set out in the consultation report for the issues and options consultation. We addressed these comments through the issues and options paper.

Appendix J sets out the full comments we received and our officer comments.

In summary the key points that people raised were:

- The need to not just focus on the area within the town centre, but to address the issues that affect the wider Peckham area.
- The need to improve shopping along Rye Lane and protect independent retailers.
- We need to consider alternative uses on the land around Copeland Road Industrial Estate (Site 71P in the Southwark Plan) as well as its need for a tram depot.

- We need to look at improving and creating public spaces, in particular in front of Peckham Rye Station.
- The importance of creative uses to the area and the need for space for enterprise and exhibitions. The need for affordable studios and work space.
- Importance of conserving heritage and that new development must be of a good design.
- Concern with congestion on local roads and on the quality of walking and cycling routes to different parts of Peckham.
- The need to improve the safety and look of streets, including planting more trees.
- The needs for places for people to meet, including community buildings and cafes.

## 4. Issues and options consultation

### 4.1 Informal consultation prior to the formal issues and options consultation

Between consulting on the Vision Paper and formally consulting on the issues and options paper, we consulted on a draft issues and options paper. We began informally consulting on the issues and options on 1 September 2008. During this time we carried out information consultation on the area action plan to raise awareness about the project and help people to better understand what it is all about, what topics it would cover and how it may affect them. It helped focus people on how they can get involved in the process to get them thinking about what sort of change they would like to see. This coincided with consultation on our core strategy issues and options.

We then carried out formal consultation on the issues and options for 8 weeks from 30 March to 25 May 2009. This was 2 weeks longer than our usual 6 week statutory period to take into account the Easter holidays and ensure everyone had enough to comment on the report.

#### *Informal issues and options consultation*

This is the consultation we carried out informally on issues and options.

<b>Date</b>	<b>Event</b>
2007 and 2008	I Love Peckham Festival
November 2007	Peckham Flavas Event
20 September 2008	Stand at the Green Fair for Open House
24 September 2008	Attendance at Dulwich Community Council
September 2008	Peckham Fete
September 2008	Nunhead Family Day
1 October 2008	Nunhead and Peckham Rye Community Council
13 October 2008	Peckham Area Housing Forum
22 October 2008	RSLAG
18 October 2008	Annual Tenants Conference
23 October 2008	Somali Advisory Forum
20 October 2008	Well London
29 October 2008	Peckham Pride of Place and Community Council
30 October 2008	Nunhead and Peckham Rye Area Housing Forum
October 2008	2 page feature in SE15 magazine
October 2008	Peckham Voluntary Sector Forum (PVSF) newsletter article
October 2008	Flyer distributed with PVSF AGM agenda
October 2008	Southwark Life short article
6 November 2008	Stand at Peckham Rye Station
8 November 2008	Aylesham Centre
11 November 2008	Queens Road Station
12 November 2008	Nunhead Pride of Place and Community Council
13 November 2008	Nunhead and Peckham Rye Community Council
15 November 2008	Conversation Cafe in Peckham Pulse
18 November 2008	Peckham CRAG meeting

19 November 2008	Peckham Society
22 November 2008	Peckham Power Company
22 November 2008	Evolution Quarter Residents Association
November 2008	SE15 Magazine article
9 December 2008	Bellenden Road Neighbourhood Group meeting
10 December 2008	Astbury Road Area Residents Association meeting
December 2008	Southwark Life Magazine article
13 January 2009	Town centre walkabout with Benedict O’Looney and Eileen Conn
14 January 2009	Nunhead and Peckham Rye Community Council
20 January 2009	Choumert Grove residents question and answers session
17 January 2009	PNAAP Leaflets handed out at the AGM
24 January 2009	Sierra Leone Community Forum
4 February 2009	Peckham Town Centre Management meeting
Ongoing	Facebook
September 2008 to date	Southwark website
10 November 2006, 11 March 2008, 25 July 2008	Mail out to everyone on the planning policy mailing list.

#### 4.2 Who was consulted and how on the issues and options?

We met and exceeded the statutory requirements of our statement of community involvement. We carried out extensive consultation on the issues and options to try and engage as many people and different groups as possible.

We set out below the different types of consultation we carried out. We have split this into:

- Summary of consultation carried out to include our statutory requirements
- Specific outreach work we carried out in the AAP
- Press coverage on the AAP

##### *Summary of issues and options consultation*

	Type of consultation	Further information	Date
<b>Statutory consultation</b>	Mail out to statutory consultees	Mail out to planning policy mail list which includes all the statutory consultees. This included two page summary of issues and options and details of where to view documents. The letter is set out in appendix C. Appendix B sets out all our statutory consultees.	25 March 2009
	Displaying documents at council offices.	The AAP and supporting documents were displayed in all our council offices, libraries and one stop shops listed in appendix A.	From 1 <sup>st</sup> September 2008 onwards.
	Advertisement in local press	We put a statutory notice in the Southwark News. A copy of this is provided in appendix D.	26 March 2009.

	Putting document on council website	We continually updated our website to always have most recent information about the AAP on our website and report and supporting documents.	From 1 September 2008 onwards.
<b>Additional consultation</b>	Mail out to all consultees	Everyone on the planning policy mailing list. This includes over 2500 local residents, businesses and groups as well as statutory consultees. The letter is attached in appendix C.	25 March 2009
	Mail out to businesses in SE15 (from Southwark Business Directory)	This was an additional mail out to everyone in Southwark Business Directory.	17 April 2009.
	Mail out to landowners of key development sites.	Within this mail out we set out a key guide to the options.	17 April 2009.
	16 Outdoor banners produced and installed in 16 different locations across Peckham and Nunhead.	These provided information on the AAP and how to get involved.	March to May 2009.
	A4 and A5 posters publicising the PNAAP consultation were put up on notice boards. across SE15, as well as at libraries, Peckham Pulse, council buildings and some surgeries, chemists where they would take them. We also had them up in some shop windows in Peckham town centre.	These provided information on the AAP and how to get involved.	March to May 2009.
	We prepared an 8 page newsletter summarising the PNAAP issues and options for distribution at events and public locations.	This provided information on the AAP and we distributed this at the events, stall and meetings we attended.	March to May 2009.
	Press release on March 16	This provides information on the AAP.	16 March 2009.
	Twitter	"The future of Peckham is in your hands - Send us your comments on the Peckham and Nunhead Area Action Plan. <a href="http://tinyurl.com/dxdf6m">http://tinyurl.com/dxdf6m</a> "	13 April 2009.
	The council's media bulletin.	We promoted the PNAAP consultation events twice in our media bulletin	27 March and first week of April 2009.
	Radio	South City Radio documentary programme: broadcast 15th April 2009 (see outreach information)	15 April 2009
	Radio	Regular advert aired on South City Radio during April 2009	April 2009
	Radio interview	Cllr Noblet (Executive Member of	21 May

	Regeneration during the issues and options consultation) gave an interview on South City Radio.	2009.
Other websites	<ul style="list-style-type: none"> <li>• We also had information about PNAAP and consultation dates/inviting comments on the following websites: <ul style="list-style-type: none"> <li>○ Peckham Voluntary Sector Forum (PVSF) advertised the PNAAP issues and options consultation</li> <li>○ Article on Whtvr website (with information on PNAAP and link to Represent website (encouraging young people to have their say)</li> </ul> </li> </ul>	March to May 2009.
Peckham Community Council	Took part in Pride of Place workshops on Regenerating Central Peckham	12 November 2008
Nunhead and Peckham Rye Community Council	5 minute presentation with questions on the Core Strategy and AAP as part of Pride of Place.	14 January 2009
Nunhead and Peckham Rye Community Council	Quick update on AAP, mentioning next meeting will be themed around AAP with workshops.	20 January 2009
Choumert Square Residents	Meeting to discuss PNAAP and emerging options.	25 February 2009
Nunhead and Peckham Rye Community Council	<p>10 minute presentation given outline of what PNAAP is, what it covers, timeframes etc. Followed by 20minute workshops in small groups, then a report back after the break.</p> <p>A written report was included in the agenda pack.</p>	16 March 2009
Peckham Community Council	<p>10 minute presentation giving outline of what PNAAP is, what it covers, timeframes etc. Followed by 20minute workshops in small groups, then a report back after the break.</p> <p>A written report was included in the agenda pack.</p>	21 March 2009
Evolution Quarter Residents Association	This was a local residents association at which we spoke for 5 minutes raising awareness of the document.	25 March 2009
Peckham Town Centre Management Group	Made a presentation to the members of the Peckham town	30 March 2009

	centre management group.	
Rye Lane Station flyering	Handing out leaflets to commuters during evening rush hour.	3 April 2009
Aylesham Centre stall	Stall outside Aylesham Centre with displays and leaflets.	6 April 2009
Nunhead and Peckham Rye Community Council	5 minute update on PNAAP. Update on consultation, issues and options report has been published. Mentioned upcoming events. Agenda pack included a report setting out how issues brought up in the workshops at previous community council have been covered in the issues and options report. It had quick guide to issues and options, information on upcoming events and where to view the documents.	9 April 2009
Rye Lane Station flyering	Handing out newsletter during evening rush hour.	15 April 2009
Rye Lane Station flyering	Handing out newsletter during morning rush hour.	16 April 2009
Nunhead and Peckham Area Housing Forum	Short presentation followed by discussion.	18 April 2009
Aylesham Centre stall	Stall outside Aylesham Centre with displays and leaflets.	20 April 2009
Unity Centre drop-in exhibition	Displays and leaflets to takeaway.	21 April 2009
Muslim Celebration event	Had a stall with displays and leaflets.	22 April 2009
Peckham Cinema stall	Had a stall in the foyer during the Silver Screen festival targeting seniors.	23 April 2009
Nunhead Business Association	Attended with Amanda Lloyd and highlighted the document was out for consultation.	27 April 2009
Peckham Community Council	Update on consultation, issues and options report has been published. Mentioned upcoming events. Agenda pack included a report setting out how issues brought up in the workshops at previous community council have been covered in the issues and options report. It had quick guide to issues and options, information on upcoming events and where to view the documents.	29 April 2009
Peckham Cinema stall	Had a stall in the foyer during the Silver Screen festival targeting seniors.	20 April 2009
Bellenden Residents Group	Displays and discussion on PNAAP.	30 April 2009
Nunhead Station flyering	Handing out newsletter to	2 May 2009

		commuters.	
	Energy themed workshop with Peckham Power	In partnership with Peckham Power about energy use, renewable energy and what might be achievable in Peckham. Had displays about PNAAP.	5 May 2009
	Camberwell College of Arts stall	Stall with displays in student cafeteria. Had a scribble wall on which students could write comments and feedback.	5 May 2009
	Business event at Peckham Library	Focussed on businesses within the Town Centre with displays.	6 May 2009
	Camberwell College of Arts stall	Stall with displays in student cafeteria. Had a scribble wall on which students could write comments and feedback.	6 May 2009
	Peckham Square POD event	For a few hours in the afternoon the Peckham Peace Pod was used to raise awareness of the PNAAP with people being interviewed inside the pod about Peckham while officer spoke with passerbies.	6 May 2009
	Nunhead and Peckham Rye Community Council	15minute presentation on PNAAP and how it covers Nunhead area. Report included in agenda pack.	7 May 2009
	Nunhead workshop at Old Nun's head	This was organised at request of community council. With displays and presentation followed discussion.	9 May 2009
	Unity Centre drop-in exhibition	Displays and leaflets to takeaway.	11 May 2009
	Nunhead Station flyering	Handing out newsletter to commuters.	12 May 2009
	Sumner TRA	Invited to present and talk about the PNAAP and development in the area.	12 May 2009
	Peckham Youth Forum	Met with Peckham Youth forum to discuss the PNAAP and what it meant for them.	16 May 2009
	Nunhead drop-in session at Nunhead Library	Drop in session with displays and leaflets.	19 May 2009

### **Outreach work**

To try and engage with as many groups as possible in Peckham and Nunhead we worked with some of our partners to try and reach more people and let them know about the AAP. In particular we tried to reach groups that we often find hard to reach and who historically do not usually comment on our planning documents. Examples of some of the work we did are set out below.

*South City Radio (2009)*

We commissioned South City Radio (previously Radio Peckham) to train students from the Harris Girls Academy. Six students were trained in radio production and journalism before undertaking a program of consultation for Southwark's PNAAP issues and options document. The result was "Peckham 2020: The Vision" a documentary that explores community need for redevelopment and regeneration.

- The documentary was broadcast on 15th April 2009 at 9pm on Rerezent and sister station South City Radio (which has an adult listenership).
- As part of the project the students interviewed their fellow students as well as members of the community.
- Over 100 residents contributing to the PNAAP
- High percentage of 'hard-to-reach' residents included in process (refugees, NEET young people and others)
- Broadcast documented process and encouraged further participation.
- The documentary was rebroadcast on 21 May 2009 (2-3pm) as part of South City Radio's 87.7FM license month (ie. larger audience). This was as part of a show which featured an interview with Cllr Paul Noblet to discuss the vision for Southwark, the PNAAP the comments that were raised in the documentary (we have a copy of this on the DVD from Eclectic productions).
- South City Radio also launched the Rerezent website, aimed at young people. The PNAAP was advertised on the website and there was a space for young people to leave messages (we have copies of these on the DVD from Eclectic productions).
- We also commissioned a short jungle advertising the PNAAP consultation that was played out 20 times over April 2009.

#### *Covo – primary school students (2009)*

We engaged Covo to work with primary school children and get feedback on the proposals. They ran a series of workshops with 245 year 5 and 6 students from 10 schools. The workshops were designed to creatively engage students, get them to reflect on their experiences of living in Peckham, and provide meaningful feedback.

#### *BME groups (2009-2010)*

We commissioned Peckham Voluntary Sector Forum to undertake outreach work that targeted BME groups in Peckham. They ran a series of workshops tailored for different ethnic groups, explaining the AAP issues and options and using 'Planning for Real' techniques to reflect on the area and how it may change. The workshops were designed to improve people's understanding of the AAP and get meaningful feedback, both through completed questionnaires and reports written up of each meeting.

The following meetings took place:

- Mixed meeting of community leaders from French and African speaking communities, refugees and asylum seekers, Turkish Cypriot, Kurdish and Middle Eastern women, Ghanaian, Nigerian, Sierra Leone and Caribbean – 1 July 2009
- Parents forum with representative from Nigerian, Asian and Caribbean communities – 12 November 2009
- Turkish Cypriot community – 25 October 2009

- Ghanaian community – 24 November 2009
- Sierra Leone communities
- Caribbean communities

We have put the response we received through the Peckham Voluntary Sector Forum into our consultation database and provided officer comments on the responses. These are set out in *appendix I*.

#### *Press coverage*

In addition to the consultation set out above the AAP was covered by the press in the following articles:

- SE15 magazine article: October 2008 – had quick guide
- The Peckham Society News Winter 2008/09 – article on meeting held on 19 November 2008
- South London Press Article “How do you want your area to look?” 14 April 2009 – had details of website and consultation:
- PVSF Forum News April 2009 – article on PNAAP consultation and how to get involved with consultation dates
- Southwark News Article: 7 May 2009 – included interview of planning policy officer on PNAAP:
- Southwark Life May 2009– under events section there were details of the consultation, with a link to website. Brief feature in the Regeneration article of May's Southwark Life
- SE22 magazine article: May 2009 article on PNAAP consultation with dates and website
- PVSF Forum News August 2009 – article about ethnic communities and concerns over sites
- PVSF Forum News March 2010 – “Southwark Council Says Thank You” Article about how comments will be taken into account, thanking people for their comments and where to from here. Also in same edition was an article about the PVSF outreach workshops.
- PVSF Forum News: Jan/Feb 2011 edition – there was a brief article on the latest consultation with revised timetable as well as details of events. Also there was an article/interview with Cllr Colley on Regeneration Nunhead and Peckham
- Whtvr.org magazine April 2009 – aimed at young people. Small section under events about PNAAP consultation and link to Represent website

### **4.3 How many comments were received on the issues and options?**

We received:

- 105 questionnaire responses
- 28 letters/emails written responses
- Two outreach reports – COVO consultation and PVSF outreach consultation.

## 4.4 Summary of responses on the issues and options

### **Questionnaire responses**

*Appendix K* sets out a summary of the comments we received by questionnaire broken down by question. The key information the questionnaire responses showed was:

- 89% agreed with the vision
- 78% agreed with the issues we set out
- View on amount of housing growth was very mixed. 43% felt we should increase the amount, 57% felt we should limit housing but encourage renewal of existing housing
- 77% want more business space
- 72% want more retail space and bigger shop units
- 89% want more restaurant, cafes and non-food shops
- 62% was street markets moved to new locations
- 80% want the town centre one-way traffic reviewed
- Mixed view on the 3 conservation areas we suggested. Between 28% and 39% supported the different conservation areas
- 69% prefer high growth options, 18% low growth and 13% limited growth
- Opinions varied on the amount of growth on individual sites from high to low growth

### **Written responses**

*Appendix L* sets out all the written comments we received, including written comments within the questionnaires and letters and emails. It sets out our officer comments explaining how we took these comments into consideration in preparing the 'towards a preferred option'.

The main comments we received are set out below, with information on how we took these into account in preparing the 'towards a preferred option'.

#### *Quality of the document*

- Photos of all development sites would be useful to provide clarity about the site and surrounding area. We have included these in towards a preferred option (TPO)
- The options are difficult to interpret. We have made the options simpler in TPO
- Document explaining links between the different Southwark planning documents. This will be in the background papers and is also available on the web [www.southwark.gov.uk](http://www.southwark.gov.uk) in the planning policy section.

#### *Consultation*

- Suggestions for an event are being taken forward as an NLA conference.
- Specific people were concerned about not being consulted; we have followed these up individually.
- There were concerns about the inclusivity of consultation. This has been addressed through the consultation plan.

#### *Data*

- LAA targets comparisons have been included in the background papers. We have included information on this in the PNAAP TPO and background papers where relevant.

### *Visions*

- Comments on how areas should look and be are set out in the visions in section 3 and also in the design section of section 4.

### *Arts and culture*

- Replication of the artistic features in Bellenden would improve Nunhead and Peckham.
- There were suggestions for sculptures and artistic street furniture.
- We will consider these at the preferred option stage when we choose an approach and set out how to implement our policies.

### *Shopping*

- There were many comments about the shopping quality and types of shops in Peckham town centre and Rye Lane. Two options have been set out for further consultation to consider the issues raised.
- Shop front improvements were popular amongst many of the comments. This has been included in section 4 as part of the policies.
- Flexibility to change retail to housing has been considered and where appropriate included in section 4 as part of the policies.
- Fewer takeaways were suggested. Options for hot food takeaways have been set out for consultation in section 4 for comment.
- Comments about markets have been addressed through the markets policy in section 4.
- Protection of shops outside town centres. This was addressed through policy 6.

### *Leisure*

- There were many views about the location of the cinema. Section 4 sets out options for further consultation.
- Support for libraries has been taken forward through the leisure options in section 4.
- Support for new hotels has been considered as part of the options for leisure and the town centre set out in section 4.

### *Community*

- There was support for Nunhead Community Centre. This has been followed up in the site suggestions in section 5.
- There were concerns and support for religious premises. The policy has been continued as set out in the core strategy in section 4.
- Improving current medical centres has been addressed in the policy in section 4 through proposals to the Lister health centre.
- Concerns about provision for young people and sports facilities have been addressed in the Section 4 policy on youth facilities and sports facilities.

- Protecting and improving green and open spaces for all users has been addressed through the open spaces and the sites of importance for nature conservation policies in section 4.
- Improved leisure facilities generally have been addressed through the options in section 4.

### *Housing*

- More family housing has been addressed through the policy option for more family housing in line with the core strategy in section 4.
- More gardens - has been addressed through a policy in section 4.
- Supports for student housing on specific sites have been considered in section 5 as part of the site allocations.

### *Environmental quality*

- There were many comments about improving Peckham High Street and Rye Lane particularly where the dirt, noise, mess and general environment impacted on the shopping experience. We have set out visions and policies to address this. We will further consider these at the preferred option stage when we choose an approach and set out how to implement our policies.
- There were suggestions for sculptures and artistic street furniture. We will further consider these at the preferred option stage when we choose an approach and set out how to implement our policies.
- There were suggestions that we should be clearer on required and best practice environmental standards and also issues such as flooding. These are mainly covered in the core strategy so we have not repeated them in the PNAAP document as they are not area specific. Where they are area specific such as comments on energy and open space we have set out policies in section 4.

### *Transport*

- More public transport and improvements to public transport both trains and buses, the bus station and smarter travel initiatives have been addressed through the visions and policies in sections 3 and 4. We will further consider these at the preferred option stage when we choose an approach and set out how to implement our policies. It will be particularly important to work with TfL on many of these issues as they are responsible for many of the services and roads.
- Improvements to Peckham Rye station were raised by many people. We have set out proposals in sections 3 and 4 and we will further consider these at the preferred option stage when we choose an approach and set out how to implement our policies. It will be particularly important to work with TfL on many of these issues as they are responsible for many of the services.
- Improvements to Nunhead station were raised. We have set out proposals in sections 3 and 4 and we will further consider these at the preferred option stage when we choose an approach and set out how to implement our policies. It will be particularly important to work with TfL on many of these issues as they are responsible for many of the services.
- Suggestions for different car parking provisions have been addressed through options in section 4. We will further consider these at the preferred option

stage when we choose an approach and set out how to implement our policies.

- Speeding traffic will need to be considered at the preferred option stage when we choose an approach and set out how to implement our policies at a detailed level.
- Accessibility and the streets being difficult to manage with a buggy will need to be considered at the preferred option stage when we choose an approach and set out how to implement our policies at a detailed level.

#### *Design and heritage*

- Suggestions for new conservation areas have been taken forward through the proposals and consultation on 2 new conservation areas.
- There were comments about all of the density options. The low and medium options have been taken forward in section 4 with a few sites having taller buildings.

#### *Site feedback*

- Specific comments on sites have been addressed in the new site suggestions. There is a table linking the consultation on sites at the different stages in the background paper.

## 5. Informal consultation on the towards a preferred option

### 5.1 Consultation prior to formal towards a preferred option consultation

We continued to carry out consultation and increase aware of the Peckham and Nunhead AAP in the lead up to the 'towards a preferred option'. The feedback and discussions we had have fed into the preparation of the 'towards a preferred option'.

We did the following as part of this informal continuous consultation.

#### *Informal towards a preferred option consultation*

Updated our web pages	Throughout the process	Continuous
Flyers distributed at events	Flyers telling people about the AAP	Continuous
Unity Centre drop-in exhibition	Displays and leaflets to takeaway. Joint event with Licensing department.	1 July 2009
Nunhead and Peckham Rye Traffic and Transport Sub Group	Update on PNAAP, how it can address traffic management around the town centre.	12 October 2009
Atwell TRA AGM	Discussion on the AAP	18 October 2009
Rye Lane Station Action Group	Presentations around different issues to do with the station and surrounding land. Presentation on the station square and how it links in with wider strategy for the area and a presentation on the AAP.	10 September 2009
Nunhead and Peckham Rye Traffic and Transport Sub Group	Update on parking study and PNAAP.	17 November 2009
SE15 Creative Network	Presentation on PNAAP and role of creative industries followed by discussion.	16 December 2009
Peckham Town Centre Forum	There were PNAAP displays and then discussions on a range of issues including development and regeneration.	13 July 2010
Peckham Town Centre Forum	Continuation of discussions at previous events.	2 September 2010
Nunhead and Peckham Rye Traffic and Transport Sub Group	No specific agenda item.	18 September 2010
NLA Investing in Southwark event	Cllr Colley (Cabinet member for Regeneration) did presentation on Peckham and Nunhead as well as there being information in prospectus	7 October 2010
My City Too! Open House weekend event in Peckham Square	Discussion with young people and public on regeneration and the use of vacant and derelict sites.	14 October 2010
Futurama Talk at Peckham Space	Discussion about the AAP.	23 October 2010
Urban design town centre walkabout followed by Peckham Town Centre Forum	There was a walkabout through Peckham town centre looking at public realm, sites and development issues and ideas. This was followed by discussions at the Peckham Town Centre Forum.	15 November 2010

Cooperative House residents	Met and went through PNAAP, what it is, what it covers, timetable etc...	27 November 2010
Preview Peckham event, Bussey Building	Displays and discussion on regeneration and PNAAP. This was designed to introduce the emerging ideas that could be in the preferred options, to continue momentum due to delays in PNAAP consultation. Was an opportunity for early input into preferred options and prepare people for formal consultation.	30 November 2010
Preview Peckham event, Bussey Building	Displays and discussion on regeneration and PNAAP. This was designed to introduce the emerging ideas that could be in the preferred options, to continue momentum due to delays in PNAAP consultation. Was an opportunity for early input into preferred options and prepare people for formal consultation.	10 February 2011
Nunhead and Peckham Rye Traffic and Transport Sub Group	Feedback on preview Peckham workshops and suggest possibility of having next sub group meeting focussing on PNAAP traffic and transport issues.	19 February 2011
Sustainable Peckham event at Peckham Settlement	Drop in session with displays and 1-1 discussions. Focus on Peckham neighbourhoods north of the town centre.	2 March 2011
Peckham Community Council	5 minute presentation and some questions. Gave out event flyers.	3 March 2011
Nunhead and Peckham Rye Community Council	10minute presentation plus a series of questions, jointly with Cllr Colley and Eileen Conn. Regeneration themed meetings. Displays and discussions during the break.	10 March 2011
PVSF Forum meeting	There was a couple announcements/explanation of it and I had a display - spoke to about 4 people 1-1 and handed out flyers.	10 March 2011
Clifton TRA meeting	10mins talk and 15mins questions. Was only item discussed.	17 March 2011
Enterprising Peckham (local economy seminar)	There were a series of brief presentations followed by grouped discussions. Display material on PNAAP and related issues and emerging preferred options.	19 March 2011
Future Nunhead event	There were displays and a map on which people wrote their suggestions. Also comments forms.	31 March 2011
Peckham Society meeting, Old Waiting Room	Peckham Society organised. Series of talks about town centre heritage and historic buildings.	31 April 2011
Peckham Town Centre liaison meeting	Officers and traders coming together to discussion issues around town centre, short and long-term. Included brief overview of what PNAAP is and how fits	7 April 2011

	in.	
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**5.2 Who was consulted and how on the ‘towards a preferred option’?**

We met and exceeded the statutory requirements of our statement of community involvement.

We set out below the different types of consultation we carried out. We have split this into.

- Summary of consultation carried out to include our statutory requirements
- Specific outreach work we carried out in the AAP
- Press coverage

*Summary of consultation carried out*

	<b>Type of consultation</b>	<b>Groups involved</b>	<b>Further information</b>	<b>Date</b>
<b>Statutory consultation</b>	Mail out to statutory consultees	Everyone on our mailing list which includes all our statutory consultees including the GLA, English Heritage and the Environment Agency. Appendix B sets out our statutory consultees.	The letter is set out in appendix F.	8 July 2011
	Displaying documents at council offices. .	Everyone who uses the libraries and One Stops shops. This is mostly local residents and community groups.	The AAP and supporting documents were displayed in all our libraries and one stop shops, listed in appendix C.	By 8 July 2011
	Advertisement in local press	Everyone	We put a statutory notice in the Southwark News. A copy of this is provided in appendix F.	18 August 2011
	Putting document on council website	Everyone	We continually updated our website to always have most recent information about the	Ongoing from 10 <sup>th</sup> May 2011

			AAP on our website, including both the AAP, supporting documents and background papers.	
<b>Additional consultation</b>	Mail out to all consultees	Everyone our mailing list. In addition to the statutory consultees this includes residents, businesses, landowners, developers, registered providers and infrastructure providers. Appendix B sets out the list.	Appendix F is the letter.	8 July 2011
	A4 and A5 posters publicising the PNAAP consultation were put up on notice boards across Peckham and Nunhead. This included at Peckham and Nunhead libraries and shop windows.	Everyone living, working and visiting Peckham and Nunhead.	These provided information on the AAP and how to get involved.	Between 10 May and 30 September.
	We prepared a four page newsletter summarising the PNAAP toward a preferred option for distribution at events and public locations.	Everyone living, working and visiting Peckham and Nunhead.	This provided information on the AAP and we distributed this at the events, stall and meetings we attended.	Between 10 May and 30 September.
	Southwark Reborn conference and exhibition	Developers, landowners and built environment professionals.	Conference organised by Southwark Council with New London Architecture (NLA).	10 May 2011
	Adapting Peckham event	Students and local residents.	Loughborough University, in partnership with Westminster and Tokyo Universities, ran a number of workshops and	25-27 May 2011

			events as part of their course looking at reusing a number of buildings within Peckham. The policy team and the Cabinet Member for Regeneration and Corporate Strategy attended a workshop to discuss the AAP. The AAP and information on the AAP was made available to students throughout the week.	
	Planning Committee	Members on Planning Committee	We attended Planning Committee, to present the AAP as part of our consultation. Comments received at Planning Committee are set out within our Cabinet report for the preferred option and our database of representations.	7 June 2011
	Southwark Housing Association Group (SOUHAG).	Registered providers and the Homes and Communities Agency.	SOUHAG is a group which meets quarterly to discuss housing issues in Southwark, and its membership includes registered providers working in Southwark and the Homes and Communities Agency. Policy presented the AAP to SOUHAG and a discussion followed on the housing policies within the AAP.	15 June 2011
	Southwark refugees and asylum seekers workshops	Refugees and asylum seekers.	A workshop and presentation involving representatives from the refugee and asylum seeker community was held at Southwark's Tooley Street offices. We had a stall at the entrance and as attendees signed in, they were given information on the AAP, including a flyer with further consultation dates.	20 June 2011
	New London Architecture Peckham Think Tank	Attendees including the Cabinet Member for Regeneration and Corporate Strategy, planning policy, local architects,	Breakfast seminar organised by New London Architecture (NLA) and Southwark Council to discuss the issues in Peckham and Nunhead and the AAP. A round table breakfast meeting discussion, chaired by the NLA to discuss the key	21 June 2011

		registered providers, local residents and local businesses	issues within the town centre.	
	Gypsies and Travellers DVD launch.	Gypsies and travellers.	Southwark's community engagement team organised an event to focus on gypsies and travellers. The purpose of the event was to launch the film 'Peckham Travellers', a series of short films on the life of the Gypsy and Traveller community. The film was made by Southwark TV (Chris Haydon, Director Community TV Trust). Before the screening a short drinks/networking session took place during which we had a stall with PNAAP TPO leaflets and copies of the document.	22 June 2011
	Peckham Hill and Rye Lane Peckham conservation area consultation drop in session	Local residents and community groups, businesses, traders and landowners.	We attended the Design and Conservation team's drop in session on the proposed conservation areas to discuss the AAP and the links with the conservation area designations.	28 June 2011
	Presentation and workshop at Charter School	Young people.	We attending a year 7 geography class to carry out a presentation and discussion about what planning is and what issues it deals with. We asked groups of five students to map where they lived, where they went to school, where the shop, play, hang out and how they get around, as well as areas they do not like. A discussion was then held about some key points raised, especially with regards to Peckham town centre and the perceptions of safety and activity that draw them or do not draw them to the area.	29 June 2011
	Peckham Community Council meeting	Everyone who attends community	We attended Peckham Community Council. We gave a five minute	12 July 2011

		council meetings, including councilors, local residents, community groups and businesses.	presentation to explain the AAP and then for 30 minutes we carried out a “break out” activity, where we held “stalls” focusing on employment, housing and retail. Attendees were invited to look at our proposed AAP policies and provide feedback on what they thought about the options.	
	Southwark Housing Strategic Partnership (SHSP)	SHSP membership includes registered providers, the Homes and Community and private landlords.	Half hour presentation and discussion on the Peckham and Nunhead AAP policies. Discussed in particular the 35% private policy and how that impacts on registered providers.	19 July 2011
	Nunhead event, Nunhead Library	Residents.	One and a half hour workshop on the issues affecting Nunhead.  Planning policy were also in the library all day with information to discuss the AAP with local residents.	22 July 2011
	Peckham town centre event, Peckham library	Residents.	Two workshops: one on transport and one on Peckham town centre. Discussion around the towards a preferred option.	23 July 2011
	Local Economy Group (LSP thematic partnership)	Local businesses.	Presentation of the AAP to LSP members to provide an overview of the AAP and the policies relating to business and enterprise.	28 July 2011
	Peckham Space, Peckham Square	Residents, community groups, businesses, traders.	Our display boards, providing information on the AAP were available for view for all of August within the Peckham Space building on Peckham Square.  We ran a workshop on design within the AAP for an hour and an half.	Display boards made available for all of August.  Workshop 16 August 2011
	Peckham town centre drop in. Peckham cinema	Residents, businesses, traders.	We held a stall displaying information on the AAP within the cinema in the middle of Peckham town centre.	24 July 2011
	Peckham town	Residents,	We ran two workshops in the	24 July 2011

	centre event, Bussey Building, Copeland Road Industrial Park	businesses, traders.	evening: one on housing and one on retail. We explained the policies in the AAP and had discussions on each of the draft policies.	
	Friends of Peckham Rye Park Festival	Residents.	WE had a stall displaying information on the AAP at the Friends of Peckham Rye Park fete.	3 September 2011
	Peckham Voluntary Sector Forum annual meeting	Peckham Voluntary Sector Forum (PVSF) members – mostly community and voluntary sector organisations.	We gave a presentation to the group about housing, retail, employment and community facilities. We also discussed the content within the AAP the issues around these subjects.	8 September
	Celebration day for the over 55s	Older residents in Nunhead.	We were part of a panel presentation/questions and answers during which we presented the AAP.	13 September 2011
	Nunhead and Peckham Rye Community Council	Everyone who attends community council meetings, including councilors, local residents, community groups and businesses	5 minute presentation on the AAP and then 5 separate 40 minute workshops on: housing, transport, open spaces, Peckham town centre and Nunhead local centre.	19 September
	Peckham Community Council	Everyone who attends community council meetings, including councilors, local residents, community groups and businesses	5 minute presentation of the AAP, explaining what the AAP is and providing feedback from the community council meeting on the 12 July 2011.	21 September 2011
	Facebook	Everyone who uses facebook	We advertised our consultation events on the council's facebook page, as well as having regular updates and discussion topics for facebook users to engage with.	10 May to 30 September 2011
	Twitter	Everyone who uses twitter	We tweeted information on the AAP and about our consultation events.	10 May to 30 September 2011

### *Outreach work*

We commissioned Peckham Voluntary Sector Forum to carry out some targeted workshops with BME groups, and church and faith groups. PVSF in conjunction with officers from the planning policy team ran two discussion groups: one with BME communities, and one with faith communities.

The workshop discussions focused around identifying priorities and ideas from each of the communities around four themes: car parking, opportunity sites, retail, and moving around the town centre.

A summary of the key discussions and comments is set out below. Please contact us if you would like a copy of the full report.

#### BME communities:

- Parking: Should not maintain all the car parks, but could develop above some of them.
- Cinema and multi-storey car park site: Strong views that this site could be developed but not at the expense of the cinema. The cinema provides valuable night time activity in Rye Lane. People liked the idea of this site becoming a creative hub.
- Copeland Road car park: happy to see this site go.
- Choumert Grove car park: keep this site as a car park.
- Lidl car park: idea of losing this car park was mixed.
- Aylesham centre: keep the car park
- Peckham town centre: too many of the same retail units, acknowledge that some people may be drawn into the area because of the ethnic shops, people shop to other areas for lots of their shopping, Peckham needs a variety of different shops,
- Walking and cycling: Felt that Rye Lane should be for pedestrians only.

#### Church and faith communities

- Car parking: Favored option was to maintain all existing car parks and develop above them. All car parks need to be upgraded.
- Cinema and multi-storey car park site: Losing the car park was welcomed. The site should be developed for more different retail outlets. The cinema should be redeveloped at the same time. No real implications for church and faith communities.
- Choumert Grove car park: if we lose this site, it would put too much pressure on other sites. Maintaining this site would be a better option as you could then redevelop Copeland Road car park.
- Lidl car park: losing it would affect the churches in this area.
- Aylesham centre: some respondents felt the cinema could be relocated here.
- Peckham town centre: too many of the same shops, plans for development should be used to attract big stores, lots of scope for development and the proposals generally target the right areas.
- Walking and cycling felt that Rye Lane should be walking and cycling only.

### *Press coverage*

In addition to the consultation set out above the AAP was covered by the press in the following articles:

- Article in Cascade Magazine (Community Action Southwark's magazine): Autumn 2011.
- Southwark Life Events Calendar advertised our consultation workshops.
- Southwark News: 9 June 2011. An article in the Southwark News titled "What's your beef?" included reference to the AAP
- Article in Southwark Life: Summer 2011
- Article in Southwark Housing News: Summer 2011
- BBC Radio 4 World Tonight programme attended one of our workshops on the 24 July 2011 and interviewed the Cabinet Member for Regeneration and Corporate Strategy, which was later aired.

### **5.3 How many comments were received on the 'towards a preferred option'?**

We received comments from 122 groups and individuals. This amounted to 476 individual representations and 22 questionnaire responses.

We also received a petition, signed by 261 residents, objecting to Choumert Grove car park being identified as a development site. The wording submitted as part of the petition is set out within our database of representations and we have provided officer comments on this.

We also looked at all the feedback we received directly through consultation events in preparing our preferred option.

### **5.4 Summary of the responses on the towards a preferred option**

The questionnaire enabled respondents to tick whether they agreed with an option and to insert comments if so desired. The following table summarises the responses we received via this method.

<b>Section</b>	<b>Do you agree</b>			<b>% Agree</b>
	Yes	No	No response	
Area Boundary	19	0	3	100%
Vision	16	1	5	94%
Objectives	17	1	4	94%
	Option 1	Option 2	Both	
Policy 1	8	12	1	
	Option 1	Option 2		
Policy 2	5	16		
	Option 1	Option 2	Option 3	
Policy 3	14	4	2	
Policy 4	19	0	3	100%
Policy 5	19	1	2	95%
Policy 6	20	0	2	100%

Policy 7	18	2	2	90%
	Option 1	Option 2		
Policy 8	10	10		
Policy 9	19	1	2	95%
Policy 10	19	1	2	95%
Policy 11	20	0	2	100%
Policy 12	19	0	3	100%
Policy 13	19	1	2	95%
Policy 14	19	1	2	95%
Policy 15	18	2	2	90%
Policy 16	20	0	2	100%
	Option 1	Option 2		
Policy 17	19	1		
Policy 18	19	1	2	95%
	Option 1	Option 2	Option 3	
Policy 19	4	6	11	
	Option 1	Option 2		
Policy 20	11	10		
Policy 21	15	5	2	75%
Policy 22	15	4	3	79%
Policy 23	13	6	3	68%
Policy 24	15	4	3	79%
Policy 25	15	4	3	79%
Policy 26	15	5	2	75%
Policy 27	16	3	3	84%
Policy 28	21	0	1	100%
Policy 29	20	1	1	95%
Policy 30	21	0	1	100%
Policy 31	18	2	2	90%
Policy 32	21	0	1	100%
Policy 33	21	0	1	100%
	<b>Do you agree with the following lists?</b>			<b>% Agree</b>
	Yes	No	No response	
Existing Sites	17	4	1	81%
Major Sites	18	1	3	95%
Other Sites	19	0	3	100%
Proposed Housing Sites	17	4	1	81%
	<b>Do you agree with the following documents?</b>			<b>% Agree</b>
	Yes	No	No response	
SA	16	0	6	100%
EqIA	16	0	6	100%
Consultation Plan	16	0	6	100%
Consultation Report	16	0	6	100%
BGRs	15	0	7	100%

As set out in section 5.3, we received comments both written and via the questionnaire. The full responses and our officer comments on how we have taken these into consideration in preparing the preferred option is set out in *appendix M*. A summary of the main comments and how we have taken them into consideration is set out below.

#### *Planning Committee*

We presented the AAP to Planning Committee for comment on 7 June 2011. Their comments were as follows:

- Transport links to Dulwich, as well as links to the north of the borough should be addressed. The maps and the AAP have been updated to refer to transport links more widely including links to Dulwich.
- The PNAAP should address the design of future developments to ensure that they are of high quality. The AAP includes policies on design and public realm to ensure high quality design.
- The PNAAP should ensure that opportunities to improve Rye Lane as a key shopping link between Peckham and Nunhead are not missed. The AAP includes a policy on the town centre, which focuses on Rye Lane as the key shopping street.
- The PNAAP should ensure that the need for new primary school places is addressed adequately. The AAP includes a policy on education which looks at the need for new school places.
- Questions should be asked as to whether the PNAAP should continue to safeguard land for the Cross River Tram. The AAP sets out that the 'Flaxyard' site will be either safeguarded for a tram or alternative terminus or developed for mixed use development.
- The Preferred Option document is welcomed so that the area can get much needed care and attention and as it out for public consultation until 30 September, members of the public should be encouraged to make comments during this period.

#### *Retail and cultural use*

- There was overall support of focusing new retail use on Copeland Road Industrial Park and the land between the railway arches. The preferred option takes forward this approach, encouraging new retail in Peckham town centre, including both these sites.
- There was overall support for increased cultural use in the town centre, both in the Copeland Rod Industrial Park and the land between the railway arches, and around Peckham Square. The preferred option encourages more cultural use in both these locations.
- There was strong support for a cinema to remain in Peckham. The preferred option sets out that a cinema should be retained on the existing site in Rye Lane unless an alternative facility is provided. It sets out that an alternative location could be at Eagle Wharf or Copeland Road Industrial Park.
- There were a lot of representations supporting the restriction of takeaways and comments on the number of takeaways currently along Rye Lane. The preferred option includes a policy to only allow a maximum of 5% of units in

Peckham town centre and Nunhead local centre to be takeaways (A5 Use Class).

- The representatives of the Aylesham Centre suggested that the more expansive option of developing more retail in the town centre at Copeland Road Industrial Park should only be pursued once the first option (focusing on the Aylesham Centre and the north of Rye Lane) is delivered with existing retail floor space being improved and occupied. The current supermarket in the Aylesham Centre also raised concern that Copeland Road Industrial Park could be the location for a new food store. The preferred option identifies a range of between 15,000 and 20,000 sqm of new retail floor space that could be accommodated in Peckham town centre. It designates both the Aylesham Centre and Copeland Road Industrial site as proposals sites and includes indicative retail capacities and timescales for delivery for both sites. We will continue to meet these key landowners at every stage of consultation to ensure the capacities are viable and deliverable.
- There was support for improvements to the Asda (previously Netto) site along Rye Lane to improve the existing retail parade. The preferred option designates this as a proposals site.

#### *Employment*

- There was general support to concentrate additional employment floor space around Peckham Rye Station and Copeland Road Industrial Park, including support for around 8,000 sqm of new business space. The preferred option carries forward this approach, setting out an indicative capacity of up to 8,000 sqm of new employment space.
- There was support for a range of sizes of units. The preferred option includes a policy requiring developments to range of unit sizes.

#### *Housing*

- English Heritage requested clarity on the impact of the proposed capacity increase on the historic environment as they were concerned about the increased density on heritage. The preferred option takes forwards the same approach to density as the adopted Core Strategy. It sets out where we expect most new homes to be delivered, the majority of which will be within the action area core.
- There were some concerns that the increased amount of new homes especially in the town centre may lead to overcrowding. There was also concern expressed about new homes putting pressure on schools and community facilities. The preferred options include policies on improving infrastructure and how the policies will be implemented. At the next stage of consultation, we will provide more information on how supporting infrastructure will be funded and the timescales for delivery.
- There were mixed views on whether there should be more student homes. The preferred option follows the Core Strategy approach to student housing.

#### *Transport*

- Reducing the reliance on cars and promoting walking and cycling was broadly supported by residents and statutory consultees. The preferred option maintains this approach.

- Several residents stated that bicycle storage needs to be promoted if the level of cycling is to increase. The preferred option refers to the Southwark Plan bicycle parking standards. It also includes a table on minimum dwelling standards to ensure there is adequate space inside dwellings for storage.
- NHS Southwark offered their support to the extension of the Mayor's Cycle Hire scheme to Peckham and Nunhead. However TfL stated that they currently have no plans to extend the scheme to Nunhead. The preferred option states that we will continue to lobby TfL for an extension of the Mayor's Cycle Hire scheme.
- NHS Southwark supported the safeguarding of the 'Flaxyard' site for a tram terminus, whilst TfL would prefer the policy to refer to a broader range of public transport interventions. There were also representations to allow a more proactive use of the land in the meantime such as for food growing. The preferred option sets policy on the Flaxyard site to say that the site will either be developed for a tram terminus or alternative high quality public transport interchange, or be developed for mixed use. We will update this section at the next stage of consultation.
- Several local residents requested reference in the policy to specific interventions that might improve pedestrian and vehicle flow, for example, around Bellenden Road and Choumert Grove. The preferred option sets out the road improvements currently planned for the area.
- There were many representations on the use of car parks. In particular, a petition was submitted objecting to development on the Choumert Grove car park. The petition stated that a 4 storey development (as suggested in *Towards a Preferred Option*) would be inappropriate and that the site should be used as park/open space for the community. At the Nunhead and Peckham Rye Community Council on 19 September 2011, many traders objected to developing on the town centre car parks and that Choumert Grove car park should remain as a car park and not be a development site. Other objectors such as Living Streets objected to all options encouraging car use. The preferred option removes Choumert Grove car park from being a development site and says that it will be maintained as a car park. It says that the council owned Copeland Road car park and the multi storey car park on Cerise Road can come forward for mixed use development.
- There was support for either car-free development or up to 0.3 spaces per residential unit for residential car parking in the core action area. The preferred option takes forward this approach.

#### *Open spaces and sites of importance for nature conservation (SINCS)*

- NHS Southwark would like to see more consideration of open space that is part of social housing and private housing estates. The preferred option requires new housing developments to provide amenity space as part of the development.
- There was support for protecting more open spaces. The preferred option takes forward this approach of protecting new open spaces.
- There was a representation to suggest that amendments need to be made to boundary of Peckham Rye Common, needing to make a clearer distinction between Peckham Rye and Peckham Rye Park. This has been corrected in the preferred option.

### *Design*

- English Heritage identified the need for a robust evidence base to identify the location of tall buildings. We also need to ensure the AAP reflects PPS5. We have prepared a tall buildings and design background paper alongside the preparation of the preferred option.
- Several representations commented that they support taller landmark buildings. The preferred option sets out where taller buildings may be suitable.
- There were suggestions to include a policy on public realm improvements. The preferred option includes an overall policy on public realm and detailed policies for each character area.

### *Peckham town centre*

- There were comments on the need to improve the existing environment, including shop fronts. The preferred option includes detailed design and public realm policies specific to the action area core (which includes the town centre) to help improve the appearance of the town centre.
- There was overall support for improving the town centre and respondents agreed with the strengths of the town centre identified in *Towards a Preferred Option*. There was also support for a strategy to increase non-food retail, attract more large retailers and increase the number of people living in the town centre. The preferred option includes more detailed policies on key sites within the town centre which have the potential to provide units for non-food retailer and attract more large retailers. The preferred option also sets out where we expect most of the new housing to be located.

### *Nunhead local centre*

- English Heritage commented that the strategy for Nunhead local centre should be aligned closely with Nunhead Green Conservation area and the need to preserve and enhance the character. The preferred option provides detailed policies on heritage for the Nunhead character area.
- There were comments on the lack of variety of shops in Nunhead town centre and that the new shop fronts are all the same and should be more independent. The preferred option includes policies on public realm for this character area, land use (including retail) and design.
- There were comments on the loss of shops due to them being converted into homes and that Nunhead has the potential to encourage small business and create a vibrant town centre. Nunhead local centre, including the shops along Evelina Road are already protected shopping frontages, protected through the Core Strategy and the Saved Southwark Plan. The preferred option provides more detailed policies, continuing to protect the retail use (and encourage new) along these protected frontages.
- Concern around the loss of open space at the Nunhead Early Years site. The preferred options sets out detailed guidance on the development of this site. The greenness of this site is not protected open space, and the site is identified as a development site.
- There was also concern expressed at knocking down the previous Nunhead community centre. The preferred option sets out why this is the best option for the site.

## 6. Preferred Option consultation

### 6.1 Who was consulted and how?

We met and exceeded the statutory requirements for consultation that are set out in our Statement of Community Involvement (SCI). We carried out 12 weeks of consultation on the preferred option. This consisted of 6 weeks informal consultation and 6 weeks formal consultation. Feedback that we have received at any point in the 12 week period is considered in the same way. The table below summarises the consultation activity that has taken place at this stage.

Type of consultation	Activity	Groups involved	Date
<b>Statutory requirements</b>			
Mail-out	Everyone on planning policy database alerted to the start of the consultation	All residents, employees, local businesses, interest groups on planning policy database. All prescribed, statutory organisations.	08 Feb 2012
Press notice	Alert the public to the start of the consultation	Readers of the Southwark News	
Documents on the web	All documents easily available electronically for people to read at their leisure	Everyone with internet access	08 Feb 2012
Documents available in libraries, one stop shops and council offices	All documents easily available in a range of locations throughout the borough	Available for all	13 Mar 2012
<b>Additional consultation</b>			
Flyering in Peckham	To raise awareness of the AAP and of the planned consultation events	Commuters at Peckham Rye and Queens Road stations	16 Feb 2012 21 Feb 2012 23 Feb 2012
Flyering in Nunhead	To raise awareness of the AAP and of the planned consultation events	Commuters at Nunhead station	06 Mar 2012 08 Mar 2012 12 Mar 2012
Flyers and posters left at busy locations throughout the Action Area	To raise awareness of the AAP and the consultation events throughout the Action Area. Posters and flyers left at the following locations:  Flyers and posters in Peckham: <ul style="list-style-type: none"> <li>• Peckham Library</li> <li>• Peckham Pulse</li> </ul>	Visitors to shops and services in Peckham and Nunhead	16 Feb 2012

	<ul style="list-style-type: none"> <li>• Peckham Dental Care, Peckham High St</li> <li>• Chemist, Peckham Hill St</li> <li>• Subway, Peckham High St</li> <li>• Burger King, Peckham High St</li> <li>• Petitou cafe, Chadwick Rd</li> <li>• Review bookshop, Bellenden Road</li> <li>• Andersen and Co. Deli, Bellenden Rd</li> </ul> <p>Flyers and posters in Nunhead:</p> <ul style="list-style-type: none"> <li>• Nunhead Library</li> <li>• Florist, Nunhead Lane</li> <li>• Bambuni deli, Nunhead Green</li> <li>• Frog-on-the-Green Deli</li> </ul>		
Southwark Strategic Housing Partnership	To discuss with the LSP partnership subgroup focussing on housing policies	Homes and Communities Agency, Registered Providers, private landlords, developers.	07 Feb 2012
Southwark public transport consultative forum	Meeting to discuss operation of the public transport network; priorities, investment, projects in Peckham and Nunhead	Transport operators, Councillors, general public	15 Feb 2012
Peckham 'Design Day'	<p>Creative session to discuss and develop design solutions for a number of key development sites in Peckham, using the PNAAP as a guide.</p> <p>Following the event an exhibition was held at the Architecture Foundation offices on Tooley Street and an article published in the Architecture Journal.</p>	Architects' Journal, Philips, a range of local developers and designers	23 Feb 2012
Peckham town centre consultation event	Promotional display in the foyer of Peckham library, with a drop-in session and workshops to discuss proposed AAP policies, with a focus on Peckham town centre	Local residents	25 Feb 2012
Nunhead and Peckham Rye Youth Community	Raise awareness of the AAP with the Youth Community Council; to hear their views as representatives of younger	Members of the Youth Community Council	29 Feb 2012

Council	people in the area and to provide information for them to disseminate		
Charter School workshop	To engage with younger people (aged 11) and get them to discuss what they would want in the town centre. A summary of some of the issues raised is set out in section 6.5 of this report.	School children at Charter School	02 Mar 2012
Nunhead consultation event	Drop-in session and workshops to discuss proposed AAP policies, with a focus on Nunhead local centre	Local residents	10 Mar 2012
Peckham Vision and Rye Lane Station Action Group (RLSAG)	Exhibition displaying information about the AAP at community group meeting focussing on Peckham Rye Station proposals.	Members of Peckham Vision and RLSAG	14 Mar 2012
Southwark cyclists	Presentation at their members meeting to raise awareness of PNAAP and to hear views on cycling and any other pertinent issues	Members of Southwark cyclists	14 Mar 2012
Nunhead and Peckham Rye Community Council	Presentation followed by themed workshops. A summary of the issues discussed is set out in section 6.5 of this report.	Local residents and councillors	15 Mar 2012
Open space strategy workshops	Raise awareness/generate discussion on open space strategy and evidence base, recently produced by Arup. Opportunity to focus on findings for Peckham and Nunhead as part of the PNAAP consultation	Local residents	17 Mar 2012 21 Mar 2012
Peckham Community Council	Presentation followed by themed workshops. A summary of the issues discussed is set out in section 6.5 of this report.	Local residents and councillors	28 Mar 2012
Southwark Housing Association Group	To engage with Registered Providers of affordable housing and tell them about PNAAP	Registered providers of affordable housing	03 Apr 2012
Faith group mailout	To raise awareness of the PNAAP consultation amongst faith communities in and around SE15	All faith groups previously involved in planning consultations or listed in Council databases	11 Apr 2012
New London Architecture (NLA)	To discuss the future of the Peckham town centre with people who are active in the	Network Rail, Design for London, NLA,	17 Apr 2012

Breakfast event	development industry	local developers, landowners, investors, architects, designers and councillors	
Local traders meeting	Meeting with local traders to explore their concerns with trading in Peckham and ways in which the AAP can help/hinder traders	Local traders and businesses	17 Apr 2012
Sumner road residents association meeting	Presentation and discussion of the AAP with Sumner road residents	Local residents	18 Apr 2012
Southwark Living Streets	Presentation and discussion of the AAP	Members of Southwark Living Streets	19 Apr 2012
Faith groups workshop	A brief presentation to representatives of various faith communities and discussion of important issues in Peckham, the role of faith communities and the policies in the PNAAP. A summary of the issues discussed is set out in section 6.5 of this report.	Representatives of various faith groups across Peckham and Nunhead, local councillors, local residents	24 Apr 2012

## 6.2 How many comments were received?

We received written comments from 56 groups and individuals at the preferred option stage. In total, this amounted to 341 individual comments on different aspects of the AAP and a further 9 questionnaire responses.

In addition to these written representations, a number of comments have been made as part of discussion during the consultation events listed in the above table. Prominent issues that have arisen during these events are described in Section 6.5. Just as with the written comments, these issues have been considered as part of the preparation of the publication/submission version of the AAP.

## 6.3 Summary of responses received

All comments received and our officer responses to these comments are set out in *appendix N*. A summary of the main issues raised through this stage of the consultation and a brief explanation of how these comments have affected the content of the Area Action Plan is set out below by chapter.

### *Vision and objectives*

#### *Theme 1: Enterprise and activity*

Some respondents wanted the wider impacts of encouraging residential use on the vacant upper floors of ground floor shops to also be considered in the strategy, such as the affect on later trading hours of businesses. Criteria are set out in policy 1 to ensure this is taken into account.

Concern was raised about a trend of the proliferation of the same kinds of retail offers, such as betting shops and pay-day loan shops. The AAP sets out that at the moment we cannot control this effectively through the planning system but that we are looking at opportunities to change this in the future.

Several comments were received from local GPs who support the policy to restrict further A5 use (hot food takeaways) on the basis of helping to improve the health of the local population. This policy has been included in the publication/submission AAP.

Some respondents wanted the policy to be more robustly worded to create a higher 'bar' for planning applications in future. It was stated that in many parts of the area, the proportion of A5 use has already gone beyond the proposed 5% saturation point and this needed to be acknowledged. The AAP policy has been amended to reflect that in some of the protected shopping frontages takeaways already comprise over 5% of total units.

Concern raised about rising rents and other costs which small traders are facing in the town centre. The AAP supports a range of different retail units, including both larger units in some of the key proposals sites such as the Aylesham Centre, and new markets to help provide self-employment opportunities with low-entry costs.

### *Theme 2: Community and well-being*

A number of objectors stated the need for additional facilities/meeting spaces that could be used as a base for local groups. The schedule of proposal sites sets out where there is capacity for an increased amount of community space.

The need for public toilets in the town centre, potentially as part of proposals at Peckham Rye Station, was also raised. This is too detailed for the AAP to provide guidance on, and is already covered under existing Southwark Plan policies.

One respondent stated that the AAP should acknowledge the challenges presented by future healthcare reforms and changes to education provision, specifically in terms of the focus on Academies, the prospect of new free schools and how each could impact on how these services are delivered. The infrastructure plan in section 7 of the AAP includes some information on current priorities for the improvement/expansion of health facilities and schools, however the reforms themselves are largely beyond the scope of the AAP. We will continue to work with our partners throughout the lifetime of the AAP to ensure that any further impacts on local services are taken into account.

The provision and improvement of sports facilities was generally supported. Some respondents highlighted specific spaces that they saw as being important. We have updated our sports facilities policy and have expanded our section on

implementation and delivery to refer to the need for improved sports facilities. We will also be taking our Open Spaces Strategy to Cabinet for adoption in December 2012.

### *Theme 3: Transport and traffic*

Promoting and enabling active travel was generally supported by a broad range of respondents.

A number of comments were submitted to request that we reinstate the map of cycle routes that appeared at the previous 'towards a preferred option' stage. There was concern that its removal signalled that cycle routes were deemed to be less important. A new map has been inserted into the AAP showing indicative cycle routes/directions of travel.

General support for the Cross River Tram and extension of the Bakerloo Line in principle, but a number of respondents stated that the AAP should provide more detail about these schemes. Some concerns were expressed as to whether there was a realistic chance of provision of these schemes. We have amended the AAP to set out that the council's priorities are for both the Cross River Tram and the Bakerloo line extension, but have made it clear that there is currently no funding for these projects. The council will continue to work with partner organisations and lobby for the delivery of these schemes over the lifetime of the AAP.

There was some concern over the loss of the Southern line service between London Bridge and Victoria expressed through written reps and at consultation events. No change to the AAP is proposed, as the loss of the Southern line has already been agreed by rail operators.

Limited, but mixed, response on town centre car parking. Comments ranged from supporting reduced surface level car parking in favour of new development to urging caution that spaces were not unnecessarily removed because it could harm local trade. We have taken forward the approach from our preferred option, which is supported by our evidence base.

The retention of Choumert Grove car park was welcomed by a number of respondents. The AAP continue to maintain Choumert Grove car park as a car park and it is not being allocated as a proposals site.

Transport for London requested specific reference to safeguarding land for public transport, including the bus garage and bus station. Existing London Plan policies already require land to be safeguarded and the bus station is not allocated in the AAP as a proposals site.

### *Theme 4: High quality homes*

The GLA generally support the housing policies although they have concerns around consistency of the former Wooddene estate site with London Plan policy 3.14, which expects the re-provision of all affordable housing as part of redevelopment. We have

subsequently agreed revised wording with the GLA to refer to this policy in the site guidance for this site.

Notting Hill commented that the council should include 'affordable rent' in the housing policies and that our policies (tenure and space standards specifically) should be applied flexibly in the context of site specific circumstances and scheme viability in order to ensure deliverability. The AAP continues to follow the Core Strategy and saved Southwark Plan policy requiring social rent and intermediate housing, based on our evidence base and housing need.

Some comments referred to the need for more family sized homes in the area and a number of comments were concerned with the levels of amenity space, particularly for family homes. The AAP follows the existing Core Strategy and Residential Design Standards SPD approach. We have made this clearer in the AAP.

There were some comments on the need to ensure that density reflects the character of the surrounding area, particularly where the highest densities are being considered. We have expanded the design policies for each of the character areas to ensure that new development respects and adds to the character of the surrounding area.

#### *Theme 5: Natural environment*

Natural England welcomed the references to green infrastructure and to street trees, green/brown roofs and living walls.

The GLA noted that the AAP should make reference to the All London Green Grid SPG. We have added this reference to appropriate policies and in Appendix A of the AAP.

One resident was concerned about the lack of protection in planning policies against the overuse of open space. We have not amended the policy, as our evidence base does not suggest the overuse of our open spaces and our policies wish to encourage residents and visitors to make use of our open spaces.

There was support for a wider commitment to planting in parks and open spaces.

It was commented that the code for sustainable homes level 4 should be expressed as a minimum target. We have amended the AAP to make this clearer.

#### *Theme 6: Design and heritage*

Comments were received in favour of supporting more listed buildings (and locally listed buildings). There will be a separate consultation on locally listed buildings in 2013.

There was support for a further conservation area. The Peckham Society requested a new conservation area north west of Queens Road Station, around Asylum Road. Other residents also supported this idea. Another resident suggested a slightly different boundary to link in with the Peckham Hill Street conservation area.

English Heritage in general supports our design and heritage policies, with some suggestions to ensure Peckham and Nunhead's heritage is reflected in the policies. We have updated the policies and expanded the character area policies to make this clearer.

The GLA were also supportive of the design and heritage policies.

### *Character areas*

In the Peckham Core Action Area, comments supported the provision of a range of shops. Some comments also focused on needing to improve Queens Road (A202) and reduce vehicle speeds in order to encourage active travel.

A number of comments received were supportive of the range of shops in Nunhead local centre. There were also a number of comments requesting a lift at Nunhead Station and a new pedestrian entrance to the station from Evelina Road. These improvements are not current priorities.

Very few comments were received for the remaining character areas; Peckham north, Peckham east and Peckham south. Specific issues included general support for reconsidering the use of one way systems in the Bellenden area of Peckham South, support for the criteria seeking to restrict backland development and comments highlighting routes that should be a focus for improved pedestrian and cycle links.

A number of comments were received on the individual proposals site, including the former Wooddene estate, the Aylesham centre, Peckham Rye Station and the cinema and multi-storey car park. At Wooddene Notting Hill suggested that there should be more flexibility to the site guidance and a taller building. We have amended the site policy to set out that there is the potential for a taller building of up to 15 storeys. Responses were supportive of the proposed improvements to Peckham Rye Station and requested further information be included in the AAP on this project. We have included more information in this version of the AAP.

There were some comments that questioned whether a risk assessment had been considered as part of the preparation of the AAP. We have added a new section into this version of the AAP that considers this issue.

## **6.4 Questionnaire**

We created an online questionnaire that allowed respondents to select whether they agreed, partly agreed or disagreed with our proposed policies. In each case respondents were able to provide further comments. Where further comments were submitted, they have been entered into our database as individual representations and an officer response provided to each.

We received 9 responses via questionnaire and the responses are summarised in the table below.

Section	Response				
	Agree	Part agree	Disagree	No response	% agree or part agree
Vision	4	2	0	3	100
Objectives	3	2	0	4	100
<b>Enterprise and activity</b>					
Policy 1	4	2	0	3	100
Policy 2	6	0	0	3	100
Policy 3	6	0	0	3	100
Policy 4	6	0	0	3	100
Policy 5	4	0	1	4	80
Policy 6	6	0	0	3	100
<b>Community well being</b>					
Policy 7	6	0	0	3	100
Policy 8	5	1	0	3	100
Policy 9	6	0	0	3	100
Policy 10	5	1	0	3	100
<b>Transport and traffic</b>					
Policy 11a	5	1	0	3	100
Policy 11b	6	1	0	2	100
Policy 12	6	1	0	2	100
Policy 13	5	1	0	3	100
Policy 14	5	1	0	3	100
Policy 15	5	1	0	3	100
<b>High quality homes</b>					
Policy 16	3	2	1	3	83
Policy 17a	4	2	0	3	100
Policy 17b	3	2	0	4	100
Policy 18	5	1	0	3	100
<b>Natural environment</b>					
Policy 19	6	0	0	3	100
Policy 20	5	1	0	3	100
Policy 21	6	0	0	3	100
Policy 22					
<b>Design and heritage</b>					
Policy 23	6	0	0	3	100
Policy 24	5	1	0	3	100
Policy 25	4	1	1	3	83
Policy 26	6	0	0	3	100
<b>Infrastructure</b>					
Policy 46	2	1		6	100

The questionnaire also invited specific comments on the character areas that we have identified in Peckham and Nunhead and on individual development sites. The number of comments received in relation to these is summarised below:

Section	Number of respondents who provided further comments

Character Areas	
Peckham Core Action Area	2
Nunhead, Peckham Rye, Honor Oak	4
Peckham South	1
Peckham North	2
Peckham East	1
Proposals sites	
Aylesham Centre	2
Cinema car park	2
Land between railway arches	1
Copeland Industrial Park	0
Wooddene Estate	1
Peckham Rye Station	1
Copeland road car park	0
Cator St/Commercial Way	0
Flaxyards	0
Eagle Wharf	0
Nunhead housing site	1
Nunhead community centre	2
Sumner road workshops	0
Bellenden road retail park	1
Woods road	1
Sumner house	0
Land west of Lister Health Centre	0
Peckham Lodge	1
Former Kennedy Sausage Factory	1
190 Rye Lane	1
180 Rye Lane	1
Asda supermarket	0
Land south of Co-op House	1
Peckham Rye Baptist Church	1
Former Peckham Library	1
Former Acorn neighbourhood office	0
Former petrol station Queen's road	1
Land west of Queens road station	1
Garages adj. Clayton Arms public house	0

151-161 Gordon road	0
107-119 and 122-148 Ivydale road	0
Bredinghurst school	1

We also received 3 questionnaire comments on our supporting documents: one on the consultation plan, one on the appropriate assessment and one on our evidence base.

### *Planning Committee*

We presented the preferred option version of the AAP to Planning Committee for comment on 28 February 2012. The committee noted the AAP and supporting documents and had no comments on the content of the AAP.

## **6.5 Specific events**

### *Peckham Community Council*

Feedback from the Community Council summarised by workshop theme:

#### Town centre and Design

- While there are benefits to more evening / late night economy, we need to consider the types of people that might be attracted to the area by this and what the impacts might be. Also the impact on local residents due to noise etc. The supporting text has been expanded to explain that careful consideration needs to be given to mitigate any potential negative impacts associated with the evening and late night economy, so that the amenity of nearby residents is protected.
- Agree with encouraging a range of cultural uses, but not just Caribbean, consideration needs to be given to the broader community
- As we are introducing a policy to restrict takeaways, could we not do the same for other types of retail use e.g. 'Pound stores', to ensure that we are thinking about the type and quality of shopping we want in the town centre.
- Can we work with big name high street stores, such as a supermarket, to see whether they would be interested in locating to Peckham?
- Investment opportunities - need for larger tenancies. Our preferred option of restricting the subdivision of new larger format stores so that a range of units are available has been included in the publication/submission version of the AAP.
- Need for flexible tenancies - in both retail and business space.
- Could we encourage mixed use spaces, one example being a Holistic Centre and also more spaces to allow community uses/meetings?
- Need for affordable / smaller business space to ensure safety of local businesses
- Loss of light industrial businesses such as car mechanics, can we encourage replacement of these in the local area if not the town centre.

#### Heritage

- Comments on the need to protect the existing heritage of the area. This issue is covered by policy 24 - heritage and by further detail in the character area policies.

#### Public realm

- Issues over lack of quality in public realm - there is potential for this to be enhanced through new development opportunities and investment in town centre. We have amended policy 23 – public realm to highlight this point.

#### Implementation

- How can we ensure that the changes we are proposing will be implemented and that investment is secured? We have clarified the role of the council in a number of policies and where appropriate identified partner organisations who will be involved in delivering projects. We have also added detail to our infrastructure plan to highlight partnership working, funding and timescales for projects.

#### Transport

- Much discussion on the pros and cons of the Cross River Tram and the Bakerloo Line extension. The latter was generally preferred as it would not increase congestion.
- General concerns about cycling policy – but more about the boroughwide approach rather than issues that are specific to Peckham or Nunhead. Re-instating a cycling map (figure 11) to indicate our general priorities addresses some of these concerns and wording in policies and supporting text has been amended to reflect specific comments.

#### Open Spaces

- Suggestions that Sumner Road workshops site should become an open space as it looks like an open space
- Surrey Canal Walk – should be better signposted to differentiate space between cyclists and pedestrians. In particular needs better signage for cyclists.

#### *Nunhead and Peckham Rye Community Council*

Feedback from the Community Council summarised by workshop theme:

#### Employment

- Lack of variety of shops along Rye Lane. Plus issue of betting shops and too many betting shops. Discussed the wording within PNAAP 1 restricting sub division of new developments and this was supported.
- Sense that shop fronts do not look very nice and that this detracts from the shopping area.
- Mixed views on the location of the cinema – some feel should stay where it is, some feel it should form part of the cultural quarter around the library
- Business space – two people felt that we should have a policy requiring more affordable business space

- Discussed the comparison of Brixton town centre and that Peckham could develop in a similar way.
- Much discussion over the fear of too much change as people also like the uniqueness of Peckham
- A lot of discussion over the car parks and wanting free car parking in Peckham

#### Transport

- General support for measures to encourage walking and cycling although some scepticism that it can be successfully encouraged whilst road traffic is prioritised on main routes- Queens Road for example.
- A number of comments on individual routes that should be considered for improvement, particularly in the Peckham Rye area. Although identifying specific routes is too detailed for the AAP, we have set out our broad priorities.
- Concern that the 'shared surface' on Rye Lane does not serve cyclists well because people did not realise it was partly a cycle lane. Shared surface vs. segregated routes, perhaps different interventions required in different places.
- Support for new Public Square outside Peckham Rye Station, although a couple of people (including one business owner) expressed concern about the impact on existing local businesses that would potentially lose their premises. Further detail is provided on proposals for the Station in this version of the AAP.
- Support for Tram (in particular) and Bakerloo line extension, albeit recognised as a longer term proposal.
- Some interest in route and stations for Bakerloo line, explained that we are some way from knowing this detail although likely that discussions will take place over plan period and that there would be a chance for people to be involved when more information is available.
- Concern over loss of Southern Service (overground to Victoria), some residents very keen for us to include a statement about lobbying for reinstatement.
- General support for retention of Choumert Grove and for redevelopment of multi-storey. Less interest in Copeland Road.
- Some people commented that there might be a need for some car parking on the redeveloped multi-storey site, depending on the type of development. For instance, if the cinema is retained then some car parking would be useful. Similarly, some people thought that depending on the shops sought at ground floor level some car parking might be necessary- particularly if there is a supermarket. In the publication/submission version of the AAP we are proposing to maintain Choumert Grove car park as a car park, whilst allocating the multi-storey and Copeland road car parks for redevelopment. This is supported by our evidence base, but we will review the need for car parking over the lifetime of the AAP as new development takes place.

#### Housing

- A lot of the discussion focused on the Decent Homes programme and bringing existing homes up to standard before new homes are built.

- Residents from the Estate adjoining Copeland Road Car Park had concerns about this site being developed. Specifically, space for children to play, parking, density, impact on surrounding area and building height.
- One of the participants raised the issue of the affordability of affordable housing. All housing should be social rent. The same person asked why the Council weren't building more homes themselves.

#### Open space and the natural environment

- The council should investigate introducing dog control orders on more open spaces in the borough
- The council could better utilise land in transport use – for example land around railways and roundabouts - Nunhead railway embankments identified as an area for improvement
- Land on churches could be used more effectively
- Should be more focus on community growing opportunities – the estate on Peckham park Road and Nunhead Green were identified as suitable
- More toilets are needed on open spaces – the ones in Brenchley gardens were removed and have not been replaced

#### *Faith group event*

We emailed and wrote to all known faith groups in and around the SE15 post code area. A list of groups was compiled of over 150 local faith premises, based on the database maintained by the council's Community Engagement team. Around 20 people attended a 2 hour workshop focusing on Peckham town centre and the main issues raised included:

- Peckham is ideal for convenience shopping, but need to go to Bromley, Croydon or the West End for comparison goods like clothes. People were happy with this arrangement- think that it gives Peckham an identity- but agreed that it would be more convenient if other shops were in the area. The number of takeaways raised as a concern. Health issues were raised, but people thought that too many takeaways tend to create a town centre that people do not want to spend time in. Clusters of betting shops were discussed in the same way. A variety of shops was considered important. We explained that the AAP would be unable to dictate the types of new shops that set up in Peckham and Nunhead, but by providing a variety of size of units we can try to ensure there are options for a wider range of retailers.
- Strong feeling that shopping alone is not sufficient to bring people into Peckham and there needs to be more to attract people. Comparisons were made with places like Brixton, Bromley and Surrey Quays where there is more in the way of leisure that helps to attract people to the centre. We need to help provide facilities that people will want to use in the future. These types of uses supported on the main development sites, such as Eagle Wharf. There was a feeling that focussing on activities to engage young people is critical for Peckham; both in terms of leisure and recreation, but also education, skills, advice and training. Attendees stressed that this was vital to improve the sense of community and local identity and to build on positive local work that has taken place since the riots. Community and leisure uses are 'required' or 'acceptable' uses on the majority of the sites in the Peckham

core action area. It is also clear that we support a range of retail uses, including restaurants and cafes.

- It is important to examine the balance between industrial uses and community uses. If industrial buildings are empty for 2 or 3 years we should consider whether we can allow change of use. However, we need to be sure that we do not push businesses out.
- Support for promoting the evening economy in Peckham and Nunhead- particularly a broader range of restaurants- but a feeling that the stigma around safety and security would need to be addressed first if the area was to really benefit from this type of change.
- Despite the fact that some of the churches have large congregations that travel into the area, transport links and traffic levels were not considered a problem. However, some people noted that people will often travel to services from outside Peckham and then leave quickly afterwards, so there is no link to the local area. People felt that this was a missed opportunity for local businesses and services.
- There was a strong view that more should be done to encourage walking and cycling in the town centre, in Nunhead local centre and in the adjoining areas. New public spaces at Peckham Rye Station and Queen's Road Station were supported.
- Car parking was considered important for the town centre, but participants thought that currently there was adequate provision. There was agreement that the multi-storey car park is no longer useful because of the stigma surrounding it and redevelopment was welcomed. There was some concern that growth in the area might generate higher demand for car parking. Also a distinction was made in that although car parking numbers may be ok, there is an over reliance on the supermarkets and the management of car parking spaces is the key issue to address. Participants highlighted that competing shopping areas often had free car parking at weekends and other incentives to stimulate trade.
- Some debate around affordable housing in the area and that 35% should be the absolute minimum because it is not high enough to meet local need
- Lack of public toilets was raised as an important issue that restricts people from using the town centre for long periods of time

### *Charter School*

We also carried out some workshops with year 7 and year 8 children at Charter School to discuss the area that they lived in; the things that they liked and the changes that they would like to see. Some of the points raised included:

- There should be more restaurants and better shops
- Not enough for young people to do– better swimming pools, ice skating, a better cinema, an animal rescue centre
- The town centre needs to be cleaner
- Public transport should be cheaper to encourage people to use it more
- People who cycle to work every day for a year should pay less tax
- Cycling would be more popular if the roads were not as busy
- There should be a velodrome in the area to encourage cycling

- Needs to be more 'green' in Peckham
- Parks and open spaces need to be safer and better maintained
- More activities including skateparks, paintball, dodgems
- More events to be held locally

## **7. Monitoring our consultation**

### **7.1 Why we monitor our consultation?**

We want to ensure the final AAP policies meet the needs of those living, working and visiting Peckham and Nunhead. Our statement of community involvement indicates that the success of consultation can be measured by the numbers and diversity of consultees and respondees. This is particularly important for an area such as Peckham and Nunhead which is very varied and includes a high proportion of groups that can traditionally be hard to reach, such as young people and ethnic minority groups. By monitoring the responses we receive through consultation at each stage, we can see whether there are any obvious gaps or areas that we need to focus on at the next stage of consultation.

### **7.2 How we monitor our consultation**

After every stage of consultation we look at the different people and groups that have commented in the planning document and look back over the events and consultation activities we carried out to see whether we should have targeted more or different groups. We feed this into our planning for the next stage of consultation. We also include a monitoring form with all of our questionnaires, which asks respondents to volunteer basic demographic information, such as their sex, age and ethnicity. We want to try and encourage people from all groups and areas to get involved in the AAP. This includes people across all nine protected characteristics groups including different ethnic, age and religious groups. It also includes involving people from different organisations to include local residents, local voluntary and community sector groups, local businesses and traders, landowners, statutory consultees such as the Environment Agency and developers.

At the Preferred Option stage we have made a strong effort to involve local traders, landowners and developers, so that we can better understand the issues that are important to them and so that they better appreciate the opportunities presented by the Area Action Plan.

Working with New London Architecture (NLA) we hosted a morning session at Peckham Rye Station, with a series of short presentations followed by a walkabout in Peckham. The event allowed landowners, developers and other interested parties to hear about the role of the AAP and then see some of the prominent sites and opportunities for change in Peckham. Prior to this event, we were involved in organising a Peckham 'Design Day' hosted by the Architect's Journal and Philips. The day provided an opportunity for local architects and designers to tackle some of Peckham's development sites and devise schemes that could be delivered in line with the draft AAP policies. The design concepts were then presented in an exhibition at the Architecture Foundation offices on Tooley Street and an article was also included in the Architect's Journal.

As with the previous 'towards a preferred option' consultation, we again attended a forum for local traders in Peckham, which provided an opportunity to talk directly to local businesses located along Rye Lane and the surrounding area.

Traditionally, it can be difficult to fully engage some faith groups within the planning process. Given the prominence of faith communities in Peckham and Nunhead, this is something that we have been mindful of throughout the development of the AAP. At this stage we hosted a workshop for representatives of local faith groups, which was attended by people representing a variety of faith communities and which sparked some very useful discussion. We also provided leaflets and flyers for an event hosted by the Southwark Muslim Women's Association focussing on local employment opportunities.

In addition, we attended the Nunhead and Peckham Rye Community Youth Council and carried out workshops at Charter School to gather the views of younger people.

At this stage of consultation the bulk of feedback has been through discussion at our consultation events or written comments via email. As a result, we have received limited demographic feedback that would allow us to have a clear picture of whether we had engaged a wide range of groups of people. However, based on the range of events that we have outlined above, coupled with the extensive consultation that we have carried out at previous stages, we are confident that the Area Action Plan has been informed by the views of a broad range of people across Peckham and Nunhead.