

Peckham and Nunhead Area Action Plan

Development Plan Document

CD5 - Consultation Report - Appendices A-M

March 2013

Fairer future ✓
Delivering our promises



Future Peckham



Peckham and Nunhead Area Action Plan

Consultation Report: Appendices A-M

March 2013

This document is part of our consultation report for the Peckham and Nunhead area action plan. Appendices G, H and M are new to this version of the consultation report and relate to the most recent stage of consultation. In particular, appendix M sets out all of the comments that we received during consultation on the preferred option version of the AAP and our officer responses to those comments.

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Appendix A: List of locations where documents were made available

At the publication/submission stage, documents were just available at Peckham Library, Nunhead Library, Peckham one stop shop and by request at 160 Tooley St.

Libraries

Blue Anchor Library - Market Place, Southwark Park Road, SE16 3UQ

(Monday, Tuesday and Thursday 9am to 7pm, Friday 10am to 6pm, Saturday 9am to 5pm)

Brandon Library - Maddock Way, Cooks Road, SE17 3NH

(Monday 10am to 6pm, Tuesday and Thursday 10am to 7pm, Saturday 10am to 5pm)

Camberwell Library - 17-21 Camberwell Church Street, SE5 8TR

(Monday, Tuesday and Thursday 9am to 8pm, Friday 10am to 6pm, Saturday 9am to 5pm)

Canada Water Library – 21 Surrey Quays Road, SE16 7AR

(Monday to Friday 9am-8pm, Saturday 9-5pm, Sunday 12-4pm)

Dulwich Library - 368 Lordship Lane, SE22 8NB

(Monday, Wednesday, Thursday and Friday 9am to 8pm, Tuesday 10am to 8pm, Saturday 9am to 5pm Sun 12pm to 4pm)

East Street Library - 168-170 Old Kent Road, SE1 5TY

(Monday and Thursday 10am to 7pm, Tuesday 10am to 6pm, Saturday 10am to 5pm)

Grove Vale Library - 25-27 Grove Vale, SE22 8EQ

(Monday and Thursday 10am to 7pm, Tuesday 10am to 6pm, Saturday 10am to 5pm)

John Harvard Library - 211 Borough High Street, SE1 1JA

(Monday, Tuesday, Wednesday and Thursday, Friday 9am to 7pm, Saturday 9am to 5pm)

Kingswood Library - Seeley Drive, SE21 8QR

(Monday and Thursday 10am to 2pm, Tuesday and Friday 2pm to 4pm, Sat 1pm to 5pm)

Newington Library - 155-157 Walworth Road, SE17 1RS

(Monday, Tuesday and Friday 9am to 8pm, Wednesday and Thursday 10am to 8pm, Saturday 9am to 5pm, Sunday 10am to 4pm)

Nunhead Library - Gordon Road, SE15 3RW

(Monday, Tuesday and Thursday 10am to 7pm, Friday 10am to 6pm, Saturday 10am to 5pm)

Peckham Library - 122 Peckham Hill Street, SE15 5JR

(Monday, Tuesday, Thursday and Friday 9am to 8pm, Wednesday 10am to 8pm, Saturday 10am to 5pm, Sunday 12pm to 4pm)

Area Housing Offices

Nunhead and Peckham Rye - 27 Bournemouth Road, Peckham, SE15 4UJ

Dulwich - 41-43 East Dulwich Road, SE22 9BY

Borough and Bankside - Library Street Borough, London, SE1 0RG

Camberwell - Harris Street, London, SE5 7RX

Rotherhithe - 153-159 Abbeyfield Road, Rotherhithe, SE16 2LS

(All open Monday – Friday, 9am-5pm)

Peckham -122 Peckham Hill Street, London SE15 5JR

(Also open Saturday 9am to 1pm)

Walworth - The Municipal Buildings, 151 Walworth Road, London SE17 1RY

(Open Monday - Friday, 8.30am - 4.45pm & Saturday 8.30am to 2.45pm)

One Stop Shops

Bermondsey -17 Spa Road, London, SE16

Walworth - 151 Walworth Road, London, SE17 1RY

Peckham - 122 Peckham Hill Street, London, SE15 5JR

(All open Monday-Friday 9am-5pm)

(Peckham also open Saturday 9am to 1pm)

Appendix B: List of consultees including statutory consultees

*Please note this list is not exhaustive and also relates to successor bodies where re-organisations occur.

Statutory

Previous stages of consultation have been carried out in accordance with the Town and Country Planning (Local Development) (England) Regulations 2004 and The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008. Both sets of Regulations were replaced in April 2012 by the Town and Country Planning (Local Planning) (England) Regulations 2012.

Part 6 of the Regulations set out that when preparing a Local Plan (such as this AAP), we must contact each of the following bodies and invite them to submit comments if we think that they would have an interest in the Plan:

- The Coal Authority
- The Environment Agency
- English Heritage
- The Marine Management Organisation
- Natural England
- Network Rail
- The Highways Agency
- Any relevant authority whose area is in or adjoins Southwark (*Lambeth Council, Lewisham Council, Bromley Council, Tower Hamlets, Westminster, Croydon, the City, the Metropolitan Police Service and the London Fire and Emergency Planning Authority*)
- British Telecommunications
- The Mobile Operators Association
- Any person to whom the electronic communications code applies by virtue of a direction given under Section 106 (3)(a) of the Communications Act 2003
- Any person who owns or controls electronic communications apparatus situated in any part of the borough
- NHS Southwark (to be renamed Southwark Clinical Care Commission)
- Thames Water
- Any of the bodies from the following list who are exercising functions or a function in the borough:
 - Person to whom a licence has been granted under section 7 (2) of the Gas Act 1986
 - Sewage undertakers
 - Water undertakers.
- The Homes and Communities Agency
- Greater London Authority

Part 6 of the Regulations also states that we must consult appropriate 'general consultation bodies', including:

- a) Voluntary bodies some or all of whose activities benefit any part of the local planning authority's area
- b) Bodies which represent the interests of different racial, ethnic or national groups in the local planning authority's area
- c) Bodies which represent the interests of different religious groups in the local planning authority's area
- d) Bodies which represent the interests of disabled persons in the local planning authority's area
- e) Bodies which represent the interests of persons carrying on business in the local planning authority's area

The list of groups that we believe are covered by these categories is set out below. This list is updated regularly as we become aware of new groups.

Local Consultees

All Councillors

- Liberal
- Labour
- Conservatives
- Independent

Voluntary organisations and community groups

- Aaina Women's Group
- Abbeyfield Society
- ABC Southwark Housing Co-op
- Aborigine
- ACAPS
- Access London
- Action Southwark
- ADDACTION - Maya Project
- Adult Education
- Advice UK London Region
- AFFORD
- Agenda for Community Development
- Albert Academy Alumni Association
- Albert Association
- Albrighton Cricket Club
- Alcohol Counselling & Prevention Services - 1
- Alcohol Counselling & Prevention Services - 2
- Alcohol Recovery Project
- Alcohol Recovery Project
- Alleyn Community Centre Association
- Alone in London
- Anada Fund
- Anchor Sheltered Housing
- Apex Charitable Trust Ltd
- Art in the Park
- ARTLAT
- Artsline
- Artstree / Oneworks
- Ashbourne Centre
- Association of Waterloo Groups
- ATD Fourth World
- Aubyn Graham (The John Graham Group)
- Aylesbury Academic Grassroots
- Aylesbury Day Centre
- Aylesbury Everywoman's Group
- Aylesbury Food and Health Project
- Aylesbury Healthy Living Network
- Aylesbury Learning Centre
- Aylesbury NDC
- Aylesbury Nutrition Project
- Aylesbury Plus SRB
- Aylesbury Plus Young Parent Project
- Aylesbury Sure Start
- BAKOC
- Beacon Project
- Bede Café Training
- Bede House Association and Education Centre
- Bede House Community Development Women's Project
- Bells Garden Community Centre
- Beormund Community Centre
- Bermondsey and Rotherhithe Development Partnership
- Bermondsey Artists Group
- Bermondsey Citizens Advice Bureau
- Bermondsey Forum
- Bermondsey St Area Partnership
- Bermondsey St Community Association
- Bermondsey Street Area Partnership
- Bermondsey Street Association
- Bermondsey Village Action Group
- Better Bankside
- Blackfriars Advice Centre
- Blackfriars Settlement (Community Care Team)
- Blackfriars Work Centre
- Blue Beat Community Centre
- Blue Beat Police Centre
- Blue Elephant Theatre Company
- Book-Aid International
- Borough Community Centre
- Borough Music School
- Borough Partnership Team, Southwark Police Station
- Bosco Centre
- Bradfield Club in Peckham
- Breast Cancer Campaign
- Bredinghurst (day and residential)
- British Film Institute
- Brook Advisory Centre

- Bubble Youth Theatre & Adult Drama
- Burgess Park (Colts) Cricket Club
- Camberwell Advocacy Office
- Camberwell Arts Week
- Camberwell Community Forum
- Camberwell Credit Union
- Camberwell Green Magistrates Court
- Camberwell Grove
- Camberwell ME Support Group
- Camberwell Police Station 212a
- Camberwell Rehabilitation Association
- Camberwell Society
- Camberwell Supported Flats
- Camberwell Working Party
- Cambridge House & Talbot
- Cambridge House Advocacy Team
- Cambridge House Legal Centre
- Canada Water Campaign
- Canada Water Consultation Forum
- Carers Support Group
- Cares of Life
- Carnival Del Pueblo
- Castle Day Centre
- CDS Co-operatives
- Centre Point (40)
- Chair - Dulwich Sector Working Group
- Charterhouse - in- Southwark
- Cheshire House(Dulwich)
- Cheshire House(Southwark)
- Childcare First
- Childcare Support
- Childminding Project
- Children's Rights Society
- Choice Support Southwark
- Choices
- Chrysalis
- Citizen Advice Bureau - Peckham
- Clublands
- Coin Street Community Builders
- Coin Street Festival and Thames Festival
- Colby Road Daycare Project
- Colombo Street Sports and Community Centre
- Committee Against Drug Abuse
- Communicate User Group
- Community Alcohol Service
- Community Care Choices
- Community Drug Project
- Community Metamorphosis
- Community Music Ltd
- Community of DIDA in the UK
- Community Radio Station
- Community Regeneration
- Community Support Group
- Community TV Trust
- Confederation of Passenger Transport UK
- Connect
- Consumers Against Nuclear Energy
- Contact A Family In Southwark
- Cooltan Arts
- Corazon Latino
- Cornerstone Community Project
- Council of Igbo Communities
- CRISP / LSE / Balance for Life
- Crooke Green Centre Association
- Crossways Centre
- Crossways Housing
- CWS Southeast Co-op
- Delfina Studios Trust
- Detainee Support & Help Unit
- Diamond Project
- Divine Outreach Community Care Group
- Dockland Settlement
- Dominica Progressive Charitable Association
- Drugs Apogee
- Drum
- Dulwich Credit Union
- Dulwich Festival
- Dulwich Hamlet Supporters Trust
- Dulwich Helpline
- Dulwich Orchestra
- Dulwich Society
- East Dulwich Society
- East Dulwich Womens Action
- ECRRG
- Education 2000 Project
- Education Action Zone
- Education Links
- Education Support Centre
- Elephant Amenity Network
- Elephant Enterprises
- Elephants Links Project Team
- Elibariki Centre
- Employing People Responsibly
- Empowerment Projects Trust
- Encore Club
- Environmental Computer Communications
- Equinox
- ESOL Project
- Evelina Children's Hospital Appeal
- Evelyn Coyle Day Centre
- EYE (Ethio Youth England)

- Faces in Focus (TIN)
- Fair Community Housing Services
- Fairbridge in London
- Fairbridge South London
- Families Experiencing Drug Abuse
- Fast Forward
- First Place Children and Parents Centre
- First Tuesday Club
- Five Bridges Centre
- Five Steps Community Centre
- Flex-Ability
- Fortress Charitable Trust
- Foundation for Human Development/ Free Press Europe
- Friends of East Dulwich Station
- Friends of Fast Forward
- Funding Advice Consultancy & Training Service
- Garden House Project
- Gateway Project
- Gateway Training Centre
- GEMCE
- Globe Education Centre
- Gloucester Grove Community Association
- Goose Green Centre
- Goose Green Lunch Club
- Grange Rd Carers Support Group
- Greenhouse Trust
- Gye Nyame for Performing Arts
- Habitat for Humanity Southwark
- Herne Hill Society
- Holmhurst Day Centre (Social Services)
- HOURBank
- Ideas 2 Vision
- ILETO
- In Tolo Theatre
- Independent Adoption Service
- Independent Advocacy Service
- Inner City Link
- Inspire
- Integratus
- International Family Welfare Agency
- International Shakespeare Globe Centre Ltd
- Isigi Dance Theatre Company
- JAA
- Jennifer Cairney Fundraiser
- John Paul Association
- Joshua Foundation Superkid
- Jubilee Renewal Projects
- Jump
- Juniper House Co-op
- Kairos Community Trust
- Kaizen Initiative
- Keyworth
- Kick Start
- Kite
- Lady of Southwark
- Lambeth Crime Prevention Trust
- Lambeth MIND
- Laura Orsini (New Group)
- Levvel Ltd
- Lewisham & Southwark Jobshare Project
- Liberty Club
- Life Builders
- Lighthours Informal Learning & Support Project
- Lighthouse Developments Ltd.
- Linden Grove Community Centre
- Links Community Hall
- Living in Harmony
- Local Accountancy Project (LAP)
- London Roses Community Services
- London Thames Gateway Forum
- London Voluntary Service Council
- Lorels Broadcasting Service
- Lorrimore Drop - In
- M. Hipro Words
- Magdalen Tenants Hall
- Manna Group
- Manna Society and Day Centre
- Marsha Phoenix Memorial Trust
- Mecower
- Media Action
- Meeting Point
- Members of Elephant Links
- Milewalk Project
- Millennium Reachout
- Mine Watch
- Morena
- Moses Basket Charity Care Organisation
- Multiskills Training & Recruitment
- MultisoSoc
- Myasthenia Gravis Association
- NAS International Charity
- New Generation Drug Agency
- New Peckham Varieties @ Magic Eye Theatre
- New Unity Centre Association (NUCA)
- Next Step Project
- North Lambeth Day Centre (BEDS)
- North Peckham Project
- North Southwark Community Care Support Project

- North Southwark Community Development Group
- North Southwark EAZ
- North-West Quadrant Community Development Network
- Nouvel Act
- Nunhead Community Forum
- Oasis Mentoring
- Oasis Trust
- OFFERS
- Old Kent Road Community Training Centre
- Omolara Sanyaolu Open Arms Foundation
- Only Connect
- Opendoor
- Opendoor Community Support Team
- OTDOGS
- Outset
- Outset Jobsearch Project
- Oval House Workshop
- Oxford and Bermondsey Club Forum
- Pachamama
- Panda London
- Papa Mandela London Project
- Parent Talk
- Parents Association
- Patchwork HA
- Pathways Trust
- Peckham Area
- Peckham Befrienders
- Peckham CAB
- Peckham Day Centre
- Peckham Open Learning Centre
- Peckham Pop-In
- Peckham Society
- Peckham Vision
- People Care Association
- People to People
- Peoples Association in Southwark
- Phoenix House
- Pierres Vivantes Charity
- Pitt Street Association
- Plunge Club
- Pneumonia Community Link
- Pool of London Partnership
- Positive Education Learning Centre
- Premier Self Defence
- Prisoners Families & Friends Service
- Psychosynthesis and Education Trust
- Publication
- Pumphouse Educational Museum
- Queens Road Parents & Carers Support Group
- Queensborough Community Centre
- Radiant Idea
- RAP Academy
- Realise IT Network
- Redriff Community Association
- Right Lines
- Rimin Welfare Charity Association
- Rise and Shine
- Rockingham Community Association
- Rockingham Community Centre
- Rockingham Management Committee
- Rockingham Women's Project
- Rolston Roy Art Foundation
- Rotela Tech Ltd
- RPS Rainer Housing
- RSPCA
- Ruban Educational Trust
- Rye Lane and Station Action Group (RLSAG)
- S.E. Lions Football Club
- Saffron Blue Promotions
- Sarcoidosis & Interstitial Lung Association
- SASS Theatre Company
- SAVO
- SCA Renew
- Scoglio Arts @ Community Centre
- SCOPE
- SCREEN
- SE5 Alive
- SELAH Social Action Network
- Selcops
- SETAA, Aylesbury Learning Centre
- Seven Islands Leisure Centre
- Seven Islands Swimming Club
- SGI-UK
- Shaka
- Shakespeare's Globe
- Shep-Su Ancestral Design
- Sicklenemia
- Silwood Family Centre
- Sirewa Project
- SITRA
- SKILL
- South Bank Employers' Group
- South Bermondsey Partnership
- Southside Rehabilitation Association
- Southwark Adult Education
- Southwark Alarm Scheme

- Southwark Alliance Partnership Team
- Southwark Arts Forum
- Southwark CABX (Citizens Advice Bureaux) Service
- Southwark Carers
- Southwark Cares Incorporated
- Southwark Caring Housing Trust
- Southwark Community Care Forum
- Southwark Community Development Agency
- Southwark Community Drugs Project
- Southwark Community Team
- Southwark Community Youth Centre & Arts Club
- Southwark Congolese Centre
- Southwark Consortium
- Southwark Co-op Party
- Southwark Co-operative Development Agency
- Southwark Council Benefits Campaign
- Southwark Dial-a-Ride
- Southwark Domestic Violence Forum
- Southwark Education & Training Advice for Adults (SETAA)
- Southwark Education and Cultural Development
- Southwark Education Business Alliance
- Southwark Habitat for Humanity
- Southwark Heritage Association
- Southwark Law Centre
- Southwark Libraries
- Southwark LSP/Alliance
- Southwark Mediation Centre
- Southwark Mind
- Southwark Model Railway Club
- Southwark Mysteries Drama Project
- Southwark Park Day Centre
- Southwark Park Group
- Southwark Playhouse
- Southwark Police & Community Consultative Group
- Southwark Social Services
- Southwark Trade Union Council
- Southwark Trade Union Support Unit
- Southwark Unity
- Southwark User Group
- Southwark Victim Support
- Southwark Women's Support Group
- SPAM
- Speaking Up
- Sports Action Zone
- Sports Out Music In
- Spreading Vine
- Springboard Southwark Trust
- Springboard UK
- Springfield Lodge
- St Clements Monday Club
- St Georges Circus Group
- St Jude's Community Centre
- St Matthew's Community Centre
- St. Martins Property Investment Ltd.
- Starlight Music Project
- STC Working Party
- Stepping Stones
- Surrey Docks Carers Group
- Sustainable Energy Group
- Swanmead
- Tabard Community Committee
- Tai Chi UK
- TGWU Retired
- Thames Reach
- The Black-Eyed Peas Project
- The British Motorcyclists Federation
- The Livesey Museum
- The Prince's Trust
- The Shaftesbury Society
- The Southwark Mysteries
- Three R's Social Club
- Thresholds
- Tideway Sailability
- Tokei Martial Arts Centre
- Tomorrow's Peoples Trust
- Tower Bridge Magistrates Court
- Trees for cities
- Trios Childcare Services
- Turning Point
- Unite
- United Colour & Naylor House Crew
- Urban Research Lab
- URBED
- Vauxhall St Peters Heritage Centre
- Victim Support Southwark
- Voice of Art
- Voluntary Sector Support Services
- Volunteer Centre Southwark
- Volunteers in Action
- Volunteers in Action Southwark
- Wakefield Trust
- Walworth Society
- Walworth Triangle Forum
- Waterloo Breakaway

- Waterloo Community Counselling Project
- Waterloo Community Regeneration Trust
- Waterloo Sports and Football Club
- Waterloo Time Bank
- Way Forward
- WCDG
- Welcare Mothers Group
- West Bermondsey '98
- West Bermondsey Community Forum
- Wickway Community Association
- Wild Angels
- Willowbrook Centre
- Windsor Walk Housing
- Woman of Peace Counselling Group
- Women Development Programme
- Women in Harmony
- Women's Ivory Tower Association
- Women's Self-Development Project
- Womens Worker
- Woodcraft Folk
- Workers Educational Association
- Working with Men
- XL Project
- Young Carers Project
- Young Women's Group AAINA

Major landowners and development partners in the borough

Businesses

- 7 Star Dry Cleaners
- A & J Cars
- A J Pain
- A R London Builders
- ABA (International) Ltd
- Abbey Rose Co Ltd
- Abbey Self Storage
- Abbeyfield Rotherhithe Society Ltd
- ABS Consulting
- Academy Costumes Ltd
- Accountancy Business Centre
- Ace
- Ace Food
- Addendum Ltd
- Albany Garage
- Alex Kennedy
- Alfa Office Supplies
- Alpha Employment Services
- Alpha Estates
- Alpha Logistics & Securities Ltd
- AM Arts
- AMF Bowling Lewisham
- Anchor at Bankside
- Andrews & Robertson
- Angie's Hair Centre
- Anthony Gold, Lerman & Muirhead
- Archer Cleaners
- Architype Ltd
- Archival Record Management plc
- Argent Environmental Services
- Argos Distributors Ltd
- Arts Express
- ARUP - Engineering Consultants
- ATAC Computing
- Auditel
- Austins
- Australia and New Zealand Banking Group Ltd
- Azhar Architecture
- Bankside Business Partnership
- Bankside Theatre
- Bankside Traders Association
- Barclays Bank PLC
- Barratt East London
- Barrie Howard Shoes
- Barton Willmore
- Baxhor Travel Ltd
- BBI
- BBW Solicitors
- Beaumont Beds Ltd
- Bedford Hill Gallery & Workshops Ltd
- Bells Builders Merchants (Dulwich) Ltd
- Bells Play Group
- Bellway Homes
- Bermondsey Goode Foods
- Bert's Fish Bar
- Big Box Productions Ltd
- Big Metal
- Bims African Foods
- Black Business Initiative
- Blackfriars Wine Bar/Warehouse
- Blakes Menswear
- Bloy's Business Caterers
- Boots the Chemist
- Boyson Car Service
- Bramah Museum
- Brian O'Connor & Co
- Britain at War Experience
- Brixton Online Ltd
- Brockwell Art Services
- Brook Advisory Centre

- Brook Street Bureau
- Brunel Engine House Exhibition
- BTA
- BTCV Enterprises Ltd
- Bubbles
- Burnet, Ware & Graves
- Bursand Enterprises
- C Demiris Laboratory Services Ltd
- C Hartnell
- C S M L (Computer Systems & Network Solutions)
- Caitlin Wilkinson MLIA (Dip)
- Calafield Ltd
- Camberwell Arts
- Camberwell Traders Association
- Cap UK, Confederation of African People
- Capital Careers
- Capital Carers
- Cascade Too Florist
- CB Richard Ellis Ltd
- CD Plumbers
- CGMS Consulting
- Charterhouse in Southwark
- Childsplay
- Choice Support
- Chris Thomas Ltd
- Cicely Northcote Trust
- Citiside Plc
- City Central Parking
- City Cruises PLC
- CityLink
- Claybrook Group Ltd
- Clean Up Services
- Cleaning Services (South London) Ltd
- Clearprint
- Club Copying Co Ltd
- Cluttons
- Colliers CRE
- Colorama Processing Laboratories Limited
- Colworth House Ltd
- Community Radio Broadcasting
- Consultants at Work
- Consumers Food and Wine
- Continental
- Continental Café
- Copy Copy
- Copyprints Ltd
- Cosmic Training & Information Services
- CTS Ltd (Communication & Technical Services Ltd)
- Cuke Bar
- Cyclists Touring Club
- Cynth-Sinclair Music Venue
- Cyril Silver & Partners LLP Surveyors
- D E Cleaning Service
- David Trevor- Jones Associates
- Davis Harvey & Murrell Ltd
- Davy's of London (WM) Ltd
- Delta Security UK Limited
- Development Planning Partnership
- Dickens Developments
- District Maintenance Ltd
- Doble, Monk, Butler
- Dolland and Aitchison
- Dolphin Bay Fish Restaurant
- Donaldsons
- Donaldson's Planning
- Douglas Jackson Group
- DPDS Consulting Group
- Dr J Hodges
- Dransfield Owens De Silva
- Driscoll House Hotel
- Drivers Jonas
- Drivers Jonas
- Dulwich Books
- Dulwich Chiropody Surgery
- Dulwich Hamlet Football Club
- Dulwich Sports Club
- Dulwich Village Traders Association
- Duncan Vaughan Arbuckle
- Duraty Radio Ltd
- Dynes Self-Drive Cars
- Eagle Speed Car Services
- East Street Traders
- Easyprint 2000 Ltd
- ECRRG
- Edita Estates
- Edwardes of Camberwell Ltd
- Elephant Car Service
- Eminence Promotions
- Emma & Co Chartered Accountants
- EMP plc
- Employment Service
- English Partnerships (London and Thames Gateway)
- Equinox Consulting
- Etc Venues Limited
- Euroclean Services
- Euro-Dollar Rent-a-Car
- Express Newspapers/United Media Group Services Ltd
- Ezekiel Nigh Club
- F & F General Merchants
- F A Albin & Sons Ltd
- F W Woolworth plc
- Feltbrook Ltd

- Field & Sons
- Fillocraft Ltd
- Finishing Touches
- Firstplan
- Flint Hire & Supply Limited
- Florence Off-Licence & Grocery
- Focus Plant Ltd
- Foster-Berry Associates
- Franklin & Andrews
- Friends Corner
- Fruiterers & Florist
- G Baldwin & Co
- G M Imber Ltd
- G Worrall & Son Ltd
- GAAD Support Services
- General Commercial Enterprises
- George Yates Estate Office Ltd
- GHJ Commercials
- Gisella Boutique & Design Workshop
- Glaziers Hall Ltd
- Glenn Howells Architects
- Godwin Nede & Co
- Golden Fish Bar
- Gowers Elmes Publishing
- Grace & Mercy Fashion
- Graphic House
- Gregory Signs
- Gretton Ward Electrical Ltd
- Guy's & St Thomas' NHS Foundation Trust
- Haime & Butler
- Hair and Beauty
- Hair Extension Specialist
- Hairports International
- Hall & Dougan Management
- Harvey's Catering & Equipment Hire Ltd
- Hayward Brothers (Wines) Ltd
- HCS Building Contractors
- Heartbeat International
- Hepburns
- Herne Hill Traders Association
- Hollywood Nails
- Home Builders Federation
- Hopfields Auto Repairs
- Hopkins, Williams, Shaw
- HSBC PLC (Southwark Area)
- Hygrade Enterprises
- Hygrade Foods Ltd
- Iceland Frozen Foods Plc
- Icen Projects Ltd
- Imperial War Museum
- Implement Construction Ltd
- Indigo Planning
- IPC Magazines Ltd
- Isaac & Co
- Isambard Environmental
- J K Computers Ltd
- J R Davies Associates
- J Sainsbury plc
- Jade Catering Services
- Jani-King (GB) Ltd
- Jay Opticians
- Jet Reprint
- JETS
- JK Computers
- Jones Yarrell & Co Ltd
- Juliets
- Kalmars
- Kalpna Newsagent
- Kamera Obscura
- Kellaway's Funeral Service
- Ken Creasey Ltd
- King Sturge
- Knight Office Supplies Ltd
- Kumasi Market
- L Tagg Sewing Machines
- Lainco, Lainco
- Lambert Smith Hampton
- Lambrucus Ltd
- Land Securities
- Lane Heywood Davies
- Lanes Butchers Ltd
- Leslie J Sequeira & Co
- Lex Volvo Southwark
- Life Designs
- Light Projects Ltd
- Lloyds Bank plc
- Local Recruitment Brokerage Ltd
- Londis & Jamaica Road Post Office
- London & City Central
- London Bridge Dental Practice
- London Bridge Hospital
- London Builders Merchants
- London Dungeon
- London Self-Storage Centre
- London Tile Warehouse
- London West Training Services
- London's Larder Partnership
- Look Good Design
- Lord Nelson
- Louise Moffatt Communications
- Lovefinders
- Lucy's Hairdressing Salon
- LWTS Ltd
- M & D Joinery Ltd
- M Armour (Contracts) Ltd
- M H Associates
- M H Technical Services
- M V Biro / Bookbiz
- Mackintosh Duncan
- Magreb Arab Press

- Malcolm Judd & Partners
- MARI
- Marks and Spencer Plc
- Marrs & Cross and Wilfred Fairbairns Ltd
- Matthew Hall Ltd
- Mayflower 1620 Ltd
- McCarthy & Stone
- MCQ Entertainments Ltd
- Metrovideo Ltd
- Michael Dillon Architect & Urban Designer
- Minerva PLC
- Ministry of Sound
- Miss Brenda Hughes DMS FHCIMA FBIM Cert. Ed.
- MK1 Ladies Fashion
- Mobile Phone World Ltd
- Mono Consultants Limited
- Montagu Evans
- Motability Operations
- movingspace.com
- Mulcraft Graphics Ltd
- Myrrh Education and Training
- Nabarro Nathanson
- Nandos
- Nathaniel Lichfield & Partners Ltd
- National Provincial Glass Co Ltd
- National Westminster Bank plc
- Neil Choudhury Architects
- Network Rail
- Nevins Meat Market
- New Dome Hotel
- New Future Now
- New Pollard UK
- New Start Up
- Ngomatiya Gospel Record Production
- Nicholas D Stone
- Nichols Employment Agency
- Norman W Hardy Ltd
- Nutec Productions
- & S Builders
- OCR (Quality Meats) Ltd
- Office Angels
- Oliver Ashley Shoes
- Olley's Traditional Fish & Chips
- On Your Bike Ltd
- Over-Sixties Employment Bureau
- P J Accommodation
- Panache Exclusive Footwear
- Patel, K & S (Amin News)
- Paul Dickinson & Associates
- Peabody Pension Trust Ltd
- Peabody Trust
- Peacock & Smith
- PEARL
- Peppermint
- Peterman & Co
- Phil Polglaze
- Philcox Gray & Co
- Pillars of Excellence
- Pizza Hut
- Planning & Environmental Services Ltd
- Planning Potential
- Pocock Brothers Ltd
- Port of London Authority
- Potter & Holmes Architects
- Precision Creative Services
- Premier Cinema
- PricewaterhouseCoopers
- Primavera
- Prodigy Ads
- Prontaprint
- Purser Volkswagen
- Q2 Design
- Quarterman Windscreens Ltd
- Quicksilver
- R B Parekh & Co
- R J Parekh & Co
- R Woodfall, Opticians
- Rajah Tandori and Curry
- Ranmac Employment Agency
- Ranmac Security Ltd
- Rapleys LLP
- Red Kite Learning
- Redder Splash
- Reed Employment
- Richard Harrison Architecture, Trafalgar Studios
- Richard Hartley Partnership
- Rive Estate Agents
- Rizzy Brown
- RK Burt & Co Ltd
- Robert O Clotley & Co
- Rodgers & Johns
- Rodney Radio
- Roger Tym & Partners
- Roosters Chicken and Ribs
- Rose Bros
- Roxlee the City Cobbler
- Roy & Partners
- Roy Brooks Ltd
- Royal Mail
- RPS Planning Transport and Environment
- Rusling, Billing, Jones
- S & S Dry Cleaners
- S C Hall & Son
- S T & T Publishing Ltd
- Sainsbury's plc
- Salon 3A Unisex Hairdressing
- Samuel Brown

- Savages Newsagents
- Savills Commercial Limited
- SCEMSC
- Scenic Art
- SEA / RENUE
- Sea Containers Services Ltd
- SecondSite Property Holdings
- Service Point
- Sesame Institute UK
- SETAA
- Shalom Catering Services
- Shopping Centres Ltd (Surrey Quays)
- Simpson Millar (incorporating Goslings)
- Sinclair Robertson & Co Ltd
- Sitec
- Skalps
- Smile Employment Agency
- Softmetal Web Designer
- South Bank Employers Group
- South Bank Technopark
- South Central Business Advisory Centre
- South East Cars
- South Eastern Trains
- South London Press Ltd
- Southern Railway
- Southwark & Kings Employees Credit Union Ltd.
- Southwark Association of Street Traders
- Southwark Chamber of Commerce
- Southwark Credit Union
- Southwark News
- Spaces Personal Storage
- Spacia Ltd
- St. Michael Associates
- Stage Services (London) Ltd
- Start Consulting
- Stephen Michael Associates
- Steve Cleary Associates
- Stitches Marquee Hire
- Stream Records
- Stroke Care
- Studio 45
- Studio 6
- Sumner Type
- Superdrug Stores Plc
- Supertec Design Ltd
- TA Property Consultants
- Tangram Architects & Designers
- Tate Modern
- Taxaccount Ltd
- Terence O'Rourke
- Tesco Stores Ltd
- Tetlow King Planning
- The Bakers Oven
- The Chapter Group PLC
- The Clink & Bankside Co Ltd
- The Clink Prison
- The Design Museum
- The Dulwich Estates
- The Edge Couriers
- The Financial Times
- The Hive
- The Mudlark
- The New Dome Hotel
- The Old Operating Theatre
- The Peckham Experiment
- The Stage Door
- The Surgery
- Thermofrost Cryo plc
- Thomas & Co Solicitors
- Thrifty Car Rental/Best Self Drive Ltd
- Timchart Ltd
- Tito's
- TM Marchant Ltd
- Tola Homes
- Tom Blau Gallery
- Toucan Employment
- Tower Bridge Travel Inn Capital
- Trade Winds Colour Printers Ltd
- Trigram Partnership
- Turning Point - Milestone
- Two Towers Housing Co-Op
- United Cinemas International (UCI)
- United Friendly Insurance PLC
- Unity Estates
- Venters Reynolds
- Victory Stores
- Vijaya Palal
- Vinopolis
- W Uden & Sons Ltd
- Wallace Windscreens Ltd
- Walsh (Glazing Contractors) Ltd
- Walter Menteth Architects
- Wardle McLean Strategic Research Consultancy Ltd
- Watson Associates
- West & Partners
- Wetton Cleaning Services Ltd
- WGI Interiors Ltd
- White Dove Press
- Whitehall Clothiers (Camb) Ltd
- Wilkins Kennedy
- William Bailey, Solicitors
- Wing Tai Super Market
- Workspace Group
- Workspace Ltd (C/o RPS PLC)
- Xysystems Ltd
- Yates Estate

- Yinka Bodyline Ltd

Environmental

- Bankside Open Spaces Trust
- Dawson's Hill Trust
- Dog Kennel Hill Adventure
- Dulwich Allotment Association
- Dulwich Society Wildlife Committee
- Friends of Belair Park
- Friends of Burgess Park
- Friends of Geraldine Mary Harmsworth Park
- Friends of Guy Street Park
- Friends of Honor Oak Recreation Ground
- Friends of Nunhead Cemetery
- Friends of Nursery Row Park
- Friends of Peckham Rye
- Friends of Potters Field Park
- Friends of Southwark Park
- Groundwork Southwark
- Lamlash Allotment Association
- Lettsom Garden Association
- London Wildlife Trust
- National Playing Fields Association
- Nature Park
- North Southwark Environmental Network
- One Tree Hill Allotment Society
- Rotherhithe & Bermondsey Allotment Society
- Southwark Biodiversity Partnership
- Southwark Friends of the Earth
- Surrey Docks City Farm
- Victory Community Park Committee
- Walworth Garden Farm

Black and Minority Ethnic groups

- Afiya Trust
- African Research & Information Bureau (ARIB)
- African Child Association
- African Children and Families Support
- African Community Development Foundation
- African Community Link Project
- African Elders Concern
- African Foundation For Development
- African Graduate Centre
- African Heritage Association
- African Inform
- African Root Men's Project (ARMPRO)
- African Regeneration Association
- African Research
- African's People's Association
- African Women's Support Group
- Afro-Asian Advisory Service
- Afro-Caribbean Autistic Foundations
- Ahwazi Community Association
- AKWAABA Women's Group
- Alliance for African Assistance
- Amannagwu Community Association UK
- Anerley French & Swahili Club
- Anti-Racist Alliance
- Anti-Racist Integration Project
- Arab Cultural Community
- Arab Cultural Community
- Asian Society
- Asra Housing Association
- Association of Minority
- Association of Sri Lankans in UK
- Association of Turkish Women
- Aylesbury Turkish Women's Group
- Aylesbury Turkish Women's Project
- Bangladeshi Women's Group
- Bengali Community Association
- Bengali Community Development Project
- Bengali Women's Group
- Bhagini Samaj Women's Group
- Birlik Cemiyet Centre
- Black Awareness Group
- Black Cultural Education
- Black Elderly Group Southwark
- Black Elders Mental Health Project
- Black Organisation for Learning Difficulties
- Black Parents Network
- Black Training Enterprise Group
- Cara Irish Housing Association
- Caribbean Ecology Forum
- Caribbean Women's Network
- Carr-Gomm Society Limited
- Centre for Inter-African Relations
- Centre for Multicultural Development and Integration
- Charter for Non-Racist Benefits
- Chinese/Vietnamese Group

- Confederation of Indian Organisations (U.K.)
- Daryeel Somali Health Project
- Educational Alliance Africa
- Eritrean Community Centre
- Eritrean Education and Publication Trust
- Ethiopian Refugee Education & Careers Centre
- Ethno News
- French Speaking African General Council
- Ghana Refugee Welfare Group
- GHARWEG Advice, Training & Careers Centre
- Great Lakes African Womens Network
- Greek Community of South London
- Gulu Laity Archdiocesan Association
- Here & There - Somali Training Development Project
- Igbo Tutorial School
- Integration Project for the Francophone African Community
- International Ass of African Women
- International Association for Sierra Leoneans Abroad
- Irish Families Project
- Irish in Britain Representation Group
- Istrinsabbha-Sikh Women's Group
- Ivorian Social Aid Society
- Mauritius Association
- Mauritius Association of Women in Southwark
- Mercyline Africa Trust (UK)
- Mitali Asian Women's Project
- Multi- Lingual Community Rights Shop
- RCA/ Southwark Irish Pensioners Project
- Rockingham Somali Support
- Rondalya Phillipino-UK
- Sidama Community in Europe
- Sierra Leone Community Forum
- Sierra Leone Muslim Women Cultural Organisation
- Society of Caribbean Culture
- Somali Community
- Somali Community Association in Southwark
- Somali Counselling Project
- Somali Group
- Somali Health and Education Project
- Somali Mother Tongue & Supplementary Class
- Somali Project
- Somali Women & Children's Project
- South East Asian Elderly
- South London Arab Community Group
- Southwark African Support Services
- Southwark Asian Association
- Southwark Bhagini Samaj
- Southwark Chinese Women's Group
- Southwark Cypriot & Turkish Cultural Society
- Southwark Cypriot Day Centre & Elders Group
- Southwark Cypriot Turkish Association
- Southwark Ethnic Alliance
- Southwark Ethnicare Project
- Southwark Irish Festival
- Southwark Irish Forum
- Southwark Multicultural Link in Education
- Southwark Race and Equalities Forum
- Southwark Somali Advisory Forum c/o CIDU
- Southwark Somali Refugee Council
- Southwark Somali Union
- Southwark Travellers Action Group
- Southwark Turkish & Cypriot Group
- Southwark Turkish Association and Community Centre
- Southwark Turkish Education Group
- Southwark Turkish Perkunlunler Cultural Ass.
- Southwark United Irish Community Group
- Southwark Vietnamese Chinese Community
- Southwark Vietnamese Refugee Association
- Strategic Ethnic Alliance
- Sudanese Welfare Association
- Suubi-Lule African Youth Association
- The Burrow & Carragher Irish Dance Group
- Uganda Refugee Art & Education Development Workshop
- UK Ivorian Space

- Union of Ivorian Women
- Urhobo Ladies Association Ltd
- Vietnamese Women's Group
- Vishvas
- Walworth Bangladeshi Community Association

- West African Community Action on Health & Welfare
- West Indian Standing Conference
- Women of Nigeria International
- Yemeni Community Ass.

Religious

- Apostolic Faith Mission
- Bermondsey Methodist Central Hall
- Bethel Apostolic Ministerial Union
- Bethnal Apostolic Ministerial Union
- Brandon Baptist Church
- British Red Cross
- Celestial Church of Christ
- Christ Church (Barry Road)
- Christ Church Southwark
- Christ Intercessor's Network
- Christian Caring Ministries Trust
- Christian Life Church
- Christway Community Centre
- Church of St John the Evangelist
- Churches Community Care Project
- Crossway United Reformed Church
- Daughters of Divine Love Training Centre
- Dulwich Islamic Centre
- Elephant & Castle Mosque
- English Martyrs Church
- Finnish Church in London
- Fountain of Life Ministries
- Gospel Faith Mission
- Grove Chapel
- Herne Hill Methodist Church
- Herne Hill United Reformed Church
- Holy Ghost Temple
- Jamyang Buddhist Centre
- Mary's Association
- Metropolitan Tabernacle
- Muslim Association of Nigeria
- New Peckham Mosque & Muslim Cultural Centre
- Norwegian Church
- Our Lady of La Salette & St Joseph
- Pakistan Muslim Welfare
- Peckham St John with St Andrew
- Pembroke College Mission
- Salvation Army
- Sasana Ramsi Vihara
- Seal of Rastafari
- Single Parents Holistic Ministry
- Sisters Community Delivery Health
- Sisters of the Sacred Heart
- South East Catholic Organisation
- South East London Baptist Homes
- South East Muslim Association
- South London Industrial Mission
- South London Tabernacle Baptist Church
- South London Temple
- Southwark Cathedral
- Southwark Churches Care
- Southwark Diocesan Housing Association
- Southwark Hindu Centre
- Southwark Islam Cultural Trust
- Southwark Multi-Faith Forum c/o CIDU
- Southwark Muslim Council & Dulwich Islamic Centre
- Southwark Muslim Forum
- Southwark Muslim Womens Association
- Southwark Muslim Youth Project
- Southwark Salvation Army
- St Anne's Church, Bermondsey
- St Anthony's Hall
- St Christopher's Church (Pembroke College Mission)
- St Georges Roman Catholic Cathedral
- St Giles Church
- St Giles Trust
- St Hugh's Church
- St John's Church, Peckham
- St Mary Magdalene Church - Bermondsey
- St Mary's Greek Orthodox Church
- St Matthews at the Elephant
- St Peters Church
- St. Johns Church, Goose Green
- St. Jude's Community Centre
- St. Matthew's Community Centre
- St. Michael's Vicarage
- Sumner Road Chapel
- Swedish Seaman's Church
- Taifa Community Care Project
- The Church Commissioners
- The Church of the Lord (Aladura)

- The Rectory
- Tibetan Buddhist Centre
- Trinity In Camberwell

- Vineyard Community Church
- Walworth Methodist Church

Residents and resident's groups

- Abbeyfield T&RA
- Acorn T&RA
- Adams Gardens T&RA
- Alberta T&RA
- Alvey T&RA
- Applegarth House T&RA
- Applegarth TMO
- Astbury Road T&RA
- Atwell T&RA
- Aylesbury T&RA
- Baltic Quay Residents and Leaseholders
- Barry Area T&RA
- Bellenden Residents Group
- Bermondsey Street T&RA
- Bermondsey Street TA.
- Bonamy & Bramcote Tenants Association
- Borough and Scovell T&RA
- Brandon T&RA
- Brayards Rd Estate TRA
- Brenchley Gardens T&RA
- Bricklayers Arms T&RA
- Brimtonroy T&RA
- Brook Drive T&RA
- Browning T&RA
- Brunswick Park T&RA
- Buchan T&RA
- Camberwell Grove T&RA
- Canada Estate T&RA
- Caroline Gardens T&RA
- Castlemead T&RA
- Cathedral Area RA
- Champion Hill T&RA
- Comus House T&RA
- Conant T&RA
- Congreve and Barlow T&RA
- Consort T&RA
- Cooper Close Co-op T&RA
- Cossall T&RA
- Crawford Road T&RA
- Crosby Lockyer & Hamilton T&RA
- Croxted Road E.D.E.T.R.A
- Delawyck Residents Association
- Delawyck T&RA
- D'Eynsford Estate T&RA
- Dickens T&RA
- Dodson & Amigo T&RA
- Downtown T&RA
- Draper Tenants Association
- East Dulwich Estate T&RA
- East Dulwich Grove Estate T&RA
- Elephant Lane Residents Association
- Elizabeth T&RA
- Elmington T&RA
- Esmeralda T&RA
- Four Squares T&RA
- Gateway T&RA
- Gaywood Estate TA
- Gaywood T&RA
- George Tingle T&RA
- Gilesmead T&RA
- Glebe North and South T&RA
- Gloucester Grove T&RA
- Goschen T&RA
- Grosvenor T&RA
- Grove Lane Residents Association
- Haddonhall Residents TMO
- Haddonhall Tenants Co-op
- Halimore TA
- Harmsworth Mews Residents Association
- Hawkstone T&RA
- Hayles T&RA
- Heygate T&RA
- House Buildings T&RA
- Juniper House T&RA
- Keetons T&RA
- Kennington Park House T&RA
- Kinglake T&RA
- Kipling T&RA
- L T&RA
- Lant T&RA
- Lawson Residents Association
- Lawson T&RA
- Leathermarket JMB
- Ledbury T&RA
- Lettsom T&RA
- Library Street Neighbourhood Forum
- Longfield T&RA
- Lordship Lane & Melford Court T&RA
- Magdalene Tenants & Residents Association
- Magdalen T&RA
- Manchester House T&RA
- Manor T&RA
- Mardyke House T&RA
- Mayflower T&RA
- Meadow Row T&RA
- Metro Central Heights RA
- Millpond T&RA

- Neckinger Estate T&RA
- Nelson Square Gardens T&RA
- Nelson Square Community Association
- New Camden T&RA
- Newington T&RA
- Northfield House T&RA
- Nunhead Residents Association
- Oliver Goldsmith T&RA
- Osprey T&RA
- Parkside T&RA
- Pasley Estate T&RA
- Pedworth T&RA
- Pelier T&RA
- Penrose T&RA
- Plough and Chiltern T&RA
- Puffin T&RA
- Pullens T&RA
- Pullens Tenants Association
- Redriff Tenants Association (Planning)
- Rennie T&RA
- Rochester Estate T&RA
- Rockingham Management Committee
- Rockingham TRA
- Rodney Road T&RA
- Rouel Road Estate T&RA
- Rye Hill T&RA
- Salisbury Estate T&RA
- Sceaux Gardens T&RA
- Setchell Estate T&RA
- SHACCA T&RA
- Silwood T&RA
- Southampton Way T&RA
- Southwark Group of Tenants Association
- Southwark Park Estate T&RA
- St Crispins T&RA
- St James T&RA
- Styles House T&RA
- Sumner Residents T&RA
- Surrey Gardens T&RA
- Swan Road T&RA
- Sydenham Hill T&RA
- Tabard Gardens Management Co-op
- Tappesfield T&RA
- Tarney Road Residents Association
- Tenant Council Forum
- Thorburn Square T&RA
- Thurlow T&RA
- Tooley Street T&RA
- Trinity Newington Residents Association
- Two Towers T&RA
- Unwin & Friary T&RA
- Webber and Quentin T&RA
- Wendover T&RA
- West Square Residents' Association
- Wilsons Road T&RA
- Winchester Estate TA
- Wyndam & Comber T&RA

Housing

- Affinity Sutton
- Central & Cecil Housing Trust
- Dulwich Right to Buy
- Excel Housing Association
- Family Housing Association Development
- Family Mosaic
- Habinteg
- Hexagon - Southwark Women's Hostel
- Hexagon Housing
- Hexagon RSL
- Home-Start
- Housing for Women
- Hyde RSL
- Lambeth & Southwark Housing Society
- London & Quadrant Housing Trust
- Love Walk Hostel
- Metropolitan Housing Trust
- Octavia Hill Housing Trust
- Peabody Estate (Bricklayers)
- Pecan Limited
- Rainer South London Housing Project
- Sojourner Housing Association
- South East London Housing Partnership
- Southern Housing Group
- Southwark & London Diocesan H A
- Southwark Park Housing
- Stopover Emergency & Medium Stay Hostels
- Wandle RSL

Education/young persons

- 8th East Dulwich Brownies
- Active Kids Network
- After School Clubs
- All Nations Community Nursery
- Alliance for African Youth
- Amott Road Playgroup
- Anti-Bullying Campaign
- Aylesbury Early Years Centre
- Aylesbury Plus SRB Detached Project: Youth Club
- Aylesbury Youth Centre
- Aylesbury Youth Club
- Bede Youth Adventure
- Bermondsey Adventure Playground
- Bermondsey Community Nursery
- Bermondsey Scout Group
- Bethwin Road Adventure Playground
- Blackfriars Housing for Young
- Blackfriars Settlement Youth Club
- British Youth Opera
- Camberwell After-School Project
- Camberwell Choir School
- Camberwell Scout Group
- Cambridge House Young People's Project
- Camelot After School Club
- Caribb Supplementary School and Youth Club
- Caribbean Youth & Community Association
- CASP Playground
- Charles Dickens After School Clubs
- Chellow Dene Day Nursery
- Child and Sound
- Children's Day Nursery
- Community Education Football Initiative
- Community Youth Provision Ass.
- Copleston Children's Centre
- Dyason Pre-School
- Early Years Centre
- Early-Birds Pre-School Playgroup
- East Dulwich Adventure Playground Association
- East Dulwich Community Nursery
- Ebony Saturday School
- Emmanuel Youth & Community Centre
- First Steps Montessori Playgroup
- Founder Union of Youth
- Future Generation Youth Club
- Garden Nursery
- Geoffrey Chaucer Youth Club
- Goose Green Homework Club
- Grove Vale Youth Club
- Gumboots Community Nursery
- Guys Evelina Hospital School
- Half Moon Montessori Playgroup
- Happy Faces Playgroup Under 5's
- Hatasu Students Learning Centre
- Heartbeat After School Project
- Heber After School Project
- Hollington Youth Club
- Joseph Lancaster After School Club
- Justdo Youth Network
- Ketra Young Peoples Project
- Kids Are Us Play centre
- Kids Company
- Kinderella Playgroup
- Kingsdale Youth Centre
- Kingswood Elfins
- Lawnside Playgroup
- Linden Playgroup
- Louise Clay Homework Club
- Millwall Community Sports Scheme
- Mint Street Adventure Playground
- Mission Youth Centre
- Mother Goose Nursery
- NCH Action for Children Eye to Eye Meditation
- Nunhead Community Education Service
- Nunhead Green Early Years
- Odessa Street Youth Club
- Peckham Drop in Crèche
- Peckham Park After School Club
- Peckham Rye After School Care
- Peckham Settlement Nursery
- Peckham Town Football Club
- Pembroke House Youth Club
- Pickwick Community Centre & Youth Club
- Playshack Playgroup
- Rainbow Playgroup
- Reconcillors Children's Club
- Riverside After School Club
- Rockingham Asian Youth
- Rockingham Community Day Nursery
- Rockingham Estate Play
- Rockingham Playgroup
- Rotherhithe Community Sports Project
- Sacred Heart Pre-School Day Care
- Salmon Youth Centre
- Save the Children Fund
- Scallywags Day Nursery
- Scarecrows Day Nursery

- Sesame Supplementary School
- Sheldon Health Promotion
Toddlers Group
- Sixth Bermondsey Scout Group
- Somali Youth Action Forum
- South London Children's Scrap
Scheme
- South London Scouts Centre
- Southwark Catholic Youth Service
- Southwark Childminding
Association
- Southwark Children's Foundation
- Southwark Community Planning &
Education Centre
- Southwark Opportunity Playgroup
- Southwark Schools Support
Project
- Southwark Somali Homework
Club
- Springboard for Children
- St Faiths Community & Youth
Association
- St Giles Youth Centre
- St John's Waterloo YC
- St Marys Pre-School
- St Peters Monkey Park
- St. George's Youth Project
- St. Peter's Youth & Community
Centre
- Surrey Docks Play Ass.
- Tabard After School Project
- Tadworth Playgroup
- Tenda Road Early Years Centre
- The Ink Tank Arts and Crafts After
School Kids Club
- Trinity Child Care
- Tykes Corner
- Union of Youth
- Upstream Children's Theatre
- Westminster House Youth Club
- YCGN UK (Youth Concern Global
Network)
- YHA Rotherhithe
- Youth Concern UK
- Anando Pat Community School
- Archbishop Michael Ramsey Sixth
Form Centre
- Beormund School
- Boutcher CoE School
- British School of Osteopathy
- Brunswick Park Primary
- Cathedral School
- Cobourg Primary School
- Crampton Primary
- Crampton School (Parents)
- Dachwyng Supplementary School
- Dulwich College
- Dulwich Hamlet Junior School
- Dulwich Village CE Infants School
- Dulwich Wood School
- Emotan Supplementary School
- English Martyrs RC School
- Eveline Lowe School
- Friars School
- Gabriel Garcia Marquez School
- Geoffrey Chaucer School
- Gharweg Saturday School
- Gloucester Primary
- Goodrich Primary
- Grange Primary
- Institute of Psychiatry
- James Allen's Girls School
- Kingsdale School
- Kintmore Way Nursery School
- Lighthouse Supplementary School
- Little Saints Nursery School Ltd
- London College of Printing
- London School of Law
- London South Bank University
- Morley School
- Mustard Seed Pre-School
- Nell Gwynn School
- Notre Dame RC
- Pui-Kan Community Chinese
School
- Robert Browning Primary School
- Sacred Heart School
- South Bank University
- Southwark College (Southampton
Way)
- Southwark College (Surrey Docks)
- Southwark College (Waterloo)
- Southwark College Camberwell
Centre
- St Anthony's RC
- St Francesca Cabrini RC
- St Francis RC
- St George's Cathedral
- St George's CE
- St John's CE School
- St Josephs Infants School
- St Josephs RC School
- St Jude's CE School
- St Olave's & St Saviour's
Grammar School Foundation
- St Paul's Primary School
- St Peter's Walworth CE School
- St Saviour's & St Olave's CE
- St. George the Martyr School
- Surrey Square Infant and Junior
School
- The Archbishop Michael Ramsey
Technology College
- The Charter School

- Townsend Primary School
- Victory Primary School
- Walworth Lower School
- Walworth Upper School

- Waverley Upper School
- Whitefield Pre-school
- Whitstable Early Years Centre

Health

- Alzheimer's Disease Society
- Bermondsey & Rotherhithe Mental Health Support Group
- Community Health South London
- Daryeel Health Project
- Dyslexia Association of London
- Guys and St. Thomas' Hospital Trust
- Health Action Zone
- Health First
- Hospital and Prison Action Network
- London Dyslexia Association
- London Ecumenical Aids Trust
- LSL Health Alliance
- Maudsley Befrienders & Volunteers
- Maudsley Social Work Team
- Maudsley Volunteers
- Mental Health Project
- Oasis Health Centre
- Phoenix Women's Health
- Southwark Health Alliance
- Southwark HIV & Aids Users Group
- Southwark Phoenix Women's Health Organisation
- St Christopher's Hospice
- Terence Higgins Trust
- Aylesbury Health Centre
- Aylesbury Medical Centre
- Bermondsey & Lansdowne Medical Mission
- Blackfriars Medical Centre
- Borough Medical Centre
- Camberwell Green Surgery
- CHSL NHS Trust
- Elm Lodge Surgery
- Falmouth Road Group Practice
- Guy's and St Thomas' NHS Foundation Trust
- Maudsley Hospital
- Old Kent Road
- Parkside Medical Centre
- Princess Street Health Centre
- SHA Strategic Health Authority Southside
- The Diffley Practice
- The Grange Road Practice
- Townley Clinic
- Walworth Clinic
- Walworth Road Health Centre

Transport

- Green Lanes & REPA
- Lambeth and Southwark Community Transport (LASCOT)
- Living Streets
- London Cycling Campaign
- London Transport Users Committee
- Southwark Community Transport
- Southwark Cyclists
- Southwark Living Streets
- Southwark Pedestrian Rights Group
- Southwark Transport Group
- SUSTRANS

Pensioners/older people

- Age Concern Carers Support Group
- Age Concern Southwark Community Support
- Age Concern Southwark Primary Care Project
- Age Concern Southwark: Head Office
- Association of Greater London Older Women (AGLOW)
- Aylesbury Pensioners Group
- Bermondsey Care for the Elderly
- Bermondsey Pensioners Action Group
- East Dulwich Pensioners Action Group
- East Dulwich Pensioners Group
- Fifty+ Activity Club
- Golden Oldies Club
- Golden Oldies Community Care Project
- Golden Oldies Luncheon Club
- Local Authority Elderly Home
- Old Age Directorate

- Over 50's Club
- Pensioners Club
- Pensioners' Forum
- Pensioners Pop-In (Borough Community Centre)
- Rockingham Over 50's
- Rotherhithe Pensioners Action Group
- South Asian Elderly Organisation
- Southwark Black Elderly Group
- Southwark Irish Pensioners
- Southwark Muslim Pensioners Group
- Southwark Pensioners Action Group
- Southwark Pensioners Centre
- Southwark Pensioners Forum
- Southwark Turkish Elderly

Disability

- Action for Blind People
- Action for Blind People (Training Centre)
- Action for Dysphasic Adults
- Age Concern Southwark Black Elders Mentally Frail
- Bede Learning Disabilities Project
- Cambridge House Literacy Project
- Handicapped Playground Ass
- IBA for Children & Adults with Mental & Physical Disabilities
- Keskidee Arts for Disabled People
- Latin American Disabled People's Project
- Organisation of Blind African Caribbeans
- Sainsbury's Centre for Mental Health
- Sherrie Eugene Community Deaf Association
- Southwark Disabilities Forum c/o CIDU
- Southwark Disablement Association
- Southwark Multiple Sclerosis Society
- Southwark Phoenix and Leisure Club for People with Disabilities

Refugee Groups/Recent Immigrants

- Refugee Housing Association
- Refugee Youth
- South London Refugee Youth
- Southwark Day Centre for Asylum Seekers
- Southwark Refugee Artists Network
- Southwark Refugee Communities Forum
- Southwark Refugee Education Project
- Southwark Refugee Project
- The Refugee Council

Lesbian, gay, bisexual and transgender

- Southwark LGBT Network

Other Consultees

- Age Concern
- British Waterways, Canal owners and navigation authorities (Port of London)
- Centre for Ecology and Hydrology
- Southwark Chamber of Commerce
- Church Commissioners
- Commission for Architecture and the Built Environment (CABE)
- Commission for New Towns and English Partnerships
- Crown Estate Office
- Civil Aviation Authority
- English Partnerships
- Commission for Racial Equality
- Department of the Environment, Food and Rural Affairs
- Regional Public Health Group - London
- Diocesan Board of Finance
- Disability Rights Commission
- Disabled Persons Transport Advisory Committee
- H.M Prison Service
- Highways Agency
- Home Office
- National Grid
- Council for the Protection of Rural England (CPRE)
- London Wildlife Trust

- Royal Society for the Protection of Birds (RSPB)
- Equal Opportunities Commission
- Fields in Trust (formerly the National Playing Fields Association)
- Fire and Rescue Services
- Friends of the Earth Southwark
- Forestry Commission
- Freight Transport Association
- Gypsy Council
- Health and Safety Executive
- Help the Aged
- Housing Corporation
- Learning and Skills Council
- Southwark Equalities Council
- Regional Housing Boards
- Railfreight Group
- Road Haulage Association
- House Builders Federation
- Traveller Law Reform Coalition
- London Transport Buses
- London Underground
- National Disability Council Secretariat
- National Grid Company Plc.
- Network Rail
- Police/Crime Prevention
- Port of London Authority
- Post Office Property Holdings
- Southern Railway
- Sport England - London Region
- Thameslink Trains
- Transport for London
- Women's National Commission
- Southwark Volunteer Centre

Appendix C: Issues and Options mail out letter

Dear Sir or Madam

IMPORTANT NEWS ABOUT:

- 1. THE PECKHAM AND NUNHEAD AREA ACTION PLAN**
- 2. WORKSHOPS ON OPEN SPACES**

Peckham and Nunhead Area Action Plan (PNAAP)

It's Spring 2020, you've just woken up and plan to head out...what sort of Peckham and Nunhead do you want to find?

The Peckham and Nunhead Area Action Plan is a planning document that will help bring long-lasting improvements to your area by 2020. It does this by making sure that over the next fifteen years we get the right development needed to support a healthy, safe and prosperous community.

We want your views. You will be able to comment from Monday 30 March until Monday 25 May.

For more information see the enclosed leaflet and log onto our website www.southwark.gov.uk/futurepeckham. A list of places where you can view the documents is included at the end of this letter. We are organising exhibitions and public meetings where you can come and find out more about the area action plan and talk to us face to face. Check the website for details or call us on 020 7525 5471. If you would like us to attend your local group meeting please contact us.

Workshops on open spaces across Southwark

We are working in partnership with sport and leisure consultancy PMP to prepare a strategy for open spaces and outdoor sport and recreation facilities. This will help us create open spaces that meet the needs of local people. To help us understand your needs and views we would like to invite you to a specially organised focus group event. Two sessions have been arranged on the following dates:

Wednesday 15 April 2009 6pm to 8pm

The Lewington Community Centre, 9 Eugenia Road, Bermondsey, SE16 2RU

Thursday 16 April 2009 6pm to 8pm

Unity Centre, 37-39 Peckham High Street, Peckham, SE15 5EB

If you wish to attend please confirm by emailing:

southwarkopenspace@pmpconsult.com or calling PMP on 0161 235 5570

You can now also send us your views by filling out an on-line questionnaire at www.pmpconsult.com/news/online_questionnaire.html

Yours faithfully

Julie Seymour

Planning Policy Manager

Appendix D: Issues and options statutory press notice

Public Notices

HOW TO PLACE YOUR PUBLIC NOTICE WITH US

By phone: 0207 232 1639
Lines open 9am - 5.30pm
Monday to Friday

By email:
notices@southwarknews.org

By fax: 020 7237 1578

In person: Southwark News
Unit A302, Tower Bridge
Business Complex
100 Clement's Road
London, SE16 4DG

We accept:



CALL TODAY FOR THE BEST RATES

Notice of application for a Premises Licence made under Section 17 of the Licensing Act 2003
Please take note that we: Golden Hinde Educational Trust
Have made an application to the local licensing authority for a new premises licence in respect of Golden Hinde, St Mary Overies Dock, Cathedral Street, London, SE1 9DG
The relevant licensable activities and proposed times to be carried on, on or from the premises are:
The supply of alcohol:
Mon-Sat 10:00 01:30
Sun 10:00 23:30
The provision of regulated entertainment:
Mon-Sat 10:30 01:30
Sun 10:00 23:30
The provision of late night refreshment:
Mon-Sat 23:00 01:00
A register of all applications made within the Southwark area is maintained by The Licensing Services, C/O Southwark Environmental Health and Trading Standards, The Chaplin Centre, Thurlow Street, London, SE17 2DG
A record of this application may be inspected by visiting the office during normal office hours by appointment on 020 7525 2000. Details are also on our web site at www.southwark.gov.uk/businesscentres/licensing/currentapplication
It is open to any interested party to make representations about the likely effect of the grant of the premises licence on the promotion of the licensing objectives. Representations must be made in writing to the Licensing Service at the

NOTICE OF FORMAL CONSULTATION ON THE PECKHAM AND NUNHEAD AREA ACTION PLAN (PNAAP) ISSUES AND OPTIONS PAPER (LOCAL DEVELOPMENT FRAMEWORK)

Planning and Compulsory Purchase Act 2004

The Peckham and Nunhead Area Action Plan is part of the Local Development Framework. It will set out the overall vision and strategy for future development in the Peckham and Nunhead areas up to 2020. It will control things like the look and function of the town centre; what is built on different 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; and the community facilities need to support the community. Once adopted, the PNAAP will be used to assess planning applications in the Peckham and Nunhead area.

The Issues and Options paper and supporting documents (including Consultation Plan, Equalities Impact Assessment, Background Research Paper and Interim Sustainability Appraisal) are available for public consultation from Monday 30th March until Monday 25th May 2009.

How to comment on the Issues and Options report

Please fill in the online questionnaire available at:
<https://l2fconsultation.southwark.gov.uk/inswv/consult/1/system/login>

Alternatively you can print off the questionnaire from <http://www.southwark.gov.uk/futurepeckham> complete and return it by post, email or fax to:
Freepost SE19 8Y14

Planning Policy
Children's House, Portland Street
London, SE17 2ES
Email address: futurepeckham@southwark.gov.uk
Fax number: 0207 084 0347

All representations must be submitted to the council by 5pm on Monday 25th May 2009.

Representation forms and guidance notes on how to make comments are available free of charge from the locations listed below. If you respond to the consultation we will keep you informed of progress on the PNAAP, including when the PNAAP is submitted to the Secretary of State for examination and when the PNAAP is adopted.

Where to view the Issues and Options paper and get copies of the questionnaire

The Issues and Options paper and supporting documents are available to view at the locations listed below from Monday 30th March 2009. You can request paper copies of the documents from the planning policy team on 020 7525 5471 (between 9am-5pm, Monday-Friday) or email futurepeckham@southwark.gov.uk

List of locations where documents are available:

Website (Available 24 hours, 7 days a week)
<http://www.southwark.gov.uk/futurepeckham>
Council offices (Opening times 9am-5pm Monday-Friday)
● Town Hall - Peckham Road, London, SE5 8UB

Libraries (Opening times listed individually below)

- Blue Anchor Library - Market Place, Southwark Park Road, SE16 3UJ (Monday, Tuesday and Thursday 9am to 7pm, Friday 10am to 6pm, Saturday 9am to 5pm)
- Brandon Library - Maddock Way, Cocks Road, SE17 3NH (Monday 10am to 5pm, Tuesday and Thursday 10am to 7pm, Saturday 10am to 5pm)
- Camberwell Library - 17-21 Camberwell Church Street, SE5 8TR (Monday, Tuesday and Thursday 9am to 8pm, Friday 10am to 6pm, Saturday 9am to 5pm)
- Dulwich Library - 369 Lordship Lane, SE22 8NB (Monday, Thursday and Friday 9am to 5pm, Tuesday 10am to 8pm, Saturday 9am to 5pm Sun 12pm to 4pm)
- East Street Library - 168-170 Old Kent Road, SE1 6TY (Monday and Thursday 10am to 7pm, Tue 10am to 6pm, Sat 10am to 6pm)
- Grove Vale Library - 25-27 Grove Vale, SE22 8EQ (Monday and Thursday 10am to 7pm, Tuesday 10am to 6pm, Saturday 10am to 5pm)
- Kingwood Library - Seckley Drive, SE21 5DR (Monday and Thursday 10am to 2pm, Tuesday and Friday 2pm to 6pm, Sat 1pm to 5pm)
- Newington Library - 156-157 Walworth Road, SE17 1RG (Monday, Tuesday and Friday 9am to 6pm, Thursday 10am to 8pm, Saturday 9am to 5pm Sunday 10am to 2pm)
- Nunhead Library - Gordon Road, SE15 3RW (Monday, Tuesday and Thursday 10am to 7pm, Friday 10am to 6pm, Saturday 10am to 5pm)
- Peckham Library - 122 Peckham Hill Street, SE15 6JR (Monday, Tuesday, Thursday and Friday 9am to 6pm, Wednesday 10am to 8pm, Saturday 10am to 5pm, Sunday 12pm to 4pm)
- Rotherhithe Library - Abdon Street, SE16 7HY (Monday and Thursday 10am to 7pm, Tuesday 10am to 6pm, Saturday 10am to 5pm)

Area Housing Offices (Open 9am - 5pm Monday - Friday)

- Nunhead and Peckham Rvs - 27 Bourne Mouth Road, Peckham, SE15 4UJ
- Dulwich - 41-43 East Dulwich Road, SE22 9BY
- Borough and Bankside - Library Street Borough, London, SE1 0RG
- Camberwell - Harris Street London, SE5 7RX
- Rotherhithe - 153-159 Abbeyfield Road, Rotherhithe, SE16 2LS

One Stop Shops (Open 9am-5pm Monday - Friday)

- Peckham one stop shop - 122 Peckham Hill Street, London, SE15 6JR
- Walworth one stop shop - 151 Walworth Road, London, SE17 1RY
- Bermondsey one stop shop - 117 Seabrook Road, London, SE16 2LW

AUCTIONASSIST LIMITED

Company Number: 05300002
NOTICE IS HEREBY GIVEN, pursuant to Section 98 of the Insolvency Act 1986, that a Meeting of the Creditors of the above named Company will be held at 1st Floor, 26-28 Bedford Row, London WC1R 4HE on 30 March 2009 at 11.00 am for the purpose provided for in sections 98 et seq of the Insolvency Act 1986.
Paul Appleton, Licensed Insolvency Practitioner, of David Rubin & Partners 1st Floor, 26-28 Bedford Row, London, WC1R 4HE will, during the period before the day of the Meeting, furnish creditors free of charge with such information concerning the Company affairs as they may reasonably require. Dated 16 March 2009
Kevin Fleming, Director

BYFORD INTERIORS LIMITED

Company Number 04371707
Notice is hereby given, pursuant to Section 98 of the Insolvency Act 1986 that a meeting of creditors of the above-named Company will be held at Nexus House, 2 Gray Road, Sidcup, Kent DA14 3DB, on 3 April 2009, at 11.00 am for the purposes mentioned in Sections 100 and 101 of the said Act. Proxy forms to be used for the purposes of the above Meeting must be lodged, accompanied by statements of claim, at the registered office of the Company situated at the above address, not later than 12.00 noon on the business day prior to the date of the Meeting. Notice is also hereby given, pursuant to Section 98(2)(a) of the Insolvency Act 1986, that Andrew Tate and Nedim Akyan, of Abbot Fielding Limited of the above address, are qualified to act as Insolvency Practitioners in relation to the above Company, and will furnish Creditors, free of charge, with such information concerning the Company's affairs as they may reasonably require. Dated 12 March 2009
By Order of the Board
S Byford, Chairman

ORIGINALWAY LIMITED

Company No. 05452851
Notice is hereby given, pursuant to section 98 of the Insolvency Act 1986, that a Meeting of Creditors of the above-named Company will be held at Gateway House, Highpoint Business Village, Henwood, Ashford, Kent TN24 8DH on Thursday 2nd April 2009 at 12.00 noon for the purpose provided for in Section 98 et seq. of the Insolvency Act 1986.
Ian Yerrill, Licensed Insolvency Practitioner, of Gerald Edelman Business Recovery, Gateway House, Highpoint Business Village, Henwood, Ashford, Kent, TN24 8DH will, during the period

Appendix E: Towards a preferred option mail out letter

8th July 2011

Dear Sir /Madam,

IMPORTANT NEWS ABOUT:

- 1. THE PECKHAM AND NUNHEAD AREA ACTION PLAN**
- 2. AFFORDABLE HOUSING SUPPLEMENTARY PLANNING DOCUMENT**

1. The Peckham and Nunhead Area Action Plan (AAP) Towards a Preferred Option Consultation

It's summer 2026; you've just woken up and plan to head out. What do you want to do? Where do you want to go? What sort of Peckham and Nunhead do you want to find?

We are consulting on the Peckham and Nunhead Area Action Plan 'Towards a Preferred Option'.

This planning document sets out our vision and policy options that will guide the development of the Peckham and Nunhead until 2026. It will set policies for Peckham and Nunhead to cover:

- The look and function of the town centre, including the mix of shops and other activities
- The type and amount of development on large sites
- The size and design of new buildings
- The amount and type of new homes built and where they will go
- The impact of new development on the areas and the necessary infrastructure such as community facilities, open spaces and transport improvements to support the increased population

We will be attending community councils and other events as well as organising our own events to talk to the community about the area action plan. We will be consulting at:

Tuesday 12 July

Peckham Community Council, Bell Gardens Community Centre, 19 Buller Close - presentation and workshops

Friday 22 July

Nunhead Library, 140 Gordon Road, 11am to 5pm drop in session with a town centre and neighbourhoods workshop from 3.30pm to 5pm.

Saturday 23 July

Peckham Library, 122 Peckham Hill Street, 11am to 4pm drop in session with transport workshop from 12pm to 1pm and town centre workshop from 2pm to 3pm.

Tuesday 16 August

Peckham Space, 89 Peckham High Street, 10am to 5pm drop in session with a design workshop from 4pm to 5pm.

Wednesday 24 August

PeckhamPlex Cinema, 95a Rye Lane, 3pm to 9pm drop in session

Wednesday 24 August

Bussey Building 133 Rye Lane.

Housing workshop from 5.30pm to 6.30pm

Retail and employment workshop from 7.30pm to 9pm.

Saturday 3 September

Friends of Peckham Rye Park festival, Rye Park, information stalls.

Monday 19 September

Nunhead and Peckham Rye Community Council (venue to be confirmed),
presentation and workshops.

Wednesday 21 September Peckham Community Council (venue to be confirmed),
presentation and workshops.

You can view the Towards a Preferred Option document and additional consultation events and information by visiting: www.southwark.gov.uk/futurepeckham
Consultation responses can be made through our online questionnaire or in written format, by email to futurepeckham@southwark.gov.uk or letter to the postal address below. Consultation responses must be submitted before 5pm on the 30 September 2011. Your feedback will help us make sure that the final Peckham and Nunhead Area Action Plan meets the needs of local people.

Appendix F: Towards a preferred option statutory press notice



NOTICE OF FORMAL CONSULTATION

PLANNING AND COMPULSORY PURCHASE ACT 2004

THE TOWN AND COUNTRY PLANNING (LOCAL DEVELOPMENT) (ENGLAND)
(AMENDED) REGULATIONS 2008

1. PECKHAM AND NUNHEAD AREA ACTION PLAN – TOWARDS A PREFERRED OPTION

In 2009 we consulted on the Peckham and Nunhead Area Action Plan Issues and Options document. We are now consulting on the second stage of the AAP process, entitled 'Towards a preferred option' that takes the consultation responses that we received during Issues and Options into consideration. This document proposes a mixture of options and preferred options for policies guiding development of Peckham and Nunhead over the next 15 years.

Where can I view the Peckham and Nunhead AAP Towards a preferred option?

The AAP Towards a preferred option is available to view on the council's website at:
www.southwark.gov.uk/futurepeckham

You can view a hard copy of the Towards a preferred option document and supporting documents (i.e. the interim Sustainability Appraisal, the Equalities Impact Assessment, the consultation report and consultation plan), at the locations below.

2. AFFORDABLE HOUSING SUPPLEMENTARY PLANNING DOCUMENT (SPD)

We adopted our existing Affordable Housing SPD in September 2008. The SPD sets out detailed guidance and information on our approach to affordable housing. The SPD is used to make decisions on planning applications.

We are updating the SPD to provide guidance on our recently adopted core strategy, area action plans and our saved Southwark Plan policies. Once adopted, the draft SPD will replace the adopted 2008 SPD.

Where can I view the updated Affordable Housing SPD?

The updated Affordable Housing SPD is available to view at:
www.southwark.gov.uk/ahspd

You can view the hard copy of the updated SPD and its supporting documents i.e. the Equalities Impact Assessment, Consultation Plan and Sustainability Appraisal - at the locations at the end of this letter.

HOW TO COMMENT ON THE PECKHAM AND NUNHEAD AAP TOWARDS A PREFERRED OPTION AND THE AFFORDABLE HOUSING SPD

To comment on the Peckham and Nunhead AAP Towards a preferred option, please use the online questionnaire on the AAP's website. Alternatively, representation forms are available on the website. A representation form is available on the Affordable Housing SPD website for comments on this document.

Formal consultation for both documents will begin on Friday 19 August 2011. All comments must be received by 5pm Friday 30 September 2011.

You can email the Peckham and Nunhead representation forms to futurepeckham@southwark.gov.uk and the Affordable Housing representation forms to planningpolicy@southwark.gov.uk.

Or you can mail a paper copy to:
Planning policy
Regeneration and neighbourhoods
FREEPOST SE1919/14
London SE17 2ES

Appendix G: Preferred Option mail out letter



Planning Policy	
Direct line:	020 7525 5471
Email:	planningpolicy@southwark.gov.uk

8 February 2012

Dear

1. **PECKHAM AND NUNHEAD AREA ACTION PLAN (AAP) – PREFERRED OPTION CONSULTATION**
2. **SOUTHWARK'S OPEN SPACE STRATEGY – CONSULTATION ON THE DRAFT STRATEGY**
3. **CANADA WATER AREA ACTION PLAN (AAP) – UPDATE**
4. **ANNUAL MONITORING REPORT (AMR) – UPDATE**
5. **ELEPHANT AND CASTLE SUPPLEMENTARY PLANNING DOCUMENT (SPD) – UPDATE**

I am writing to provide you with an update on some of our planning policy documents and to notify you that we are currently consulting on the Peckham and Nunhead Area Action Plan (AAP) Preferred Option document and Southwark's draft Open Space Strategy.

CONSULTATIONS

1. WHAT IS THE PECKHAM AND NUNHEAD AAP?

We are preparing an area action plan (AAP) for Peckham and Nunhead. Once adopted, the AAP will form part of Southwark's development plan and will be used to make decisions on planning applications. The AAP covers the two community council areas of Peckham, and Nunhead and Peckham Rye. Small parts of both community council areas are outside the AAP boundary.

The AAP sets out a detailed vision for Peckham and Nunhead and sets policies to make sure that over the next fifteen years we get the type of development to deliver the vision. It includes a section on delivery which sets out how the policies and necessary infrastructure will be implemented.

The AAP provides overarching policies for the Peckham and Nunhead action area, as well as detailed policies which describe how this should be applied to individual character areas. The area has been divided into five character areas: Peckham core action area, East Peckham, North Peckham, South Peckham, and Nunhead, Peckham Rye and Honor Oak. Most of the change will take place in Peckham core

action area, which is focused around Peckham town centre. The wider area will see smaller scale development, mostly infill development and improvements to the supporting infrastructure.

2. WHAT IS THE OPEN SPACE STRATEGY?

An Open Space Strategy has been prepared for the borough which provides a framework for the provision of open space. The strategy sets out a vision and objectives for the borough and identifies key needs and priorities for the different types of open space. The strategy also sets standards of open space for each type of open space and highlights the key priorities for investment and improvement.

The strategy is accompanied by an evidence base document which sets out how the strategy has been developed based on the local needs and existing provision of open space in Southwark.

The strategy will make up an important part of the evidence base needed in the preparation of planning policy documents.

Where can I view the Peckham and Nunhead AAP and the Open Space Strategy?

The Peckham and Nunhead AAP is available to view on the council's website at:

<http://www.southwark.gov.uk/futurepeckham>

The Open Space Strategy is available to view on the council's website at:

http://www.southwark.gov.uk/info/856/planning_policy/2535/open_space_strategy

There are a number of documents which support both the Peckham and Nunhead AAP and the draft Open Space Strategy. These include a Sustainability Appraisal Report, an Equalities Impact Assessment, a Consultation Plan, an Appropriate Assessment and several background papers which explain our evidence and strategies in more detail. You can also see these on our website.

How do I comment on the Peckham and Nunhead AAP and/or the Open Space Strategy?

To comment on the Peckham and Nunhead AAP or the Open Space Strategy, please use the online questionnaires on the council's website.

Alternatively, you can email planningpolicy@southwark.gov.uk.

Or you can mail your response to:

Planning policy
Planning and Transport
Deputy Chief Executive's office
FREEPOST SE1919/14
London SE17 2ES

All comments on the Peckham and Nunhead Area Action Plan and the Open Space Strategy must be received by 5pm Tuesday 24 April 2012.

How can I get involved in consultation?

You can see hard copies of the Peckham and Nunhead AAP and the Open Space Strategy and all of the supporting documents at the locations on the back of this letter.

We will also be holding a number of consultation events and attending other stakeholder meetings on both the Peckham and Nunhead AAP and the Open Space Strategy.

We will be attending all Community Councils across the borough to present the Open Space Strategy and we will be holding workshops at the Peckham, and Nunhead and Peckham Rye Community Councils (dates and times to be confirmed) on the AAP. Some of the other events we will be running or attending are set out below. Please check our website for the most up to date list of consultation events.

Saturday 25 February

Peckham Library, 122 Peckham Hill Street - 11am to 4pm drop in session
Town centre workshop from 11am to 12.30pm
Wider area workshop from 2 to 3.30pm

Saturday 10 March

Nunhead community event, Nunhead Salvation Army Hall, 217a Gordon Road, SE15 3RT - 2 to 4pm drop in session
Nunhead local centre and Nunhead, Peckham Rye and Honor Oak character area workshop from 2 to 3.30pm

Wednesday 14 March

Peckham Vision community event, Bussey building, 133 Rye Lane, SE15 4ST
Exhibition from 4pm and public meeting 7 to 9pm

Please get in contact with us if you would like us to attend your community meeting.

UPDATES

3. CANADA WATER AREA ACTION PLAN

The Canada Water area action plan (AAP) is a plan to regenerate the area around Canada Water. Looking forward to 2026, it sets out a vision which describes the kind of place that Canada Water will be and a strategy for implementing the vision.

The Canada Water AAP was examined in public by an independent planning inspector in August 2011 and the conclusion of the Inspector's binding report was that the AAP was found sound. We published the final Inspectors Report on 15 December 2012.

We anticipate that the AAP will be adopted by Council Assembly on 28 March 2012.

4. ANNUAL MONITORING REPORT (AMR)

The Government requires the submission of an Annual Monitoring Report (AMR) to the Secretary of State by 31 December every year. The AMR assesses if our planning policies achieve their objectives and targets by using a collection of data from local, regional and national sources and a number of indicators that measure performance.

The AMR sets out:

- Progress in producing planning documents
- Whether planning policies are achieving the objectives of the plan
- What impacts the policies are having on the local environment, communities and economy
- Details of how policies need to be changed or replaced if we are not meeting our objectives or targets

An AMR covering the period from April 2010 to March 2011 has been prepared and is now available to view on the council's website at;


http://www.southwark.gov.uk/info/856/planning_policy/1267/annual_monitoring_report

5. ELEPHANT AND CASTLE SUPPLEMENTARY PLANNING DOCUMENT (SPD)

We have finished consulting on the draft Elephant and Castle Supplementary Planning Document (SPD). Consultation on the draft SPD was carried out from 15 November 2011 to the 7 February 2012. Following the consultation, we are reviewing all the responses received and will make appropriate amendments to the SPD. We will provide officer comments on all the responses we receive which will set out whether we have changed the SPD to reflect the response, and will explain our reasoning for why we have/have not amended the final document.

The final SPD will then be taken to our Cabinet for formal adoption on 20 March 2012. The adoption version of the SPD will be published one week prior to Cabinet. We will publish a summary of the main issues raised and council officers' preliminary response on 8 March.

Yours faithfully



Tim Cutts
Acting Head of Planning Policy

Appendix H: Preferred Option statutory press notice

NOTICE OF FORMAL CONSULTATION ON THE

PECKHAM AND NUNHEAD AREA ACTION PLAN

PREFERRED OPTION REPORT
**AND THE DRAFT OPEN SPACE STRATEGY
(LOCAL DEVELOPMENT FRAMEWORK)**

Planning and Compulsory Purchase Act 2004 (amended 2008)

Peckham and Nunhead Area Action Plan Preferred Option

The Peckham and Nunhead Area Action Plan (AAP) is a document that will guide the regeneration and development of Peckham and Nunhead over the next 15 years. It sets out policies to make sure that we get the type of development needed to support a healthy, safe and prosperous community and a fairer future for all in Peckham and Nunhead.

The area action plan set out our preferred option for the type and location of development in Peckham and Nunhead. The Area Action Plan sets out planning policies to include:

- The look and function of Peckham town centre, including the mix of shops and other activities.
- The type of development on large sites.
- The size and design of new buildings.
- The amount and type of new homes built and their location.
- The impact of new development on the environment and traffic.
- The infrastructure needed to ensure growth in the area can be accommodated sustainably, including improvements to open spaces, schools, health facilities and leisure facilities.

The AAP will be part of our local development framework (LDF) and will be used to make planning decisions in the area, as well as guide investment.

Draft Open Space Strategy

The open space strategy sets out a framework for open space provision in the borough. The document will make up an important part of the evidence base needed in the preparation of planning policy documents.

The open space strategy sets out a vision and objectives for protected open space in the borough and identifies key needs and priorities for the different types of open space. The strategy sets standards of open space for each type of open space and highlights the key priorities for investment and improvement.

As part of the preparation of the strategy, a site audit of all our existing open spaces was carried out. The audit found that open space is generally of high quality. A resident's survey was also carried out to determine people's use and attitudes towards Southwark's open spaces and outdoor sports facilities.

Where to find out more

If you are interested in finding out more about the Peckham and Nunhead Area Action Plan or the draft Open Space Strategy we will be holding a number of events and workshops across the borough. Details of all the events are available to view on our website. If you would like us to attend your local group meeting please contact us.

Where to view the documents

The Peckham and Nunhead Area Action Plan Preferred Option paper and supporting documents are available to view on our website;

<http://www.southwark.gov.uk/futurepeckham>

You can request paper copies of the documents from the planning policy team on 020 7525 5471 (between 9am-5pm, Monday-Friday) or email

futurepeckham@southwark.gov.uk

The draft Open Space Strategy, evidence base and supporting documents are available to view on our website;

http://www.southwark.gov.uk/info/856/planning_policy/2535/open_space_strategy

You can request paper copies of the documents from the planning policy team on 020 7525 5471 (between 9am-5pm, Monday-Friday) or email

planningpolicy@southwark.gov.uk

Paper copies of all the documents are also available to view at the locations listed at the bottom of this advertisement from **Tuesday 13 March 2012**.

How to comment

If you would like to make comments on the draft Peckham and Nunhead Area Action Plan Preferred Option or the draft Open Space Strategy, please fill in the online questionnaires available on our website.

Alternatively you can submit comments by post or email to:

Freepost SE1919/14

Planning Policy

Southwark Council

London SE1P 5EX

planningpolicy@southwark.gov.uk

All representations must be submitted to the council by **5pm on Tuesday 24 April 2012**.

Appendix I: Publication/Submission mail out letter



Planning Policy	
Direct line:	020 7525 5471
Email:	planningpolicy@southwark.gov.uk

24 October 2012

Dear

1. **PECKHAM AND NUNHEAD AREA ACTION PLAN (AAP) – PUBLICATION/SUBMISSION VERSION**
2. **CANADA WATER AREA ACTION PLAN (AAP) – DRAFT SUSTAINABILITY APPRAISAL SCOPING REPORT FOR A REVIEW OF THE CANADA WATER AAP**
3. **BANKSIDE, BOROUGH AND LONDON BRIDGE OPPORTUNITY AREA – DRAFT SUSTAINABILITY APPRAISAL SCOPING REPORT FOR THE OPPORTUNITY AREA**

I am writing to notify you that we are either currently consulting or soon to begin consulting on the above documents.

CONSULTATIONS

1. PECKHAM AND NUNHEAD AAP

We are preparing an area action plan (AAP) for Peckham and Nunhead. Once adopted, the AAP will form part of Southwark's development plan and will be used to make decisions on planning applications. The area covered by the AAP is broadly the same as the area covered by the Peckham and Nunhead Community Council.

The AAP sets out a detailed vision for Peckham and Nunhead and sets policies to make sure that over the next ten to fifteen years we get the type of development to deliver the vision. It includes a section on delivery which sets out how the policies and necessary infrastructure will be implemented.

The AAP provides policies on certain topics for the Peckham and Nunhead action area, such as housing and transport, as well as detailed policies that describe how policies should be applied to individual character areas. The area has been divided into five character areas: Peckham core action area, Peckham East, Peckham North, Peckham South, and Nunhead, Peckham Rye and Honor Oak. The AAP also sets out specific guidance for the largest development sites, such as the Aylesham Centre and Wooddene. Most of the change will take place in Peckham core action area, which is focused around Peckham town centre. The wider area will see smaller scale, mostly infill, development and improvements to the supporting infrastructure.

We have been preparing the AAP for a number of years now and have had a huge amount of feedback from local residents, businesses and interest groups, which has helped shape the plan. The current stage of consultation is the final stage before we submit the AAP to the Secretary of State. This stage of consultation is more formal than previous stages and comments should focus on whether or not we have prepared the AAP in the correct way and whether or not we have met the tests of soundness that are set out in national planning guidance. The tests are that the AAP must be:

- **Positively prepared** - based on a strategy which seeks to meet assessed development and infrastructure requirements
- **Justified** - the most appropriate strategy having considered alternative approaches based on the evidence available
- **Effective** - the plan should be deliverable and be based on effective joint-working on cross-boundary issues
- **Consistent with National Policy** - the plan should aim to deliver sustainable development, as described in the National Planning Policy Framework

Where can I view the Peckham and Nunhead AAP?

The Peckham and Nunhead AAP and all of the documents that support it are available to view on the council's website at: <http://www.southwark.gov.uk/futurepeckham>

There are a number of documents which support both the Peckham and Nunhead AAP including a Sustainability Appraisal Report, an Equality Analysis, a Consultation Report, a Consultation Plan, a Consultation Statement, an Appropriate Assessment and several background papers, which explain our evidence and strategies for particular topics in more detail. These are also available on our website.

You can also view all of these documents in the following locations between **24 October and 4 December**, at the specified times:

Peckham Library – 122 Peckham Hill Street

Monday, Tuesday, Thursday, Friday 9am to 8pm, Wednesday 10am to 8pm, Saturday 10am to 5pm, Sunday 12pm to 4pm

Peckham One Stop Shop – 122 Peckham Hill Street

Monday to Friday, 9am to 5pm and Saturday 9am to 1pm

Nunhead Library – Gordon Road, SE15 3RW

Monday, Tuesday and Thursday 10am to 7pm, Friday 10am to 6pm, Saturday 10am to 5pm

Documents are also available on request at the Council's offices at 160 Tooley Street, SE1 2QH (Monday – Friday, 9am-5pm)

How do I comment on the Peckham and Nunhead AAP?

To comment on the Peckham and Nunhead AAP, you can:

- use the online questionnaire, available at www.southwark.gov.uk/futurepeckham
- email us at: futurepeckham@southwark.gov.uk
- write to us at: Planning policy, Chief Executive's Department, FREEPOST SE1919/14, London, SE1P 5LX

All comments on the Peckham and Nunhead Area Action Plan must be received by **5pm Tuesday 4 December 2012.**

What happens next?

The final stage will be an Examination in Public, at which an independent inspector will consider whether the AAP meets these tests and can be adopted. This is likely to take place in March 2013.

After the consultation closes, we will submit the Peckham and Nunhead AAP, the supporting documents and all of the comments received through this consultation to the Secretary of State, for consideration at the Examination.

If you wish to be notified on any of the following future steps then please let us know as part of your comments on the AAP:

- the submission of the AAP for independent examination
- the publication of the recommendations of the person appointed to carry out an independent examination of the AAP
- the adoption of the AAP

2. CANADA WATER AREA ACTION PLAN (AAP) – DRAFT SUSTAINABILITY APPRAISAL SCOPING REPORT FOR A REVIEW OF THE CANADA WATER AAP

Following the announcement that the Daily Mail Group would be vacating the Harmsworth Quays print works site by 2014, the Council is reviewing the Canada Water AAP. The adopted AAP is predicated on the site remaining in use as a print works. It is a strategic site in the core of the action area and its availability opens a significant opportunity for redevelopment which needs to be addressed in a review of the AAP.

The first stage in the review process is to update the baseline information for the area to ensure we can accurately measure the impact of a new policy for the site. The updated baseline information and the associated sustainability issues are contained in a draft Sustainability Appraisal Scoping Report for Canada Water.

In accordance with the Environmental Assessment of Plans and Programmes Regulations 2004 and the council's adopted Statement of Community Involvement, the council will consult on the scoping report for a period of 5 weeks, between 31 October and 4 December 2012.

How to comment

Please email your comments to planningpolicy@southwark.gov.uk or write to us at: Planning policy, Chief Executive's Department, FREEPOST SE1919/14, London, SE1P 5LX

Please send us your comments by **5pm on Tuesday 4 December 2012**.

Availability of documents

All the documents are available to view on the council's website (*available 24 hours. 7 days a week*):

www.southwark.gov.uk/canadawateraap

The draft Scoping Report will also be available at:

Canada Water Library - 21 Surrey Quays Road, London, SE16 7AR

Monday - Friday 8am to 8pm, Saturday 9am to 5pm, Sunday 12pm to 4pm

Documents are also available on request at the Council's offices at 160 Tooley Street, SE1 2QH (Monday – Friday, 9am-5pm)

3. BANKSIDE, BOROUGH AND LONDON BRIDGE OPPORTUNITY AREA – DRAFT SUSTAINABILITY APPRAISAL SCOPING REPORT FOR THE OPPORTUNITY AREA

Bankside, Borough and London Bridge is designated in the London Plan as an opportunity area. This means that the area has been identified as an important location for supporting economic growth and the delivery of new homes, to support both the local area and London as a whole. The delivery of this vision will be guided by a range of detailed planning policy documents, including neighbourhood plans and a supplementary planning document (SPD) or an area action plan (AAP).

In order to inform the future neighbourhood plans and SPD or AAP we have updated the baseline information and associated sustainability issues in the area. These are contained in a draft Sustainability Appraisal Scoping Report for Borough, Bankside and London Bridge.

In accordance with the Environmental Assessment of Plans and Programmes Regulations 2004 and the council's adopted Statement of Community Involvement, the council will consult on the scoping report for a period of 5 weeks, between 31 October and 4 December 2012.

How to comment

Please email your comments to planningpolicy@southwark.gov.uk or write to us at:
Planning policy, Chief Executive's Department, FREEPOST SE1919/14, London, SE1P 5LX

Please send us your comments by **5pm on Tuesday 4 December 2012.**

Availability of documents

All the documents are available to view on the neighbourhood planning page of the council's website (*available 24 hours. 7 days a week*):

www.southwark.gov.uk/info/856/planning_policy

The draft Scoping Report will also be available at:

John Harvard Library - 211 Borough High Street, SE1 1JA

Monday, Tuesday, Wednesday and Thursday, Friday 9am to 7pm, Saturday 9am to 5pm

Documents are also available on request at the Council's offices at 160 Tooley Street, SE1 2QH (Monday – Friday, 9am-5pm)

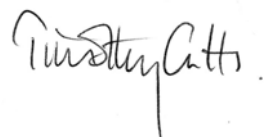
For more information on neighbourhood planning in the BBLB please refer to these websites:

yourbermondsey.org

wearebankside.com

bvag.net

Yours faithfully



Tim Cutts
Team Leader, Planning Policy

Appendix J: Publication/Submission Press Notice



London Borough of Southwark Planning and Compulsory Purchase Act 2004 (as amended by the Planning Act 2008)

The Town and Country Planning (Local Planning) (England) Regulations 2012 Notice of consultation on the publication/submission version of the Peckham and Nunhead Area Action Plan

The council is preparing an Area Action Plan (AAP) for Peckham and Nunhead. The AAP sets out a detailed vision for Peckham and Nunhead which builds on the vision in the Core Strategy. It sets policies to make sure that over the next fifteen years we get the type of development to deliver the vision. The AAP provides overarching policies for the action area as a whole, as well as detailed policies which describe how these should be applied to individual character areas. The area has been divided into five character areas: Peckham core action area, Peckham East, Peckham North, Peckham South, and Nunhead, Peckham Rye and Honor Oak. Most of the change will take place in Peckham core action area, which is focused around Peckham town centre. The wider area will see smaller scale, mostly infill development and improvements to the supporting infrastructure. The area covered by the AAP is broadly equivalent to the area covered by the Peckham and Nunhead Community Council.

In accordance with the Planning and Compulsory Purchase Act 2004 (as amended by the Planning Act 2008) and the council's adopted Statement of Community Involvement, the council will consult on the AAP for a period of 6 weeks, between 24 October and 4 December 2012.

Documents which accompany the AAP

The publication/submission version of the Peckham and Nunhead AAP is accompanied by a Sustainability Appraisal Report, an Equality Analysis, a Consultation Report, a Consultation Statement, a Consultation Plan, an Appropriate Assessment and several topic-based background papers, which set out the evidence base and describe the council's strategy.

How to comment

You can comment on the documents by filling in our online questionnaire, which can be found at the council's website www.southwark.gov.uk/futurepeckham by emailing futurepeckham@southwark.gov.uk or by writing to us at: Planning Policy, Chief Executive's Department, FREEPOST SE1919/14, London, SE1P 5LX Your comments should relate to the tests of soundness that the Inspector will use to examine the AAP at the Examination in Public. Further detail on the tests of soundness is set out on our website.

Please send us your comments by **5pm on Tuesday 4 December 2012**.

Your representations may be accompanied by a request to be notified at a specified address of any of the following:

- I. the submission of the AAP for independent examination under section 20 of the Act,
- II. the publication of the recommendations of the person appointed to carry out an independent examination of the AAP under section 20 of the Act, and

III. the adoption of the AAP.

Availability of documents

All the documents are available to view on the council's website (available 24 hours. 7 days a week): www.southwark.gov.uk/futurepeckham

The Area Action Plan and supporting documents will also be available between 24 October and 4 December at the following locations and times:

Peckham Library – 122 Peckham Hill Street

Monday, Tuesday, Thursday, Friday 9am to 8pm, Wednesday
10am to 8pm, Saturday 10am to 5pm, Sunday 12pm to 4pm

Peckham One Stop Shop – 122 Peckham Hill Street

Monday to Friday, 9am to 5pm and Saturday 9am to 1pm

Nunhead Library – Gordon Road, SE15 3RW

Monday, Tuesday and Thursday 10am to 7pm, Friday 10am to 6pm, Saturday 10am to 5pm

Documents are also available on request at the Council's offices at 160 Tooley Street, SE1 2QH (Monday – Friday, 9am- 5pm)

Appendix K: Responses received and officer comments on the sustainability scoping report (10 Nov 2006 – 9 Feb 2007)

IDENTITY	COMMENT	PROPOSED CHANGE	OFFICER COMMENT
<p>COMMENT 1 Southwark PCT</p>	<p>In general I do not think that enough consideration has been afforded to health issues. Human health is key to sustainability issues. Use should be made of the 2006/7 Annual Report of the Director of Public Health and the Southwark Health and Social Care Annual Review and Southwark PCT Annual Report 2005 to 2006 both of which can be found on line at http://www.southwarkpct.nhs.uk/index.php?PID=0000000013</p> <p>Both reports should be referenced in Table 1 page 16. References to health are very thin and planners need to have better local knowledge of the health issues. A discussion of health issues more specific to Peckham can be found at: http://www.southwarkpct.nhs.uk/document_view.php?PID=0000000576&DID=000000000000000000136</p> <p>This should also be referenced. The planning department should also ensure that it receives the annual Public Health Report, Health and Social Care and PCT reports on a regular basis in order to be aware of local patterns of need, health and disease. I was surprised to see too that there was no reference to the Local Delivery Plan of the Primary Care Trust. http://www.southwarkpct.nhs.uk/index.php?PID=0000000329&DSH=LDP%202006</p>	<p>None.</p>	<p>Comment noted. Improving health care and the health of the population is listed as a key sustainability issue (Table 3, issue 5) and a key objective (Table 4, objective 3) in the Peckham Action Area Scoping report.</p> <p>We will be exploring how health issues can be addressed through the producing an issues and options paper. This will examine how Future Peckham can be developed to reduce health inequalities in the Future Peckham, and wider area.</p> <p>We recognise that background information is important to inform policy decisions on the direction of the area action plan and therefore welcomes all signposts to useful sources of information on health issues.</p>

IDENTITY	COMMENT	PROPOSED CHANGE	OFFICER COMMENT
<p>COMMENT 2 Southwark PCT</p>	<p>The strong lifestyle determinants of many of the most prevalent physical and mental diseases mean that there will not be sustainable changes in population health until planners are working in greater partnership with Health and Social Care. Planners need to have a far fuller understanding of the issues and how to mitigate them through the planning process.</p>	<p>None.</p>	<p>Comment noted. We are working with the Primary Care Trust to take health issues into account when developing planning policy. A range of strategic planning options will be examined in a forthcoming issues and options paper. It will look at how best we can reduce health inequalities in Future Peckham and the wider area.</p>
<p>COMMENT 3 Southwark PCT</p>	<p>Two recent documents make a useful starting point. Health Impacts – A strategy across Government (commission for Science and Technology, 2006) available at: http://www2.cst.gov.uk/cst/reports/files/personal-information/csthealthimpacts.pdf and Watch Out for Health (2006) , a planning checklist issued by the N HS Healthy London Development Unit available at: http://www.healthyurbandevelopment.nhs.uk/pages/checklist_for_health/intro_checklist_for_health.htm It is troubling that there is no reference to the work of the Healthy Urban Development Unit (HUDU) as I would have expected to have a key document produced by HUDU: London Health and Urban Planning Engagement Toolkit to be referenced in the Regional London section of Table 2. http://www.healthyurbandevelopment.nhs.uk/documents/improving_engagement/HUDU_London_Health_and_Urban_Planning_Engagement_Toolkit_4_Septemb</p>	<p>None.</p>	<p>Comment noted. We recognises that background information is important to inform policy decisions and are working to integrate health issues into planning. The two documents referenced in this comment are useful additions to our 'toolkit' for how we can assess our plan and we can confirm that we will seek to use them when preparing Future Peckham.</p>

IDENTITY	COMMENT	PROPOSED CHANGE	OFFICER COMMENT
	er 2006 Consultation Draft.pdf		
COMMENT 4 Southwark PCT	<p>Another factor that seems to me to be ignored is the fact that Peckham is an area with many children and young people. Facilities need to be available to foster family life and allow opportunities for developmentally appropriate play and social interaction from preschool to the late teen years. Children's development should not be left to chance in hard-pressed and deprived communities.</p>	None.	<p>We regard the provision of high quality, accessible community facilities within the vicinity of people's homes as an essential component of regeneration schemes. This is reflected in Table 4, objective 5, criteria 4 of the scoping report.</p> <p>In addition, we will be exploring how we can develop planning policy to bring about improvement to facilities for the community and young people in the action area. We will set out a number of options for consideration in an issues and options paper and seek views from the community on the relative merits of each option.</p>
COMMENT 5 Southwark PCT	<p>The following suggestion for addition pertains to Table 4: Draft Sustainability Objectives and Criteria</p> <p>Health: Do planning policies and proposals encourage and promote healthy sports, play and exercise. Manage parks and spaces for everyone. Walking and cycling are fine but we need to get away from exercise that is linked to transport. Exercise should also be <u>fun</u> and promote social cohesion in well-managed public spaces.</p> <p>Obesity is now a significant issue. How is this addressed in</p>	None.	<p>Comment noted.</p> <p>A number of the suggestion cited shall be considered as part of the process as they form an element of the 'planning for health toolkit' produced by the health urban development unit. We will use this toolkit to help us assess the impacts of our plan.</p>

IDENTITY	COMMENT	PROPOSED CHANGE	OFFICER COMMENT
	<p>planning and policy? Do schemes encourage and promote access to wholesome food? Address food deserts. Does the development or plan allow for allotments, city farms or healthy living centres; and avoid centralisation of shopping and provision of large supermarkets?</p>		<p>As such, we feel that when preparing Future Peckham we will be in a good position to identify the impact the plan has in terms of health inequalities and so therefore we will not be making these additions to our criteria.</p>
<p>COMMENT 6 Southwark PCT</p>	<p>The following suggestion for addition pertains to Table 4: Draft Sustainability Objectives and Criteria</p> <p>Crime and Community Safety: Is there effective security and street surveillance designed in? Are buildings 'secure by design' but tactfully, not like Fort Knox which only fuels people's fears?</p>	<p>None.</p>	<p>Comment noted. We have included an objective in the sustainability appraisal framework that underlines our ambition to ensure new development contributes towards safer communities. The role of the plan in creating a safer Peckham shall be explored in a forthcoming issue an options paper centred on the theme of crime and community safety. This will examine the different ways in which the plan can be used to ensure development is designed to be safe and secure.</p>
<p>COMMENT 7 Southwark PCT</p>	<p>The following suggestion for addition pertains to Table 4: Draft Sustainability Objectives and Criteria a</p> <p>Social Inclusion and Community Cohesion: does the development provide opportunities for social interaction, leisure activities and local empowerment? Does it avoid community severance by major roads or large commercial schemes such as the Peckham Tram Depot? Is it family friendly with resources to support children and young people so that from an</p>	<p>None.</p>	<p>Comment noted. We have taken social cohesion and community cohesion into account in objective 5. We are satisfied that this objective, supported by our Peckham area action plan community involvement strategy will enable us to address the relevant social inclusion and community cohesion issues.</p>

IDENTITY	COMMENT	PROPOSED CHANGE	OFFICER COMMENT
	early stage they feel they too are stakeholders in the community?		
<p>COMMENT 8 Southwark PCT</p>	<p>The following suggestion for addition pertains to Table 4: Draft Sustainability Objectives and Criteria</p> <p>Housing: Do planning policies and proposals encourage and promote housing quality? Lifetime homes standards. Adaptability and flexibility. Are homes well designed and oriented; have the highest energy efficiency rating; and constructed from environmentally friendly materials as locally sourced as possible? There is already a severe problem with over-crowding in Peckham – does the plan or policy contribute to remedying this?</p>	<p>Will it achieve a sustainable code for home rating of at least 3?</p>	<p>Partially accept. The existing sustainability objectives already address issues of energy efficiency, quality in design and housing. We believe the criteria under these objectives are sufficient for purposes of sustainability appraisal, but in light of the new code for sustainable homes standard we will add a reference to the code in recognition of its contribution to sustainability standards.</p>
<p>COMMENT 9 Southwark PCT</p>	<p>All of the following suggestions for additions pertain to Table 4: Draft Sustainability Objectives and Criteria</p> <p>Public Services – Do planning policies and proposals encourage and promote access to good public services? The right services in the right place. Sustainable design and construction in public buildings. Are community facilities provided and is community involvement encouraged? If densification is occurring, have calculations been undertaken to ensure that there is sufficient access to community infrastructure such as doctors, dentists, and schools.</p>	<p>None.</p>	<p>Comments noted. Our sustainability objectives and criteria cover much of what is made reference to in this instance. Accessibility to services is dealt with in objective 16 (sustainable transport).</p> <p>Issues relating to sustainable design and construction are addressed throughout the sustainability framework e.g. in objective six (energy efficiency and renewable energy), objective 7 (air quality), objective 8 (waste management) and objective 9 (sustainable water resources).</p>

IDENTITY	COMMENT	PROPOSED CHANGE	OFFICER COMMENT
			<p>Community facilities and the encouragement of people to be involved in planning decisions is addressed in objective five (social inclusion and community cohesion).</p> <p>In terms of the relative demand and supply for community infrastructure, this will be examined in the following stage of plan preparation process. An issues and options paper will be prepared and consulted on. They will set out the different ways in which the plan can deal with particular sustainability problems.</p> <p>Access to community infrastructure will feature as part of a paper centred around the theme of community facilities.</p>
<p>COMMENT 10</p> <p>Willowbrook Centre</p>	<p>Table 3, Issue 6 and Appendix 6. The lack of properly equipped and easily accessible community facilities is a serious threat to the promotion of sustainable communities, equality, diversity and social cohesion. A survey of existing facilities and of their status and compliance with the DDA should be carried out to provide stronger evidential support of the actual supply of community facilities. Correspondingly a survey of the demand for community facilities should also be carried out. Without this baseline data any appraisal of the sustainability of the PAAP as</p>	<p>None.</p>	<p>Comment noted. A series of discussion papers will be produced at the issues and options stage – the next phase of the area action plan preparation process. One of these papers will focus on community facilities. When preparing the paper the council will review the evidence base and take into account the need</p>

IDENTITY	COMMENT	PROPOSED CHANGE	OFFICER COMMENT
	to the provision of community facilities would be faulty.		for more research on the demand and supply for community facilities.
<p>COMMENT 11 Willowbrook Centre</p>	<p>Appendix 6. One of the stated objectives of the Peckham Area Action Plan is to “improve the diversity of shopping provision [...] to provide a range of high quality shops attractive to Peckham’s diverse communities”. Moreover, one of the key sustainability issues identified is the need to preserve and enhance the viability of the town centre in light of the future increased retail offer at Elephant and Castle. Indeed, the London Plan underlines the relevance that Peckham town centre plays among London retail’s network.</p> <p>However the scoping report fails to provide any significant evidence or baseline to measure present or future demand for shopping in Peckham by local residents or by visitors. Indeed the number of housing proposal sites within the boundaries of the PAAP could add from 750 to 1500 new housing units but this future retail demands is not discussed in the Scoping Report neither in quantity nor in quality. Equally it fails to provide any evidence or baseline of shopping behaviour of existing residents. The Scoping Report provides data only on the supply side of retail and therefore its statements on the need for more comparison goods outlets or on Peckham retail strategy are misplaced. Only in light of a proper survey of shopping demands, can a plan option be developed.</p>	None.	<p>Accept. The council welcomes suggestions on how it can improve the evidence base. As the sustainability appraisal of the area action plan develops, more research and data will be collected to further describe the characteristics of the area.</p> <p>As such, an issues and options paper in the next stage of the plan preparation process will look at the demand for shopping from residents and visitors will be a key stage at which sustainability related retail issues will be considered.</p>
<p>COMMENT 12 Willowbrook</p>	(1) Fig.1, Section 1. The scoping report should provide a detailed explanation of the choice made with regards to the	None.	Comment noted.

IDENTITY	COMMENT	PROPOSED CHANGE	OFFICER COMMENT
Centre	boundaries of the Area Action Plan and the relations and sustainability impacts, both positive and negative, that the “actions” in this area will have on neighbouring areas.		<p>We recognise that the scoping report could have provided a detailed explanation regarding the geographical extent of area action plan. However, no final decision has been made with regards to its boundary.</p> <p>The boundary of the Future Peckham area featured in the scoping report is ‘proposed’ and the criteria for its designation will be set out in a forthcoming issues and option paper. The purpose of doing so is to examine whether the area action as outlined in the scoping report should be modified.</p>
COMMENT 13 Willowbrook Centre	(2) Table 3, Issue 6 and Appendix 6. Include survey of number and condition of community facilities and on the demand for community facilities within the boundaries of the PAAP.	None.	<p>Comment noted. A series of discussion papers will be produced as part Future Peckham. One of these papers will focus on community facilities.</p> <p>When preparing the paper the council will review the evidence base and take into account the need for more research on the demand and supply for community facilities.</p>
COMMENT 14 Willowbrook	(3) Appendix 6. Include survey and baseline for shopping behaviour of Peckham residents as well as an analysis of		Accept. An issues and options paper

IDENTITY	COMMENT	PROPOSED CHANGE	OFFICER COMMENT
Centre	the demand for different retail provisions in Peckham by residents and visitors alike.		to be prepared. In preparation, the evidence base for retail provision will be reviewed taking into account the level of existing information, how up to date it is, and what other research may be required to inform the development of the action plan.
COMMENT 15 Eileen Conn	Section 1 refers to Peckham and the town centre as if interchangeable, but figure 1 identifies a very small and narrow area of Peckham for the PAAP boundary. It is not clear what the significance is of the boundary, and how the statements about Peckham in general relate or don't relate to the division into and outside this boundary, or whether the boundary in figure 1 is equated with the "town centre" or not. This lack of clarity reappears throughout the document. Clarification is needed in this section and then needs to be carried through into the subsequent sections. Until there is this clarification it is not possible to comment on the exact detailed boundary drawn here as to whether it should be adjusted in any place. This needs to be subject therefore to further consultation after there is clarity.	Future Peckham will be used when describing the geographical area covered by the area action plan.	Accept. We will seek to reduce confusion. The 'Future Peckham' area will be used when describing the area being regenerated (where Future Peckham planning policies will apply). All other references to Peckham will be made in refer to Peckham town centre and the wider geographical area.
COMMENT 16 Eileen Conn	A key baseline topic, which is missing from Table 2, is retail demand & supply. See further comments on Sustainability Issue 3 in Section 5.	None.	See officer comment to Willowbrook (comment 10).
COMMENT 17 Eileen Conn	Relatively high levels of deprivation: "Peckham is designated ...area for regeneration ... and is a Neighbourhood Renewal Area. " Is this all of Peckham (what is this?), or the NRF area, or the PAAP narrow boundary, or something else? What does the evidence base relate to?	None.	Comment noted. Peckham as cited in this section of the scoping report refers specifically to the area within the Peckham Action Area Boundary. However, some areas outside this

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			<p>boundary fall within what is know as the neighbourhood renewal area (or Map 2A.2 of the London Plan (2004) and so too can be described to experience relatively high levels of deprivation.</p> <p>The evidence base relates primarily to the Lane Ward and Peckham Ward, but where data at this level is not available, borough wide data has been used.</p>
<p>COMMENT 18</p> <p>Eileen Conn</p>	<p>Need to protect the vitality and viability of the Town Centre This issue must be the key one for the whole PAAP as the vitality and health of the whole of Peckham is directly related to this. Yet it appears that most of the comments and all the evidence base relates to the supply of retail and commerce, and nothing to the demand side. What are the assumptions being made about demand? With this as a key issue there needs to be recent evidence about current retail demand, changes in the last 5 to 10 years, and from that evidence - assessments made of possible retail trends taking into account local social and economic demographic changes, including assessments of the impact of changes in the nature of housing provision in the local and wider Peckham area, and major retail developments in the overlapping catchment areas, including the Elephant & Castle and Canada Water.</p> <p>There needs to be evidence produced by a survey of two different current populations:</p>	<p>None.</p>	<p>Comment noted. A discussion on the future demand for shopping in Peckham is beyond the scope of this scoping report.</p> <p>However, we welcome ideas on how we can improve the evidence base that will inform future decision-making and will give serious consideration to the suggestions made.</p> <p>An evaluation of the key issues and options surrounding employment growth and the town centre will be presented in the next stage of the area action plans development. This may take into consideration the</p>

IDENTITY	COMMENT	PROPOSED CHANGE	OFFICER COMMENT
	<p>i) current shoppers in the town centre identifying</p> <p>a) the proportions that are from</p> <p>ai) the local community and wider Peckham area {1.8 Vision},</p> <p>aii) elsewhere and if so from where</p> <p>b) the main reasons for shopping in Peckham of these two different categories of (ai) and (aii).</p> <p>ii) residents in the local community and wider Peckham area who do not shop in Peckham town centre, and identifying</p> <p>a) where they do shop</p> <p>b) why they shop there, and not in Peckham town centre.</p> <p>Only with this information can there be sound assessments of:</p> <p>i) what kinds of retail are likely to attract current shoppers and new shoppers from the “diverse local community and the wider Peckham area” that this PAAP is aimed at serving (Section 1.8 Vision of the draft Scoping report).</p> <p>ii) what is needed to meet Objective 7 in the Southwark Plan for Peckham – “To improve the diversity of shopping provision within the town centre so to provide a range of high quality shops attractive to Peckham’s diverse communities and over time decrease geographical concentration of lower quality shops selling similar products.”</p>		demand for shopping from residents and visitors.
<p>COMMENT 19 Eileen Conn,</p>	<p>Health inequalities and noise nuisances “parts of the Peckham action area .. fall within the 10% most deprived areas in the country.” Are the parts referred to here</p>	None.	Comment noted. Health inequalities and noise nuisance deprivation was measured using the multiple index of

IDENTITY	COMMENT	PROPOSED CHANGE	OFFICER COMMENT
	within the boundaries set out in figure 1 or within other parts of Peckham? Is there such evidence directly related to the area set out in figure 1?		deprivation. This data is ward based, and the information used in the scoping report refers to both the Peckham Ward and The Lane Ward. Reference to the Peckham Ward and Lane Ward are made in Appendix six (evidence base).
COMMENT 20 Eileen Conn	High levels of crime and fear of crime "MORI survey in 2005 identified ... priority concerns for people in Peckham... should be taken into account in preparation of PAAP." Is this evidence the same for "Peckham" and PAAP as defined in figure 1?	None.	Comment noted. The MORI survey data used to describe the level of crime and the fear of crime in Peckham is based on community council areas. In this respect it has been used to apply to the geographical area defined in figure 1, but can also be used when describing the wider Peckham community council area.
COMMENT 21 Eileen Conn	Accessibility The comment on the evidence base seems to focus solely on disability access but Objective 1.8 (11) relates to all forms of accessibility. There needs to be a summary of evidence relating to all forms of accessibility.	None.	Comment noted. We will seek to improve the information we collect on accessibility by not only looking at how easy it is for people to get to and from places but by taking into account the condition of the places, facilities they want to visit. In doing so will be in a better position to ensure accessibility information relates to accessibility in it's broadest meaning.
COMMENT 22 Eileen Conn	Poor air quality, particularly along Rye Lane and Peckham Rye. Is this a correct description of the area to be covered by the PAAP? Why mention Peckham Rye and not Peckham High St?	Poor air quality,	Comment accepted.

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		particularly along Rye Lane and Peckham Rye Peckham High Street.	
COMMENT 23 Eileen Conn	Need for sustainable use of water resources Can data be collected on how much water run-off land is lost by building developments, especially the concreting over of small front gardens by Council Renewal Schemes in Peckham?	None.	Comment noted. It is unlikely that we will collect data on how much water run-off is lost by building developments owing to resource constraints. However, we have commissioned a strategic flood risk assessment that will assess the vulnerability of development to flooding and give advice on how the plan can minimise flood risk brought about by new development. This includes measuring the vulnerability of development to unusually heavy rainfall events. Once completed, the strategic flood risk assessment will be used to inform the development of Future Peckham.
COMMENT 24 Eileen Conn	Need to preserve and enhance built heritage and the archaeological environment The work already done by the Planning Dept on proposals for a Conservation Area for Peckham town centre is a key part of the evidence base for this issue, and must be included.	None.	Comment noted. The work mentioned here will be examined as part of an issues and options paper. Amongst other things, this will explore some of the challenges and

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			opportunities presented when seeking to preserve and enhance built heritage and the archaeological environment.
COMMENT 25 Eileen Conn,	Housing sizes Experience in Bellenden neighbourhood is that most developments are not meeting the needs expressed in this section i.e. homes with 3 or more bedrooms. The evidence from planning approvals needs to be collated to provide an evidence base for what is actually happening. This is the issue, which has been raised at numerous Community Council meetings over the last 4 years – that there is no adequate system for keeping track of the cumulative effects of planning permissions for small & medium sized developments. This information needs to be collected to provide important evidence to deal with this Issue of house sizes. Also is there no evidence of existing house size existing provision?	None.	Comment noted. We agree that it is important to keep track of the cumulative effects of development. The planning department produces an annual monitoring report (AMR) to keep track of the impact of its planning policies. This includes what is being built in Peckham such as housing. However, because we do not have Peckham specific policy requirements regarding the size of houses we currently do not report on this. We will seek to collect information on the supply of larger homes in and around the Peckham action area and correlate this against demand. This information will be added to the evidence base and used to inform the development of strategic housing options presented in the issues and options paper.
COMMENT 26	Need to improve accessibility by public transport and minimise		Partially accepted. See proposed

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Eileen Conn	<p>the need to travel by car</p> <p>“The action area is generally very accessible ... along the high road”. Where is the “high road”?</p> <p>What is meant by the “outer limits of the proposed AAP boundary”? How can it be true that “public transport accessibility drops considerably closer to these outer limits” when according to figure 1 they are within a few minutes walking distance of Peckham Rye station which has fast and significant (though seriously under publicised) connections with the Underground, and many overground services, as well as numerous well served bus routes?</p>	<p>“The action area is generally very accessible ... along the high road—Peckham High Street.</p>	<p>change.</p> <p>Please observe appendix 12. This map sets out the provision of public transport i.e. buses, tubes and how accessible they are by foot in Peckham. This measure is known as a Public Transport Accessibility Level (PTAL). It measures frequency of service. A high PTAL (6 – 5) occurs close to tube, rail stations, and busy bus routes. A low PTAL occurs where you are away from a main road, or not near a train or tube station.</p> <p>The ‘outer limits’ in Appendix 12 refers to the North East of the AAP and a small area in the south east corner of the AAP boundary. The public transport accessibility drops to level 3 (lower medium) because it is away from a main road. In contrast, a PTAL of 6a (the second highest) is experienced along the Peckham High Road. It for this reason that a differentiation has been made between the relative public transport accessibility near Peckham high road compared an area further away.</p>
COMMENT 27	The PAAP will need to cover community facilities in all their	None.	Comment noted. An issues and

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Eileen Conn	forms. I may have missed it but can't recall seeing what the evidence base would be for this. I am particularly concerned with the lack of good meeting facilities in Peckham for meetings, seminars, workshops and conferences. We need to know what the supply is now and to have information about what the actual and latent demand is.		options paper will be produced as part of the next stage in the area action plan process that will deal with issues relating to community facilities, and examine what opportunities exist to improve access to them. Within this paper, options will be considered on how to achieve the most sustainable outcome with regards to delivering community facilities.
COMMENT 28 Eileen Conn	Table 4 Draft Sustainability Objectives and Criteria There is a missing objective directly relating to the need to improve the quantity and quality of investment on retail and other facilities in the town centre, which is essential "to improve the vitality and viability of the town centre". This should be included as an objective in Table 4, with associated criteria questions.	To improve the quality and quantity of retail facilities in the town centre?	Comment noted. We will add an objective that takes into account the need to improve the quantity and quality of retail in Peckham Town Centre.
COMMENT 29 Eileen Conn	<i>Crime and Community Safety</i> Suggested additional criteria questions should relate to the need to deter the growth of youth gangs. This should be designed for example to identify when changes in youth services could interfere with this objective.	Will it improve facilities for young people?	Comment noted. We are committed to improving community safety. We want Future Peckham to deliver improved facilities for young people.
COMMENT 30 Eileen Conn	<i>Social inclusion and Community Cohesion</i> There should be criteria questions relating to promoting integration as well as diversity.	None.	Comment noted. We are addressing integration thorough objective five (social inclusion and community cohesion).

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COMMENT 31 Eileen Conn	Sustainable transport Add a criteria question “will it promote the use of shared vehicles?”	Will it promote the use of shared vehicles?	Comment accepted.
COMMENT 32 Eileen Conn	There seems to be a concentration on environmental assessment to the exclusion of all the other issues addressed in the previous sections. How do they fit in this report? In any further consultation papers in the PAAP exercise can all documents, including appendices be listed so that we know what they are?	None.	Comment noted. The council seeks to address social, environmental and economic issues in a balanced way as part of a sustainability appraisal. The titles of all appendices will be included in the contents pages in future documents.
COMMENT 33 Eileen Conn	I want to register as part of my representations the need for the PAAP evidence base to cover fully the current and future provision of i) all community and leisure facilities including sports. ii) youth services.	None.	Comment noted. We regard the provision of high quality, accessible community facilities as an essential component of regeneration schemes. As such, the council will be exploring what options exist to bring about the most sustainable improvement to facilities for the community in a paper centred on the theme of community infrastructure in the next stage of the plan’s preparation.
COMMENT 34 Barrie Hargrove	I have noticed that whilst Educational “deprivation” is on the list, “poor educational attainment” is not. Whilst I understand the reason for mentioning deprivation in this context, unless the Council addresses what is the actual outcome of people’s circumstances things are unlikely to get better. Unless you call a condition what it actually is - it will not be properly addressed.		Comment noted. The term comes the Multiple Index for Deprivation. This index measures a number of criteria, from education to crime to income. It is the MID that is the source of this information.

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	No bones about, I am very concerned that three of the most poorly performing primary schools in the borough are in Peckham Ward.		
COMMENT 35 Barrie Hargrove	I wish to request that "High levels of Anti-Social Behaviour" is included in the list of issues for Peckham.	"High levels of anti-social behaviour" will be added to the list of key issues for Peckham.	Accept. This will be added under the list of issues for Future Peckham.
COMMENT 36 Matthew Paterson Government Office for London	While the introduction sets out quite clearly the purpose of the Scoping Report, it would be helpful if it gave a brief summary of the purpose of the SA into the Area Action Plan (i.e. "A Sustainability Appraisal is intended to assess the impact of plan policies from an environmental, economic and social perspective. It is intended to test the performance of the plan against the objectives of sustainable development and thereby provide the basis for its improvement" (PPS1, paragraph 9 of Annex B).	None.	Comment noted. For the purposes of this report we have taken a decision to detail background information on sustainability appraisal in an appendix.
COMMENT 37 Matthew Paterson Government Office for London	Mention is made of the SEA Directive in the introduction and further detail provided in Annex 1. Given the obligation upon Council to meet this statutory requirement, there would be merit in setting out the requirements in the introduction and stating that these have been complied with in the report. For example: The SEA Directive requires that the Environmental Report should provide information on: <ul style="list-style-type: none"> <input type="checkbox"/> "the relationship [of the plan or programme] with other relevant plans and programmes" (Annex I(a)) <input type="checkbox"/> "the environmental protection objectives, established at 	None.	Comment noted. We believe that to make the scoping report accessible to a wide audience it is necessary to keep much of legal and statutory information in the appendices. In doing so we aim to produce a document that is easier to read.

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	<p>international, [European] Community or national level, which are relevant to the plan or programme ... and the way those objectives and any environmental considerations have been taken into account during its preparation" (Annex I (a), (e))</p> <ul style="list-style-type: none"> <input type="checkbox"/> "relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme" and "the environmental characteristics of the areas likely to be significantly affected" (Annex I (b), (c)) <input type="checkbox"/> "any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC" (Annex I (c)) <p>"Authorities which, by reason of their specific environmental responsibilities, are likely to be concerned by the environmental effects of implementing plans and programmes ... shall be consulted when deciding on the scope and level of detail of the information which must be included in the environmental report" (Article 5.4).</p>		
<p>COMMENT 38 Matthew Paterson Government Office for London</p>	<p>Table 2 shows those plans and programmes of relevance to the Peckham AAP. Given that the baseline, the key issues and the SA framework all identify open space, heritage, and waste management as sustainability issues for Peckham should PPS10 Planning for Sustainable Waste Management; PPG15 Planning and the Historic Environment; and PPG17 Planning for Open Space, Sport and Recreation, be included in the list of relevant documents that require review? It would also be helpful if the report showed how the results of the review had</p>	<p>Addition of an extra column to indicate how the plans and programmes relate to each sustainability objective.</p>	<p>Partially accepted. Table 2 in the main body of the document is a summary. References to PPS10 Planning for Sustainable Waste Management; PPG15 Planning and the Historic Environment; and PPG17 Planning for Open Space, Sport and Recreation are included in a fuller list of plans and programmes (appendix</p>

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	<p>been used to formulate the final SA objectives in the SA framework. This could be achieved through a reference to the relevant SA objective(s) at the end of each key message or by adding a third column to Table 2.</p>		<p>5 of the scoping report). In doing so, we decided not to include them in table 2 of the report.</p>
<p>COMMENT 39 Matthew Paterson South East London Plans & Casework GOL</p>	<p>Rather than just providing an overview of the key issues, as stated in paragraph 5.2, the purpose of this SA task is to provide an opportunity to focus on specific issues likely to arise in the preparation of the Peckham AAP and to ensure that SA objectives and data provide adequate coverage for dealing with those issues.</p>	<p>None.</p>	<p>Comment noted. No action to be taken.</p>
<p>COMMENT 40 Matthew Paterson South East London Plans & Casework GOL</p>	<p>Again, it would be helpful if the introduction to this section (SA Framework) stated the purpose of the SA framework, which is to bring together the objectives/themes of other relevant documents, the baseline information and sustainability issues for the area, into a systematic and easily understood tool that allows for the prediction and assessment of effects arising from implementation of the Peckham AAP.</p>	<p>None.</p>	<p>Comment noted. No action will to be taken.</p>
<p>COMMENT 41 Matthew Paterson South East London Plans & Casework GOL</p>	<p>In recognition of the importance of compliance with the SEA Directive, it may be appropriate to demonstrate that the SA objectives proposed adequately cover the SEA topic areas given in the Directive and the Regulations. Consideration could be given to including these in the tables for Tasks A1 and A2 as an alternative to including them in the SA framework itself.</p>	<p>Amendments as noted in officer comment.</p>	<p>Accept. The relationship between the council's sustainability objectives and topics that must be addressed in a strategic environmental assessment will be made more transparent in subsequent stages of sustainability assessment. We will do this by setting out how each of the sustainability objectives relate to topics required to be covered by a</p>

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<p>COMMENT 42 Matthew Paterson South East London Plans & Casework</p> <p>GOL</p>	<p>It would be helpful if the SA frameworks contained headline indicators, which are able to give a broad indication that implementing the DPD will deliver sustainable development. Most appraisals collect a wide range of baseline information to characterise the area, and then select a smaller number of data items as indicators which can be directly related to the sustainability objectives.</p>	<p>None.</p>	<p>strategic environmental assessment.</p> <p>Comment noted. A number of headline indicators are set out in appendix 6. We have set out indicators next to each of our sustainability objectives.</p> <p>These indicators are not static but will evolve alongside the action plan as it being prepared to assist us in measuring the impact of our planning policies on sustainability.</p>
<p>COMMENT 43 Benedict O'Looney</p> <p>The Peckham Society</p>	<p>The Peckham Society is distressed that there is no mention of Southwark's proposed Central Peckham Conservation Area in the 'Peckham Area Action Plan Scoping Report'. Sadly this document appears not to show even a modest awareness of the diverse historic architecture that contributes so much to Peckham's rich cultural environment, nor can we find a single mention of the theme 'high quality design' which will be so important for the social, cultural and economic life of our neighbourhood in the coming years. The Peckham Society finds these omissions absolutely stunning. This draughting of the proposed Central Peckham conservation area has been begun by the Southwark's own Design and Conservation department, with the Peckham Society, and is now in progress with the team in Chiltern House.</p>	<p>None.</p>	<p>Comment noted. Enhancing the quality and attractiveness of the built environment is a key part of the sustainability framework (Objective 10 - Quality in design). This includes conservation. We plan to stimulate further discussions on how the plan can be used to preserve and enhance features of conservation value in the Future Peckham area in a forthcoming issues and options paper.</p>
<p>COMMENT 44 Benedict O'Looney</p>	<p>The centre of Peckham has a fascinating collection of historic architecture dating back more than 300 years. The Peckham Society, with the help of Southwark Design and Conservation,</p>	<p>None.</p>	<p>Comment noted. We will be examining the options for preserving the built heritage of Peckham through</p>

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The Peckham Society	<p>has been campaigning for a Central Peckham Conservation area for the last four years. The Peckham Society welcomes the new development of our town centre in the coming years, which can really improve the centre of our district. The Peckham Society feels that this proposed Central Peckham Conservation Area will in no way hinder this ongoing development. We see a central Peckham conservation area as a mechanism to protect the best of our historic environment and to ensure that the new proposals are set to the higher standards and scrutiny that conservation areas require. This proposal for a central Peckham Conservation area has broad popular and political support in the Peckham community. The Peckham Society freely admits that there are more sites suitable for redevelopment than there is good quality historic buildings on Rye Lane. However, the fact that there is some historic townscape of note in the centre of our district needs to be clearly recognized in the Peckham Area Action Plan. We look to the Area Action Plan to celebrate the fine Georgian, Victorian, Edwardian and contemporary architecture in Peckham, and to promote the proposed central Peckham conservation area as a means to delivering a beautiful and economically vital town centre. Peckham's regeneration must be approached in an intelligent and informed manner. Some truly remarkable historic buildings have been demolished in the centre of Peckham under Southwark's Planning's watch in the last ten years. Southwark, with the Peckham Society, must deliver a new Peckham that is in touch with, an occasionally speaks of, its roots as an elegant Surrey village, on the edges of the expanding metropolis.</p>		consultation on an issues and options paper. However, it is considered that this is not entirely appropriate at the scoping stage of a sustainability appraisal.
COMMENT 45	Overall the Action Plan has identified and referenced suitable	None.	Comment noted. Appendix 6 contains

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David Hammond Natural England	<p>links to but there is no mention of PPS 9 in that the Council should bear in mind that new developments and sites have the potential to improve and enhance the ecology of the Borough and this should be considered together with enhancements of existing green open spaces (which the plan does pick up later). Consideration should be made of Paragraph 14 of PPS 9, which can help provide identification of whether proposed developments lie within areas of deficiency for accessible green-space, and if applicable the assessment should evaluate if the development can contribute to the provision of green-space within the area.</p> <p>Consideration should also be given to the creation, enhancement or restoration of habitats or features of value to wildlife. This could include wildlife friendly landscaping or green roofs, as mentioned in PPS 9.</p> <p>Design for Biodiversity http://www.englishnature.org.uk/pub/publication/PDFITCP_Abiodiversity.pdf</p>		<p>a full list of the plans and programmes that have been taken into consideration. PPS 9 is included in this list.</p> <p>An issues and option paper will be prepared that looks at how open space and biodiversity can be managed most sustainably in the Future Peckham area.</p>
COMMENT 46 David Hammond Natural England	Paragraph 1.1.5 (page 3) states that developments in the area will include improvements to accessibility by walking, cycling and public transport and this is welcomed and supported.	None.	Comment noted.
COMMENT 47 David Hammond Natural England	Paragraph 1.3.6 - Enjoying London makes reference to flats above shops which can assist in making better use of existing building stock and reducing vacancy levels and is commended.	None.	Comment noted.

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COMMENT 48 David Hammond Natural England	Paragraph 3.4.1 - Greening the Environment makes a proposal for the greening of the area around Rye Lane through the introduction of tree planting and green-space provision as appropriate and this would be supported by Natural England.	None.	Comment noted.
COMMENT 49 David Hammond Natural England	Natural England is broadly supportive of the Area Action Plan and our specific comments are as set out above, namely: <ul style="list-style-type: none"> • Natural England welcome the improvements to public transport, • Consideration of flats above shops is to be commended, The greening of the area around Rye Lane is welcomed and supported, • The Council give more consideration to PPS 9 especially in respect of green/brown roof ecology potential 	None.	Comment noted. See responses to comments 45, 46, 47 and 48 above.
COMMENT 50 Michael Hartely on behalf of the four Church of England Parishes: All Saints (Blenheim Grove), St Luke's (North Peckham), St John's (Meeting House Lane), St	<p><i>Regeneration can often seem to mean just bringing in money from outside the area. So we therefore suggest additions:</i></p> <p>(q4) Will it promote inward investment <u>and investment from within the area?</u></p> <p>(q6) Will it reduce the disparity with surrounding areas <u>and within the area?</u></p>	Will it promote inward investment and investment from within the area? Will it reduce the disparity with surrounding	Comment noted. The criteria underneath the regeneration objectives of the sustainability framework will be modified to reflect the 'proposed change' column. It should also be noted that the sustainability framework has been designed to, amongst other things, also secure improvements to community facilities, improving open space, the public realm and the

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Mary Magdalene (St Mary's Road)		areas and within the <u>area</u> ?	historic and cultural environment. As such, the regeneration of the Future Peckham area will not just bring about economic benefits but improvements to transport and the way Future Peckham looks and feels.
COMMENT 51 Michael Hartely on behalf of the four Church of England Parishes: All Saints (Blenheim Grove), St Luke's (North Peckham), St John's (Meeting House Lane), St Mary Magdalene (St Mary's Road)	Sustainable development objective 5 (social inclusion and community cohesion): It may be that the questions are not ranked, but we consider that the current number 3 (provision of community facilities near to homes) could be moved to the top. In the second question, the examples of amenities cited could be expanded, particularly to include health services, and possible retail provision.	None.	Partially accept. The questions are not ranked and as such the position of objective three in the list will not affect its relative importance. For the purposes of the sustainability framework, we do not think it is necessary to expand on this as its is felt that these issues are sufficiently covered by other objectives i.e. health facilities, objective 3.
COMMENT 52 Michael Hartely on behalf of the four Church of England Parishes: All Saints (Blenheim	Sustainable development objective 15 (Housing) (q2) With social cohesion again in mind, we would suggest additional wording: Will it provide a range of housing tenure and interaction among the different groups of occupiers? (Additional question) Will it improve individual and family	None.	Comment noted. The appraisal takes into consideration the need for a range of tenures and is geared to improve social inclusion and community cohesion. No changes have been proposed for this sustainable development objective.

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Grove), St Luke's (North Peckham), St John's (Meeting House Lane), St Mary Magdalene (St Mary's Road)	wellbeing? [For example, impact on mental health. Other things that relate to this e.g. sound proofing, are also design issues.]		
COMMENT 53 Michael Hartely on behalf of the four Church of England Parishes: All Saints (Blenheim Grove), St Luke's (North Peckham), St John's (Meeting House Lane), St Mary Magdalene (St Mary's Road)	<u>Changes to the scope of the scoping report</u> Provision of good retail facilities is a key objective of the PAAP (no. 7 p11). However, the Baseline Topics (Table2, p19) seem no to include this, and neither is there obviously any objective in Table 4 referring to retail provision	To improve the quality and quantity of retail facilities in the town centre?	Comment noted. Data on retail under Objective one, appendix 6, outlines the perceived need to improve the diversity of retail facilities in Peckham Town centre. In addition to this we have proposed an additional objective centred on improving the quality and quantity of retail in the Peckham Town Centre.
COMMENT 54 Derek Kinrade	Paragraphs 1.1, 1.3 and 1.8 refer to the Town Centre, but it is unclear where this is. It might be centred on Peckham Square or the Peckham Rye Station. This is the crucial difference.	None.	Accept. Future documentation that makes reference to both Peckham town centre and Peckham in reference to different geographical areas will be clearly defined to avoid confusion.
COMMENT 55 Derek Kinrade	Paras 1.1, 1.3 and 1.8 (2, 3, 12 &14): The ordinary reader – such as myself – may have difficulty in knowing what is meant by public realm and comparison goods’.	None.	Accept. The council will include a glossary in future area action documentation to explain the

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			meaning of technical words.
COMMENT 56 Derek Kinrade	Para 1.7, line 1: After 'Peckham', insert 'part of'. This raises the important question of whether the 'Vision' and 'Objectives' apply to Peckham as a whole (as suggested by para.8, line 1 and the reference to Bellenden Road shopping area in 1.8.	In recognition of the continuing need to drive regeneration in Peckham, <u>part of</u> the area has been designated an action area in the adopted Southwark Plan (2007).	Accept.
COMMENT 57 Charles Muriithi, Environment Agency	The key issues we have identified for the Peckham Area Action Plan (PAAP) relate to: <ul style="list-style-type: none"> • Improving and linking open spaces to local residents and wider London population and visitors. In particular we see the regeneration as an opportunity to turn the Old Paddling Pool area on Peckham Rye Common into a major educational and community resource. • Providing new and attractive green grid style development • Improving entrance ways and knowledge of open spaces • Increased environmental recreation in and around parks • Improved environmental links (e.g. cycle ways, walkways, extensions and links to existing green space areas) between Old Kent Road, Elephant & Castle, Walworth Road and Peckham. 	None.	Comments noted. We welcome the comments that have been submitted to us and believe that there is a broad commonality between the issues you have identified with what you have outlined in your comments. For more specific comments please read the rest of our responses to your comments in the columns below.

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	<ul style="list-style-type: none"> • Promote walking across Peckham with new signposting e.g. with distance and average times to key destinations. For example during suspension of underground services pedestrians are often unaware of walking routes and short distances between destinations. • Securing “first class” facilities and storage to encourage cycling across Southwark. • Incorporating high standards of sustainable construction in the new development. Aiming for high scores on Code for Sustainable Homes. • Ensuring new development incorporates sustainable drainage systems. Major opportunity to link this to environmental improvement across the action plan area for present and future generations. • Assessing the impacts of climate change and how the area action plan can ensure new development is compatible with a changing climate. <p>We would also wish to comment on the following:</p> <ul style="list-style-type: none"> • Strategic Flood Risk Assessment • Flood Risk Policy • Surface water management • Climate change • Baseline Data 		
<p>COMMENT 58 Charles Muriithi, Environment Agency</p>	<p>Strategic Flood Risk Assessment PPS25 makes the requirement of SFRA very clear. Annex E, E5 states:...</p> <p>' The SFRA should be used to inform the Sustainability Appraisal (incorporating the SEA Directive) of the Local Development Documents (LDDs), and will provide the basis</p>	<p>See officer comment.</p>	<p>Comment noted. A borough-wide strategic flood risk assessment has been carried since the scoping report for first consulted on. This assessment will now be taken into consideration when assessing</p>

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	<p>from which to apply the Sequential Test and Exception Test in the development allocation and development control process (see Annex D).'</p> <p>PPS12 – LDFs provides the context for any deliberations on the use of evidence in preparing LDDs (paragraphs 4.8 to 4.11). The inadequacy of the evidence base is a fundamental failing under test 10. For a plan to be sound, the evidence base must be both comprehensive and up-to- date. SFRA provides a framework at local/strategic level to help apply the sequential test and inform site allocations. It is also used to identify sustainability objectives and test policy options in SA/SEA.</p> <p>PPS25 emphasizes the framing of policies for the location of development which avoid flood risk to people and property where possible (using the sequential approach and sequential test (Para 7, 14-17, Annex D1-D8, Practice Guide (PG) paras 3.1-3.4)), and manage any residual risk (Annex G, PG paras 6.1-6.23), taking account of the impacts of climate change (Annex B, PG paras 2.6-2.13 and 5.6-5.9);</p> <p>A significant part of the action area lies in the floodplain. The Environment Agency Thames Catchment Flood Management Plan (Thames CFMP) (September 2006) confirms the above and sets out some main messages:-</p> <ul style="list-style-type: none"> a) Flood defences cannot be built to protect everything. b) The ongoing cycle of development and urban regeneration is a crucial opportunity to manage flood risk. c) Land for future flood risk management will be identified and 		<p>sustainability options for the Future Peckham area.</p> <p>Any strategic development options will take into account the sequential approach in planning policy statement 25 and seek to reduce the risk of flooding to both people and property.</p>

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	<p>protected by authorities.</p> <p>It is not clear how flooding will be considered in the sustainability appraisal. It would be appropriate for the council to demonstrate that evidence was used to identify the issues for the Area Action Plan. Without a SFRA it is not clear how the recommendations of the SA will be addressed and flood risk incorporated. The linkage between the evidence used and SA are at best patchy. There is need for greater integration, including selecting indicators, which enables a causal link to be established between SA and the significant effects being monitored</p> <p>There is a great opportunity to use regeneration to facilitate the relocation of existing development to lower risk locations when climate change is expected to mean that some existing development may not be sustainable in the long-term. A pragmatic application of sequential approach to new development would realise the opportunity identified in the Thames CFMP and PPS25 to use development as a way to help manage and reduce flood risk.</p>		
<p>COMMENT 59 Charles Muriithi, Environment Agency</p>	<p>Flood Risk Policy Flooding has implications for Peckham not only in terms of the constraint it places on the location of new development but also as an issue which sits with other climate change related matters. For this reason it is preferable to have both strategic and detailed policies. A detailed policy on flooding is placed within this AAP because of its significant spatial implications in the Action Area. This proposed Policy will deal with a wide range of actions to reduce flood risk and is intentionally</p>	<p>None.</p>	<p>Comment noted. Both strategic and detailed flood policy will be developed as part of the preparation of the Future Peckham plan. This policy will be presented not earlier than the publication of the first draft of the Future Peckham plan.</p>

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	<p>presented in a comprehensive manner to most clearly convey the Environment Agency and the Council's approach.</p> <p>The proposed policy also seeks to ensure the capacity of the flood plain is both preserved, and, where possible, through appropriate development, increased and impedance to the flow of floodwater is, if possible, reduced. Redevelopment of existing developed sites in flood risk areas for less vulnerable uses will be supported where they achieve reductions in flood risk through increased flood storage capacity and reduced impedance to flood water flow. Account is taken in the policy of the impact of climate change by highly vulnerable uses not being permitted in the 1 in 1000 (Zone 2) flood area and development in this area otherwise being required to be flood resistant/resilient. More stringent controls on development are made in the 1 in 20 flood risk area (Zone 3b) (referred to in PPS25 as 'functional flood plain') These are areas of generally fast flowing floodwater in major flood events where there are particular risks to people and property.</p> <p>All applications covered by the provisions of the policy will require an appropriate Flood Risk Assessment. This includes sites over 0.5ha, or 10 dwellings or more or over 1000 m2 of non-residential development outside the 1;1000 flood risk area in Zone 1 because surface water flooding into the flood plain from outside it can contribute to flood risk. The extent of the 1 in 20 (Zone 3b), 1 in 100 (Zone 3a) and 1 in 1000/ (100 20% for climate change) (Zone 2) where the SFRA will indicate.</p>		
COMMENT 60	Detailed Development Control Policy – Flooding	None.	Comment noted. We believe in

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Charles Muriithi, Environment Agency	<p>The Council will seek to reduce flood risk and its adverse effects on people and property in Peckham by:</p> <ul style="list-style-type: none"> a) appropriate comprehensive flood risk management measures within or affecting Peckham which are agreed by the Environment Agency, b) reducing the risk of flooding from surface water and its contribution to flooding by requiring all developments of one or more dwellings and all other development over 500m2 of floor space to have appropriate sustainable drainage schemes c) maintaining flood storage capacity within flood Zone 3 by refusing any form of development on undeveloped sites which reduces flood storage capacity or impedes the flow of flood water d) maintaining the effectiveness of the more frequently flooded area (Zone 3b)of the flood plain to both store water and allow the movement of fast flowing water by not permitting any additional development including extensions, e) not permitting residential development or change of use or other 'more vulnerable' uses within Zone 3a or 'highly vulnerable uses' within Zone 2 where flood risks cannot be overcome. f) supporting the redevelopment of existing developed sites in Peckham in Zones 3a and 3b for 'less vulnerable' uses where: <ul style="list-style-type: none"> i. a minimum increase of flood storage capacity of 20% can be secured (all flood storage areas to be effective at all times throughout the life time of the structure/use and do not create unacceptable risks to people in times of flood) ii. reduces impedance to the flow of flood water where there 		<p>reducing the risk of people and buildings to the dangers of flooding. When preparing the Future Peckham Plan we will take into consideration a Southwark specific flood risk assessment and the recommendations set out in this scoping response to develop flood risk policy.</p>

IDENTITY	COMMENT	PROPOSED CHANGE	OFFICER COMMENT
	<p>would be flowing flood water</p> <p>iii. no adverse impact on the integrity and effectiveness of flood defence structures</p> <p>g) requiring any development in Zones 2, 3a and 3b to be designed to be flood resilient/resistant.</p> <p>h) requiring all development proposals within Zones 2, 3a and 3b, and development outside this area (Zone 1) on sites of 0.5ha or of 10 dwellings or 1000 m2 of non-residential development or more, to be supported by an appropriate Flood Risk Assessment.</p>		
<p>COMMENT 61 Charles Muriithi, Environment Agency</p>	<p>Surface water management</p> <p>New development will be expected to include a provision for the adequate environmentally acceptable measures to deal with surface water run-off or discharge. SUDS can protect and improve water quality in receiving water courses, provide habitat creation opportunities, enhance the design of the development by providing amenity areas and landscape settings, and encourage natural groundwater recharge</p> <p>Planning for SUDS early in a project's design is essential to enable integration of the system into the overall site concept and layout, and agreement on adoption, maintenance and operation of the systems. For good practice we recommend the following:</p> <ul style="list-style-type: none"> • SUDS should be applied within the curtilage of the development site. If this is not possible, developments should contribute towards the cost of off-site SUDS • SUDS can be designed to provide multi-use benefits, such as public amenity and wildlife improvements 	None.	<p>Comment noted. A borough-wide flood risk assessment was carried out in the summer of 2007. As part of this assessment we received a number of recommendations on how we may want to influence development to reduce the impact of surface water flow improve surface water management in the borough.</p> <p>We will be taking into consideration the recommendations and information set out in the comment and use them to inform the development of policy for future Peckham. We will do so by adding the documents listed below to the list of relevant plans and programmes for the Future Peckham area and</p>

IDENTITY	COMMENT	PROPOSED CHANGE	OFFICER COMMENT
	<ul style="list-style-type: none"> • Use permeable paving rather than concrete. This type of paving allows rainwater to infiltrate into the ground, topping up groundwater supplies. By reducing the rate of surface water run-off it can help to reduce the risk of flooding <p>Further Information and guidance on SUDS design would be obtained from the following:</p> <ul style="list-style-type: none"> • Interim Code of Practice for Sustainable Drainage Systems, national SUDS Working Group, July 2004. Available on the Environment Agency's Website • CIRIA Guidance Documents available regarding SUDS design, the most recent being, The SUDS Manual, CIRIA C679, CIRIA 2007. <p>The Environment Agency requires discharge from the proposed development site to mimic that of the Greenfield run-off. The discharge should be limited to that of the 1-year event, typically between 3 and 7 l/s/ha. Discharges for higher return periods can be calculated using the appropriate methods. Attenuation should be provided to protect from the 1 in 100 year critical storm event.</p>		reviewing the recommended discharge standards.
<p>COMMENT 62 Charles Muriithi, Environment Agency</p>	<p>Climate Change Where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, the Council should consider whether there are opportunities in the preparation of PAAP to facilitate the relocation of development, including housing, to more sustainable locations. Flood risk should be considered alongside other spatial planning issues, and not just as an</p>	None.	Comment noted. National planning policy guidance on climate change was not published before this document was available for consultation. Equally, at the time the Future Peckham scoping report was published for consultation we had not made public our own council-wide

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	<p>obstacle to overcome once decisions have been made about development locations and policies should recognise the positive contribution that avoidance and management of flood risk can make to the development of sustainable communities.</p> <p>The council should require development proposals to take account of the expected changes in local climate conditions, throughout the proposed lifetime of the development, by adaptation or flexibility to allow future adaptation. Information on these measures must be submitted with an application. Specifically, the council should require major developments to:</p> <ul style="list-style-type: none"> • identify the type of and extent of the main changes expected in the local climate throughout the lifetime of the proposed development, • identify the potential impacts of these changes on the proposed development and its neighbours, • indicate the ways in which the proposed development design overcomes the hazards and exploits the opportunities associated with these impacts whilst meeting other sustainable development criteria, particularly the need to achieve overall reductions in greenhouse gas emissions 		<p>climate change strategy.</p> <p>Since the publication of the scoping report, both national guidance in the form of climate change supplement to PPS 1 and our own climate change strategy are in the public domain. These documents will therefore now be used to inform the development of Future Peckham to ensure that development takes into account expected changes in local climate conditions and where possible reduce contributions to global impacts.</p>
<p>COMMENT 63 Charles Muriithi, Environment Agency</p>	<p>Greening New Development</p> <p>We would encourage the council to incorporate green roofs to all new developments in Peckham.</p> <p>Benefits:</p>	<p>None.</p>	<p>Comment noted. We welcome the recommendations outlined in these comments and we ourselves recognise the importance of green roofs our own sustainability planning guidance.</p>

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	<p>Water: Once installed, an average of 75% of rain falling onto extensive green roofs can be retained in the short term. Green roofs can therefore be useful components of SUDS (Sustainable Urban Drainage Systems) schemes and rainwater harvesting schemes.</p> <p>Air: Vegetation filters particulates from the air and absorbs gaseous pollutants. Roof space is under-utilised and green roofs covering a large enough area could play a role in improving air quality.</p> <p>Climate change: The presence of vegetation on a roof instead of a flat, bright reflective roof reduces the 'urban heat island'. Research at Trent University has found that on a typical day with a temperature of 18.4oC a normal roof surface temperature was 32oC while that of a green roof was 15oC. In an increasingly warmer climate it is vital to reduce ambient air temperatures where possible.</p> <p>Biodiversity: Green roofs are good for wildlife, if designed with this in mind. They can help achieve Biodiversity Action Plan targets and can support protected species: roofs in the UK are known to support skylarks, Black Redstarts, plovers, terns, invertebrates, reptiles and even rare orchids.</p> <p>Landscape: Green roofs create attractive open spaces to look at or screen less pleasant areas such as equipment areas. They provide an additional area of green space and contribute towards the implementation of green infrastructure strategies.</p> <p>Social: Contact with green space and nature offers real social and health benefits. In a densely urban area, green roofs can play a role in access to nature, for example, by acting as outdoor classrooms.</p> <p>Energy and Sustainable construction: Protecting the roof</p>		<p>We will take the information suggested here and feed it into the development of an issues and option paper for the Future Peckham Area.</p>

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	<p>from sunlight and temperature fluctuations means a longer life for the roof and reduced energy costs such as heating and air conditioning. Research carried out recently has shown that green roofs can reduce energy usage in buildings by 25%.</p> <p>Waste: Recycled materials can be used on green roofs such as crushed brick and aggregates from the site itself, reducing the amount taken to landfill.</p>		
<p>COMMENT 64 Charles Muriithi, Environment Agency</p>	<p>Waste Water Treatment</p> <p>Although Appendix 6 objective SDO 8 mentions waste management, it does not include waste water treatment which is a significant sustainability issue. Adequate sewer capacity and treatment facilities must be provided alongside all new development. Housing development should only take place on a scale and in locations where water bodies can be protected from damage caused by the discharge of increased quantities of treated sewage effluent.</p> <p>Paragraphs B3 to B 8 of PPS12 places specific emphasis on the need to take account of infrastructure such as water supply and sewerage in preparing Local Development Documents. Paragraph B3 in particular states:</p> <p>'The provision of infrastructure is important in all major new developments. The capacity of existing infrastructure and the need for additional facilities should be taken into account in the preparation of all local development documents. Infrastructure here includes water supply and sewers, waste facilities...'</p>	None.	Comment noted. We welcome the comments made with regard to the treatment of waste water. We too believe it is a significant sustainability issues and will seek to demonstrate this by taking in consideration whether new development needs additional or improved sewerage or treatment infrastructure.

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	<p>The Water Framework Directive will introduce new environmental water quality standards. We are unsure, at the moment, how these will affect the water environment's ability to absorb growth. The combined drainage system of London has limited capacity. Moderate rainfall (as low as 2 mm per hour) frequently overloads the system resulting in 50-60 days per year when sewer overflows operate. Therefore there is need to ensure that:</p> <ul style="list-style-type: none"> • The rate of development is in line with the capacity of sewerage and sewage treatment systems. Where increased capacity is required, the sewerage and sewage treatment infrastructure must be provided before development proceeds. • Development must not occur in locations where sewage treatment facilities are inadequate to treat the sewage to the standards required to protect the quality of the receiving watercourse 		
<p>COMMENT 65 Charles Muriithi, Environment Agency</p>	<p>Energy Efficiency and Renewable Energy We support this objective. The AAP should ensure that a significant proportion of the energy supply of substantial new development is gained on-site and renewably, and/or from decentralised, renewable or low carbon energy supply and support the use of renewables, CHP and bio fuels. It should promote the use of recycled building materials and materials that have low embodied energy and also promote retrofitting existing buildings to make them more energy efficient</p> <p>The policy performance would be monitored by comparing -</p>	None.	Comment noted.

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	<p>total electricity and gas use, electricity generated from renewable energy sources and CHP located in the area, embodied energy in new buildings and percentage of new homes conforming to recognised codes for sustainable buildings. This information would be obtained from the following sources: -</p> <ul style="list-style-type: none"> • Audit Commission Area Profiles-household and individual energy use, by local authority • Department of trade and Industry (Currently Department for Business and Enterprise)- energy trends • Environment Change Institute-emissions from buildings, appliances <p>Renewable Energy Statistics Database- renewable energy</p>		
<p>COMMENT 66 Charles Muriithi, Environment Agency</p>	<p>Open Space and Biodiversity The Environment Agency considers new development in urban areas an opportunity to create enhancements and opportunities for biodiversity. The AAP provides an ideal opportunity for enhancement of low value conservation sites and create and enhance ecological networks and ecologically resilient and varied landscapes, to support a range of species</p> <p>Improving and linking green spaces to local residents and wider population and visitors is very crucial and we welcome proposals for the improvement and enhancement of the public realm. In particular we see development as an opportunity for the green spaces to become a major educational and community resource. Providing new and attractive green grid style development, improving entrance ways and knowledge of parks, enhancing and possible extension of the existing green</p>	None.	Comment noted. We too recognise the opportunity new development brings in terms of improving and enhancing biodiversity. We will explore options for how best we can take advantage of such opportunities in the issues and options paper.

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	<p>spaces, would be welcome development.</p> <p>The council should require development proposals to include landscaping and other ecological features that contribute towards protecting, managing and enhancing local biodiversity. Information on these measures must be submitted with an application. Applicants proposing major Developments should appoint a suitably qualified ecologist to prepare appraisal of the proposals and, if appropriate a biodiversity action plan for the site.</p>		
<p>COMMENT 67 Charles Muriithi, Environment Agency</p>	<p>Baseline Data Relevant Plans and programmes</p> <p>PPS25 PPS25 is not included on Table 1. Flood risk has been identified as one of the key sustainability issues in Peckham. A significant part of the Action Area falls in flood zone 2 and 3 as recognised by SD0 14. Given the weight afforded these issues in PPS25 and the areas of the Borough defended by the Tidal Defences in Flood Zone 3, flood risk issues need to be addressed more adequately to ensure allocations in the eight key areas earmarked for housing development are sequentially tested fully .</p> <p>Baseline data needs to be compiled for flood risk issues. This is needed to allow the assessment of change and policy performance against key indicators. Examples include: -the number of dwellings in Flood Zone 3, the number of new or replacement dwellings permitted in Flood Zone 3 and the number of highly vulnerable premises within flood Zone 3 (as</p>	<p>Add PPS 25, the Thames Corridor Catchment Abstraction Management Strategy (CAMS), and the Thames Region, Catchment Flood Plan Management to table 1 - the list of relevant plans and programmes in the scoping report.</p>	<p>Comment noted. PPS25 was included in the appendix to the scoping report in a much fuller list of relevant plans and programmes. Table 1 in the main body of the scoping report was a summary of the relevant documents and therefore did not list every key plan or programme that needed to be taken into account.</p> <p>We will also add the Thames Corridor Catchment Abstraction Management Strategy (CAMS) and the Thames Region, Catchment Flood Plan Management Plan to the list of relevant plans and programmes we need to take into account when preparing the plan for Future Peckham.</p>

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	<p>per PPS25 Annex D). It may be possible to compile some baseline data using the flood zones.</p> <p>Information on planning permissions granted contrary to the advice of the Environment Agency on flood risk could be accessed using our external website link provided below: http://www.environment-agency.gov.uk/aboutus/512398/908812/1351053/571633/?lang=_e</p> <p>Thames Corridor Catchment Abstraction Management Strategy (CAMS) - produced by the Environment Agency June 2004 - looks at water resources management and the implications for the River Thames. A copy is available at our website: http://www.environmentagency.gov.uk/subjects/waterres/564321/309477/309483/315125/?version=1&lang=_e.</p> <p>CAMS are strategies for management of water resources at a local level. They make available information on water resources and licensing practice publicly available and allow the balance between the needs of the water abstractors, other water users and the aquatic environment to be considered in consultation with the local community and interested parties.</p> <p>Thames Region Catchment Flood Management Plan This plan presents what the Environment Agency considers the most sustainable direction for the management of fluvial flood risk within the region for the next 50 to 100 years. It is based on extensive research into the catchment characteristics of the</p>		<p>The Thames River Basin Management Plan will be taken into consideration as soon as it is in the public domain.</p>

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	<p>region and the options available for managing the risk to people, properties and the Environment. It takes into account the likely impacts of climate change and the plans for future development</p> <p>Thames River Basin Management Plan - due to be completed 2009.</p> <p>The EU Water Framework Directive requires the Environment Agency to prepare and publish 10 River Basin Management Plans (RBMP) by 2009 to promote the concept of sustainable water management. Their aims are:</p> <ul style="list-style-type: none"> · To safeguard the sustainable use of water · To protect and restore the status of aquatic ecosystems · To improve aquatic environments by the reduction of hazardous substances · To reduce groundwater pollution; and · To help mitigate the effects of flood and droughts 		
<p>COMMENT 68 Charles Muriithi, Environment Agency</p>	<p>Other useful Sources of information</p> <p><i>Adapting to climate change: a checklist for development Guidance on designing developments in a changing climate</i></p> <p>This document contains a checklist and guidance for new developments to adapt to climate change. The main actions are summarised in a simple to use checklist, however, it is not intended to be a design manual, although it does contain signposts to more detailed guidance. The document is primarily aimed at developers, their partners, design teams, architects, surveyors and engineers, but it is also expected to be useful to</p>	None.	Comment noted. We welcome these signposts to information and will seek to use the checklist and the study to inform the development of Future Peckham.

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	<p>those within the wider development community, including investors, land purchasers, insurers and lawyers, as well as planners and experts from, for example, the Environment Agency. The guidance is designed to meet the needs of smaller builders, as well as major developers, all of whom have an important role to play in adapting to climate change.</p> <p>Adapting to climate change: a case study companion to the checklist for development (March 2007) Adapting to climate change: a case study companion to the checklist for development applies the Checklist's guidance to provide built environment case studies that incorporate climate change adaptation in their design and construction. The latest UK climate change scenarios indicate that, on average, summers will become hotter and drier; there will also be an intensification of the urban heat island effect in urban areas. Winters will be milder and wetter leading to increased flood risk. As well as seasonal changes, there will be more extreme climate events for example, very hot days and intense downpours of rain. The companion guide provides case studies of developments or buildings that use techniques relevant to key climate change adaptation issues.</p>		
<p>COMMENT 69 Charles Muriithi, Environment Agency</p>	<p>Planning Policies for Sustainable Building</p> <p>"Planning Policies for Sustainable Building"- a Guidance to Local Development Frameworks (Local Government</p>	<p>None.</p>	<p>Comment noted. We welcome the signpost to Planning policies for Sustainable Building and will seek to use the framework to inform the development of Future Peckham.</p>

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	<p>Association-Oct 2006). It recommends ways of integrating benchmarks for sustainable building into Local Development Frameworks. The report provides a set of suggestions and guidance, which reflect emerging and current good practice, and will help to deliver key policy objectives in areas such as energy, water and the use of materials.</p>		
<p>COMMENT 70 Charles Muriithi, Environment Agency</p>	<p>Light Pollution PPS1 and PPS23 appendix A, states that: “ The following matters...may (also) be material in the consideration of individual planning applications where pollution considerations arise...the need to limit and, where possible, reduce the adverse impact of light pollution, e.g. on local amenity, rural tranquillity and nature conservation”</p> <p>The council should require development proposals to demonstrate how it is intended to contribute towards reducing light pollution. Information on these measures may be submitted with an application. The council will require that major developments provide lighting schemes that are designed to reduce the occurrence of light pollution and will expect such schemes to employ energy efficient forms of lighting that also reduce light scatter. Further guidance on reducing light pollution has been prepared by the Institution of Lighting Engineers (ILE) Guidance notes for the reduction of obtrusive light, GN01, 2005</p>	<p>None.</p>	<p>Comment noted. We believe that there is a good case for requiring major developments to provide lighting schemes that are designed to reduce the occurrence of light pollution. We have produced sustainability supplementary planning guidance that takes into account light pollution.</p> <p>We recognise that Future Peckham presents an opportunity to develop policy regarding light pollution and fully intend to take into account the recommendations set out in these comments.</p>
<p>COMMENT 71 Charles Muriithi,</p>	<p>Code for Sustainable Homes: A step change in sustainable home building practice</p>	<p>Will it achieve a sustainable</p>	<p>Comment noted. This guidance was not published at when we started</p>

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Environment Agency	This guidance was published by CLG in December 2006. It is a standard for key elements of the design and construction, which offers the sustainability of a new home. It will become the single national standard for sustainable homes, used by home designers and builders as a guide to development, and by home-buyers to assist in their choice of home	code for home rating of at least 3?	consulting on the scoping report. We have since added criteria under our sustainability objectives for Future Peckham that refers directly to the code for sustainable homes.
COMMENT 72 Charles Muriithi, Environment Agency	<p>Improving the Flood performance of new buildings</p> <p>More information on sustainability and householder development would be obtained from ‘Improving the Flood performance of new buildings’ Flood resilient construction (Defra May 2007). This document aims to provide guidance to developers and designers on how to improve the resilience of new properties in low or residual flood risk areas by the use of suitable materials and construction details. These approaches are appropriate for areas where the probability of flooding is low (e.g. flood zone 1 as defined by PPS 25) or areas where flood risk management or mitigation measures have been put in place. Specifically this guidance document provides:</p> <ul style="list-style-type: none"> ● practical and easy-to-use guidance on the design and specification of new buildings (primarily housing) in low or residual flood risk areas in order to reduce the impacts of flooding ● recommendations for the construction of flood resistant and resilient buildings. 	None.	Comment noted. We welcome signposts to useful information and are committed to taking this information on flood performance into account when preparing the plan. A detailed policy will be developed that improves the resilience of properties and people to flood risk.

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<p>COMMENT 73 Charles Muriithi, Environment Agency</p>	<p>Conclusion We support the transformation of the Peckham area over the next 15 years, and are keen to ensure environmental enhancement and protection is a key theme. The Area Action Plan offers the opportunity to produce development with the highest environmental standards. We would like to work with you on the best ways to manage and improve the green infrastructure and on achieving significantly improved water and energy efficiency.</p>	<p>None.</p>	<p>Comment noted. The Environment Agency will be consulted on all our planning documents. We look forward to working with the Environment Agency to ensure our plans achieve a high level of environmental sustainability.</p>
<p>COMMENT 74 English Heritage</p>	<p>The Assessment Report seems to make no mention of the six listed buildings within the area or that some of them are – I presume because they are not individually identified – on our Buildings @ Risk Register. Otherwise, no comments.</p>	<p>None.</p>	<p>Comment noted. See evidence base that was published alongside the scoping report. This contains information on listed buildings in the Future Peckham area.</p>

Appendix L: Responses and officer comments on the vision paper (14 March 2008 - 25 April 2008)

Respondent	Comments	Officer response
Adam Khan	<p>The map in the 'Future Peckham' paper does not show site 63P/71P. There are many issues relating to that site, that the Issues and Options paper needs to cover, so it should be shown on the map.</p> <p>The Council's Issues and Options paper must cover all the issues and future options for the site, whether the tram depot is eventually located there or if it is not located there, and also for the time before a decision is made.</p>	<p>The options for this site are included in the Issues and Options Paper. This includes options with and without a tram depot. Options for the use of the site if the tram depot is not developed include a mix of uses including space for cultural uses, creative industries, small business, housing and shops. We will work with Transport for London to find out timeframes for the depot site. This will allow us to develop proposals for how the site can be used in the short term to ensure it does not become unused or derelict.</p>
Astbury Road Area Residents' Association	<p>Queen's Road Peckham is the 'Gateway to Southwark' from the south east. The buildings look shabby and incoherent; there is little greenery lining the main road and litter is a major problem. There has previously been talk of erecting sculptures or planting trees to mark the entrance to one of London's most historic boroughs (and one of its most maligned neighbourhoods) these should be revived.</p>	<p>In the Issues and Options paper we ask if people want a gateway into Peckham and also include as an option under the "Getting to and moving around Peckham" to plant trees along streets.</p> <p>We also recognise the issue of litter on the streets and have included in the options the need for tidying up Peckham.</p>
Astbury Road Area Residents' Association	<p>Improvements should be made to amenities in the Queens road area, including local neighbourhood convenience shops, cafés, restaurants, pubs and other social spaces.</p> <p>The area warrants a wider variety of local convenience stores, attracting such businesses to the area would be a welcome development and be beneficial to the local economy; whilst at the same time helping to reduce the amount of litter in the area and perhaps encouraging local school children to have a healthier diet</p>	<p>We have identified a number of sites on Queens Road in the Issues and Options paper that should be redeveloped. On these sites, we want shops or other uses such as cafes and restaurants along the street to provide local services to people living in the surrounding area and to encourage activity on Queens Road. The Issues and Options Paper also looks at how the Peckham and Nunhead Area Action Plan can improve people's health. We also recognise there is a lot of waste left on the pavement by local businesses. This is addressed in the Issues and Options Paper.</p>
Astbury Road Area Residents' Association	<p>The amount of housing development in the area is growing rapidly, yet the immediate area also lacks meeting and social destinations such as coffee bars, restaurants & pubs.</p>	<p>In planning the development of Peckham, we have included options in the Issues and Options paper for community facilities on sites in the area to meet the needs of a growing population. We have also included options for allowing a greater mix of uses in the town centre including cafes and restaurants.</p>
Astbury Road Area Residents'	<p>The route between Peckham town centre and Queens Road is particularly bleak and feels unsafe, particularly at night. The route</p>	<p>The issues and options paper presents options for a number of sites along Queens Road including Wooddene. Options are</p>

Respondent	Comments	Officer response
Association	contains a number of housing estates with no street-side access, a number of empty development lots and an absence of amenities, making pedestrians feel isolated and unsafe when walking. Further developments in this strip (e.g. the site of the Wooddene) need to involve consideration of the 'streetscape' of this area making it an inviting and safer walk for pedestrians.	also included for improving the streetscape and addressing safety and security, for example, encouraging shops and other active uses at ground floor fronting onto the street. These options together with other strategies and projects can make Peckham safer.
Astbury Road Area Residents' Association	The strip of Queen's Road from the town centre to the boundary of Lewisham is distinctly lacking in public landscaping and consequently feels bleak and uninviting. Substantial trees and planting lining the street would significantly improve the character of the area and soften the concrete mass.	With new development in the area, we can obtain contributions from developers towards landscaping and the planting of trees to make Queens Road greener
Astbury Road Area Residents' Association	Concern with the loss of family homes or small work spaces/industrial units, to make way for small, sometimes poor quality & cramped flats. There is appears to be no monitoring of the overall distribution of types of housing (particularly family housing).	Options are presented for the type of housing you want in the area as part of the Peckham and Nunhead Area Action Plan, including having more family housing in new development. We are proposing to do further work in setting targets for the mix of housing we want in Peckham and how this achieved. It is also recognised there is not enough space for small businesses and light industrial uses. To meet this need we ask what uses you want on different sites in Peckham including small business units so Peckham continues to provide jobs.
Astbury Road Area Residents' Association	The area has been overdeveloped and local services are unable to support the increasing population. There appears to be no way of assessing the cumulative impact of these smaller planning applications.	In planning the future development of the area, we include options for where services including a new health centre is located and sites that community uses could be accommodated on. We are also working with service providers such as schools, the PCT and community groups to make sure there is space to deal with increased pressure from new development. We will require contributions from developers towards improvements to services before they reach capacity. The impacts of individual development and the combined effects of options on services are assessed as part of the sustainability appraisal which will inform what our preferred options are for Peckham.

Respondent	Comments	Officer response
Astbury Road Area Residents' Association	The impact of population growth due to the extensive new housing developments in the Queen's Road area needs to be considered. The growth in rail users at Queen's Road Peckham needs attention and needs to be taken into account in future transport strategies.	In planning the development of Peckham improvements are required to services including transport. The Issues and Options paper describes improvements proposed to Queens Road station and other improvements to public transport, footpaths and roads that are subject to funding. We propose to take contributions from developers towards transport improvements in the Peckham area.
Astbury Road Area Residents' Association	There is a need for a greater variety of retail space in the area to both better serve the local community and bring new money and commerce to the area. A resurgent Peckham would attract money and shoppers	Options are included in the Issues and Options paper for a greater range of uses including services such as banks, cafes and restaurants in the town centre and the areas we protect shops. Also through identifying options for the use of sites in the area and working with landowners/ developers, we can attract money and people to Peckham.
Astbury Road Area Residents' Association	The proposed sitting of the tram depot is wrong headed and short-sighted. The centre of Peckham needs to be developed as a more cultural and artistic centre.	Transport for London has not yet made a final decision on the location of the tram depot. The options for this site are included in the Issues and Options Paper with and without a tram depot. Options if the tram depot is not developed include space for cultural uses, creative industries, small business, housing and shops. We will work with Transport for London to ensure the most efficient use of the site is made if it is needed for a depot.
Astbury Road Area Residents' Association	The suggested improvements to Peckham Rye station and the creation of a piazza would also help, as would the classification of central Peckham as a conservation area.	An option is included for a public square in front of Peckham Rye station with a mix of uses surrounding the square to attract people and activity to the area. We also include options for a conservation area to preserve historic buildings in Peckham.
Bellenden Residents Group	Does the 'area' in the Council's question mean the area included within the boundary shown on this map? The exact purpose of the map is not clear given that many of the issues to be covered extend far beyond that area. The boundary in the map appears to be roughly the commercial area plus the area the paper says where 'most change is likely to happen'. But is this just a 'land use' focus on 'development sites'? Is this at odds with the wider purpose of the PAAP to look at all interlinked issues, which make sense only in the context of the wider	We have considered the issues across the wider Peckham area. The area referred to in the vision paper is where most change and new development is planned, and that has a mix of uses and buildings of different sizes compared to the surrounding area. The core area includes a number of development sites. Development in this area will benefit the surrounding area. Although many of the options relate to the physical environment, they have effects on social issues such

Respondent	Comments	Officer response
	Peckham area, and related social, economic and environmental factors?	as health and crime, which is explained in the Issues and Options paper and Sustainability Appraisal.
Bellenden Residents Group	The relationship between the issues in the area within the PAAP boundary on this map, and the issues in the adjacent areas, is very unclear.	Issues identified in the core area, for example the range of shops impacts on the wider area as residents may travel to other centres for shopping. By including the wider area of the two Community Councils (Peckham and Nunhead and Peckham Rye), issues that affect the surrounding area can be addressed with changes and new development in the core area.
Bellenden Residents Group	It is not possible to read the map in 'Future Peckham' as it is impossible to read the streets on and around the boundary.	A map of the boundary showing streets will be included in the Issues and Options Paper.
Bellenden Residents Group	Why does the boundary exclude Choumert Road between Choumert Market and Bellenden Road? It would seem to make more sense to cover Choumert Road as the main walk route between Rye Lane and Bellenden Road	The boundary of the AAP does not include the full length of Choumert Road as there is little or no change expected to the physical environment of this area. Improving linkages between Peckham and Bellenden Road are addressed in the Issues and Options paper.
Bellenden Residents Group	Why does it include the land between Choumert Rd and McDermott Road? Cannot see the rationale for this.	The boundary includes this area as there is potential for new development on sites including Bellenden primary school. The area also extends to Bellenden Road to include community uses (faith chapel, nursery) that could accommodate groups currently in the town centre.
Bellenden Residents Group	Why is the shopping parade between Choumert Rd and Chadwick Road excluded? The boundary should include the whole of the Bellenden shopping parade, as it should be dealt with as a totality in planning terms.	The action area is where changes including new development is expected. This section of Bellenden Road shops is within Holly Grove Conservation area. It is not proposed the boundary of the conservation area is changed.
Bellenden Residents Group	Is the boundary in this area excluding the land in the Conservation Area? If so that does not make sense on the ground	There is change expected in the action area while it is the objective to preserve/enhance the character of the conservation area. The conservation area has been excluded for this reason.
Bellenden Residents Group	Why does the boundary exclude the end of the shopping parade on the west side of Peckham Rye, between Rye Passage and Dewar Street? This should be included as an integral part of that shopping parade	The shops south to the junction of Dewar Street and Peckham Rye (road) are included in the action area. The boundary is drawn where there are natural barriers such as a road and the town centre should not be extended as there is enough space to accommodate all uses in the existing town centre boundary. Peckham Rye south of the northern point of Peckham Rye

Respondent	Comments	Officer response
		common does not feel a part of the town centre and the shops provide for top-up shopping different to the role of the town centre.
Bellenden Residents Group	This site, which is safeguarded in the UDP for the tram depot does not appear on the 'Future Peckham' map although the other UDP development sites do. It should be identified on the map as a major strategic site, which has major issues and options to be considered.	Proposal site 71P is included in the Issues and Options paper with options for different uses on the site
Bellenden Residents Group	<p>The AAP should cover the cumulative impact of small and medium developments as well as large planning permissions. Impacts can result in increased demands on services and on the nature and character of the neighbourhood.</p> <p>This should be set in the context of what might be referred to as a 'neighbourhood development profile'. Neighbourhood profiles are where residents together with ward councillors and support from the Council draw up a preferred neighbourhood profile from resident's perspectives which are given to developers.</p>	<p>The Area Action Plan will provide a vision and objectives for all of Peckham, and not just development sites within the core area. We will be asking residents to identify if they want the character of Peckham to change/be preserved. The Issues and Options paper presents options for protecting the character of areas in Peckham. This includes creating a conservation area over parts of the town centre. We will investigate the potential for creating neighbourhood development profiles for areas outside the town centre. These would not have any legal weight, but could form part of the background documents for the area action plan.</p> <p>The impacts of individual development and the combined effects of options on the area are assessed as part of the sustainability appraisal which will inform what our preferred options are for Peckham. We are also working with service providers to make sure there is space to deal with increased pressure from new development. We will require contributions from developers towards improvements to services before they reach capacity.</p>
Bellenden Residents Group	<p>Commercial encroachment on, and nuisance to, residential spaces and buildings</p> <p>- This is a serious issue for the areas adjacent to the commercial areas. These needs to be included and the options for dealing with it. The lack of adequate development control of changes to commercial premises and uses is a serious issue impeding efforts to improve the town centre. How it can be remedied should be addressed.</p>	<p>New space for industrial uses provided in areas close to housing or in mixed use development is subject to policies in the Southwark Plan that protect amenity of residents in the surrounding area.</p> <p>In areas where businesses are currently located or space is available that when occupied could impact on resident's amenity, we can try to relocate businesses to more appropriate</p>

Respondent	Comments	Officer response
		<p>locations.</p> <p>Another issue has been the removal of shop fronts so shops can extend onto Rye Lane and other streets that results in noise and smells spreading. The Council will control this more closely in the future to minimise impacts on nearby housing.</p>
Bellenden Residents Group	<p>Design and heritage - Town Centre Conservation Area The issues and options relating to the proposed Conservation Area should be included.</p>	This has been done.
Bellenden Residents Group	<p>Open Space – town centre Will the proposal to open up the space in front of Peckham Rye station be included here as an Issue and Option? This proposal needs to be linked with the proposals from Peckham Vision to explore the issues and options around opening up the spaces also on the other side of Rye Lane in relation to the multi-storey car park site, between the railway lines, and the industrial site behind 133 Rye Lane.</p>	An option is included for a public square in front of Peckham Rye station. Options are presented for the cinema/ multi-storey car park site, land between the railway lines and land off Copeland Road/ Bournemouth Road that includes linkages between the sites.
Bellenden Residents Group	<p>Housing – family housing The size of housing is an issue that must be included. There is a shortage of family housing in Peckham, and new developments are overwhelmingly providing dwellings with a small number of rooms of small sizes. Conversions are further reducing the supply of family housing</p>	This is an issue that affects all of Southwark. Options on the type and size of housing in Peckham are included in the Issues and Options paper.
Bellenden Residents Group	<p>Community facilities – meeting rooms & public toilets There is a real shortage of adequate meeting facilities in Peckham for workshops, meetings, training, and conferences both for voluntary, and commercial use. This should be included in the Issues and Options. So also should the provision of public toilet facilities</p>	<p>Community facilities are considered in the Issues and Options paper. Options are included for new and existing community facilities on specific sites in Peckham.</p> <p>We also want to make sure toilets are in the right locations and there are enough toilets. The Issues and Options paper asks for your views on this issue.</p>
Bellenden Residents Group	<p>Employment and retail – shopping demand Where current shopping demand comes from, and the extent to which local shoppers are or are not provided for adequately by Peckham town centre, are crucial issues that need to be addressed - with up to date information of</p> <ul style="list-style-type: none"> • who shops in Peckham, where they travel from, and 	<p>We are currently preparing a study of where people travel from to shop in Peckham, where people living in the Peckham area shop and if more space is needed for shops in Peckham.</p> <p>An issue we have identified is the lack of variety of shops and services on Rye Lane. Options are included on protecting the existing shops or allowing a greater range of shops and</p>

Respondent	Comments	Officer response
	<ul style="list-style-type: none"> • where people who live in the town centre catchment area go to shop and if they don't shop in Peckham why not. The transport and ecological impact of encouraging long distance travel to shop in Peckham is an issue that needs to be addressed. 	services.
Bellenden Residents Group	The inaccessibility of Peckham Rye station and Queens Rd station to people with disabilities, with children and with luggage, is an issue that needs to be included	The issue of access to Queens Road and Peckham Rye stations is included in Issues and Options paper. Improvements required to Queens Road station have been identified which are subject to funding. We want improvements to be made to Peckham Rye station that should be part of redevelopment of land either side of the station.
Bellenden Residents Group	<p>Development sites – site 63P/71P</p> <p>This site should be included on the PAAP area map along with the other developments and opportunity sites, with the options explored for minimising the blight caused by the tram depot designation, and options for alternatives if the tram depot is not located there. These should include the potential for quality development, especially in relation to the other development sites around the railway station and railway lines</p>	We have prepared options for this site, both with and without the depot. We want the site to be redeveloped and not remain unused or derelict. When we know the timeframes for the depot we can identify how the site is used and what we want for the site until the tram depot and other uses are developed on the site.
Bellenden Residents Group	<ul style="list-style-type: none"> • Education does not appear on the list of issues • Resources – public, private and voluntary sector - for implementing the PAAP are issues and options that need to be included. 	<p>Education is addressed in the Issues and Options document.</p> <p>We are working together with the PCT, police, developers, landowners and community groups to make sure our work is linked and that there is agreement about what needs to happen in Peckham.</p> <p>In the preferred options, we will describe what the public, private and voluntary sectors are doing to achieve the vision and objectives of the AAP.</p>
Brandenburg University of Technology	Peckham's historic centre offers a variety of existing structures which could be initial starting points for a future revitalisation of the area. The existing social, programmatic and physical "monostructure" should and can be diversified by using several key sites and spaces.	The Issues and Options paper includes options for the preservation of Peckham's historic buildings and redevelopment of sites to regenerate the area while addressing social issues such as crime and poor health and physical issues such as the poor state of sites/ buildings.
Brandenburg University of Technology	Rye Lane clearly represents the centre of Peckham. A revitalisation of the main street and connected spaces, including the area around Peckham Library, is crucial for a positive gentrification process. It would	Linking public spaces with Rye Lane including Peckham Square is important to improving the area. Options are included for improving links between sites and between Rye lane and

Respondent	Comments	Officer response
	strengthen the identity of and the identification with the quarter, improve diversity and mixture, certainly most important goals for a prosperous, comfortable and peaceful urban everyday life.	the square.
Brandenburg University of Technology	Initial structural interventions could be: A central public space in front of Peckham Rye Station, “opening up” Rye Lane and stressing its central function. In addition to that spaces in between the railway lines should be appropriated for the use as market places, the railway arches could accommodate a variety of small shops and workshops. The area around the station should become a gate to the quarter reflecting its possibilities and potentials.	Options for land either side of Peckham Rye station includes a public square opening up onto Rye Lane. The Issues and Options paper also includes options for the reuse of the railway arches including access between sites, space for small business, light industrial uses and places of worship.
Brandenburg University of Technology	Connected to Rye Lane via smaller streets and historic arcades several sites would offer the possibility to implement new businesses, new housing typologies, public buildings and -spaces. Sites currently used as parking lots like the Morrisons car park or the space on the lot of former Odeon’s Cinema, also free spaces adjacent to Peckham Library and the public swimming bath can be used for new public and private developments. Finally the lot occupied by the Bussey Building (site 63p/71p) is to be considered as a key site. All these spaces can be connected by a net of public paths using existing streets and passages, thus activating Rye Lane’s “Second Row” and using it for the diversification of programmes and uses of Peckham’s Centre. These measures would radically change the present situation of Rye Lane as a linear monostructure, adding and connecting new functions and typologies of different scales, thus upgrading the quarter as a whole.	The sites identified are included as development sites in the Issues and Options paper with options for the future use of these sites. Options include providing access between sites to the north and south of the railway lines including the cinema site. Options for the development of land to the west of Peckham Rye station and the development of Choumert Grove car park would support the growth of the town centre to the west, while improving Rye Lane and its attraction.
Brandenburg University of Technology	Smaller scale interventions could strengthen the whole fabric (short term). Possible measures reach from simply cleaning, opening up already existing public spaces - introducing “care takers” linked to active groups in the community - up to public investments feasible in short term, for example the activation of the railway arches and the spaces adjacent to them.	The area action plan will link with projects and the work of different groups to achieve the vision for Peckham.
Brandenburg	The introduction of a tram network as a positive infrastructural measure	Noted. The council supports the cross river tram.

Respondent	Comments	Officer response
University of Technology	to revitalise, reactivate and promote the area. This would certainly allow a better connectivity to the city as a whole, enhance diversity and productivity.	
Brandenburg University of Technology	We fully agree with Peckham Vision's appeal not to use site 63p/71p for the implementation of a future tram depot. We strongly do recommend to consider alternative sites for the construction of the tram depot	Transport for London has not yet made a final decision on the location of the tram depot. Options for this site are included in the Issues and Options Paper with and without a tram depot. Options if the tram depot is not developed include space for cultural uses, creative industries, small business, housing and shops. We will work with Transport for London to ensure the most efficient use of the site is made if it is needed for a depot.
Christina Dominguez-Medina	The area being looked at in the AAP should include North Peckham, particularly the area around Burgess Park. The regeneration programme has been left unfinished with a need for improved public transport and services (shopping and leisure).	While the core area of the area action plan is the focus for change, we also want to address issues affecting the wider area including Peckham north to Burgess Park. As highlighted in the Issues and Options paper, public transport will be improved with the cross-river tram. We also want people living in north Peckham to have access to local shops and have included an option for small-scale shops to be developed on Cator Street.
Christina Dominguez-Medina	Southampton Way is in need of modernisation to attract businesses to vacant and derelict shops. Residents in the area therefore need to travel elsewhere to meet, drink or shop and are forced to travel to the Old Kent Road.	We want to encourage the reuse of shops and other buildings with proposals to redevelop sites along Southampton Way. Most change is planned for a core area in Peckham which will provide new and improved services, which would mean people have less distance to travel.
Christina Dominguez-Medina	Transport is an important issue as there are not enough bus routes or buses on a route, especially with a larger number of homes and people. The Peckham area is 'plunging' extremely quickly and we need to date for the tram to be borough forward from 2016.	The level of access by public transport in Peckham will be improved with the East London railway and the cross-river tram. The dates that the East London line will be finished by is subject to further work and funding. The council supports the cross river tram and is lobbying Transport for London to make a decision on the project. We will also obtain contributions from new development towards improving public transport.
Christina Dominguez-Medina	Burgess Park is in need of modernisation and increased security for residents who are afraid to use facilities at certain times of the day.	Burgess Park will be improved as part of changes we are proposing in the Aylesbury Area Action Plan. We are consulting on the draft Aylesbury Area Action Plan in January 2009.
Christina Dominguez-	The lack of security and facilities in the area make it a reasonably	The Issues and Options paper includes options for improving

Respondent	Comments	Officer response
Medina	abandoned, sleeping only area that is luring criminals, drug dealers and burglars	safety and people's feeling of safety in Peckham. Options on improving public space and development in the area can make Peckham feel safer. Through linking with the plans and projects of other organisations incl. the police, we can also make Peckham a safer place.
Christina Dominguez-Medina	I support the creation of a piazza around Peckham Rye station which would make it a more open and safe area.	An option is included for a public square in front of Peckham Rye station with a mix of uses surrounding the square to attract people and activity to the area.
Christina Dominguez-Medina	We do not go to Peckham Town Centre because of the 'commercial installations'. I understand the need to protect small businesses but the state of shops and disposal of waste is terrible. The area can be improved without the need to remove local businesses.	We have identified a number of issues and options for improving shopping in Peckham including allowing a greater range of shops. Options are also included on the size of shops people want including retaining existing small independent shops.
Clare Colvin	The map in the 'Future Peckham' paper does not show site 63P/71P. There are many issues relating to that site, that the Issues and Options paper needs to cover, so it should be shown on the map. The Council's Issues and Options paper must cover all the issues and future options for the site, whether the tram depot is eventually located there or if it is not located there, and also for the time before a decision is made	We have included this site in the issues and options paper and present a number of different options for the site, with and without the depot.
Colin McMaster	Finding suitable and affordable studio space is a prime concern.	This issue is addressed in the issues and options paper.
Colin McMaster	The current site at 133 Rye Lane/ 133 Copeland Road, which includes the historic Bussey building houses an expansive range of studio practitioners and continues to draw a range of artists. It has also become an exhibition and concert venue. It has great potential for developing public workshops for local people of all ages. Enabling this work and these enterprises to continue and flourish will contribute to the creative atmosphere in Peckham. We therefore think that Peckham and Nunhead Area Action Plan and the PAAP should include discussions of the potential for this site if the tram depot does not get located in Peckham Town centre. We ask that possible alternative uses for site 71P are included.	Alternative uses for the site are considered in the issues and options paper. Options include space for cultural uses such as exhibition space, workshops and creative industries.
Dave Cannon	There is no adequate north south route through the Peckham area. Traffic danger, noise and air pollution are worsened by the Consort-Heaton-Copeland one-way system which encourages a race-track	A new north south route for cars would require a new road to be constructed linking Copeland Road and Clayton Road under the railway lines and through housing. This would be subject to

Respondent	Comments	Officer response
	mentality. This one-way system also maroons Southwark's St Mary Magdalene school with children exposed to traffic, noise and pollution. The present one way system should be abolished and the traffic restricted to a Copeland-Clayton Link road. This would provide an adequate alternative for north-south traffic, allow cul-de-sacs to be created east and west of Rye Lane. It would also enable Rye lane to become bus only.	an assessment of feasibility, planning and funding. In the Issues and Options paper, proposals to improve walking, cycling and public transport in Peckham and reduce reliance on the car are included, and also options to improve safety and the public realm.
Dave Cannon	Improving Rye Lane north of Hanover Park would improve air quality and pedestrian safety and enable trees to be planted and benches installed. This would in turn create attractive public spaces.	The issues and options paper includes options for improving footpaths and the road along the northern section of Rye Lane including pedestrianisation. In addition, options are included for creating or improving public spaces on several sites including Peckham Square, land either side of Peckham Rye station and in front of the cinema.
Dave Cannon	Peckham has the potential to be a vibrant centre where people come first ahead of the car.	This is reflected in the hierarchy we will apply to new development giving priority to walking, cycling and public transport. Improvements to Peckham through the area action plan will make it a place more attractive to visit and less dominated by the car.
Derek Kinrade	The map lacks clarity only providing a generalised picture of the proposed action area.	A more detailed map showing streets is included in the issues and options paper.
Derek Kinrade	The wishes of local people are more important than the Mayor	We want the Peckham and Nunhead Area Action Plan to address issues affecting the area and with evidence to support this, we can take a different approach to the Mayor of London.
Derek Kinrade	Peckham should not be over-developed and I like Peckham as it is with its diversity, character and charm	The Issues and Options paper includes options for protecting the existing character of the area and making sure new development is of a similar height and scale.
Derek Kinrade	Small shops should be supported rather than Peckham becoming a centre of chain stores and multi-storey shopping precincts	Options are included on the size of shops you want including the protection of small independent shops.
Derek Kinrade	Historic buildings need to be enhanced with an emphasis on preservation of public and private buildings. Conservation areas should be extended particularly in the town centre	The Issues and Options paper includes options for where a conservation area should be located to preserve historic buildings and for identifying building of special interest
Derek Kinrade	The frontage of Peckham Rye station should be opened up	The Issues and Options paper presents options for the

Respondent	Comments	Officer response
		development of land either side of Peckham Rye station including a new public square in front of the station.
Greater London Authority	The extension of the area covered by the Peckham and Nunhead Area Action Plan is supported	Noted
Hannah Barry Gallery, Sven-Alexander Mündner	It has come to our attention that the site 63P/71P is not included in the 'Future Peckham' map. We would appreciate a full consideration of the development options for the site as without doubt it has an enormous development potential for Peckham and its residents. We have a long-term interest in maintaining and developing this site as an important platform for creative industries in London and more widely. We urge you to see it fully covered in the PAAP.	Proposal site 71P is included in the Issues and Options paper with options for different uses on the site including small business space for creative industries and cultural uses.
Hannah Barry, Hannah Barry Gallery	The site 63P/71P is not included in the 'Future Peckham' map. We would appreciate a full consideration of the development options for the site as without doubt it has an enormous development potential for Peckham and its residents.	Proposal site 71P is included in the Issues and Options paper with options for different uses on the site.
Hannah Barry, Hannah Barry Gallery	We have decided to found an independent public art library that we hope will be located on the 63P/71P site. We aim to establish the Library for Modern and Contemporary Art in Peckham as a serious and long-term resource for residents, students, artists and art specialists and make the project a cornerstone – albeit a privately driven initiative - in the development and progress of Peckham as a significant cultural and creative destination.	We would welcome the location of a library for Modern and Contemporary art in the area reflecting the importance of Peckham for creative industries and art. Options for the 71P site and other sites include space for cultural uses, which could include a library for modern and contemporary art.
Jennifer Quinton Chelley	Older people need central heating on to suit them - not part-district heating off a lot of time, plus need to be safe.	Options are included for better designed buildings that are more environmentally friendly, and reduce the energy required. The Issues and Options paper also describes how Peckham can be made safer with changes to the physical environment.
Jennifer Quinton Chelley	Traffic Congestion controls no longer work due to increased amount of traffic using Bellenden Road, Clayton Road and Consort Road to from the 24/7 too busy A2 main road through tiny Peckham Village Centre.	The Issues and Options paper describes how the area action plan together with other projects can reduce congestion and reduce reliance on the car.
Jennifer Quinton Chelley	Safer Cycle lanes and facilities. Worn out road markings should not be allowed to be worn away and should be continuous not on and off along A2 to and from Peckham Village. Cycle markings always kept 100% at Vauxhall etc, including cycle lanes on broad pavement areas.	Options on improving cycling in Peckham are included in the Issues and Options paper, making it easier and safer to cycle in the area.
Jennifer Quinton	Children and young people need somewhere safe, indoors, supervised	Options for development sites in the Area Action Plan include

Respondent	Comments	Officer response
Chelley	every night and w/e - not once a week or month! Not sports clubs but simply a place to sit and talk to their friends, buy a cold drink or a hot chocolate, whatever. SOCIALISE, and be shown how to socialise and behave with other people	new community facilities for young people such as a multi-use games area proposed beside Peckham Pulse.
London Development Agency (C- Greater London Authority)	The LDA would encourage the Council to set out the London plan policies for Peckham as a starting point including its status as a major centre and area for regeneration	In preparing the area action plan for Peckham we recognise the importance of regenerating the area and supporting Peckham's role as a major town centre.
London Development Agency (C- Greater London Authority)	The retail study (2003) should form the basis for assessing the capacity of Peckham and ensure that it provides opportunities that would strengthen its status as a major centre.	We are currently preparing a retail study as an update to the 2003 study that will inform how much floorspace we want in Peckham and on different sites in the area
London Development Agency (C- Greater London Authority)	Local residents should benefit from the creation of jobs resulting from the construction and operational phases of development. Initiatives to create training and employment opportunities and to utilise the goods and services of Small and Medium Enterprises (SME's) and local businesses could be included as part of s106 contributions, which could be delivered by financially contributing to established initiatives such as the Southwark Works programme.	Planning obligations from new development in the area will contribute towards the Southwark works programme and other projects in Peckham to help people gain skills and employment
London Development Agency (C- Greater London Authority)	The LDA would encourage the Council to consider the need for social infrastructure and employment initiatives as part of the Planning obligations paper.	In planning the future development of the area, we include options for where services including a new health centre are located and sites that community uses could be accommodated on. We are also working with service providers such as schools, the PCT and community groups to make sure there is space to deal with increased pressure from new development. We will require contributions from developers towards improvements to services before they reach capacity. The impacts of individual development and the combined effects of options on services are assessed as part of the sustainability appraisal which will inform what our preferred options are for Peckham.
London Development Agency (C- Greater London Authority)	The LDA would encourage the Council to consider opportunities for on-site provision of affordable employment space including retail, which could support local businesses and SMEs	It is recognised there is not enough space for small businesses and light industrial uses. To meet this need we ask what uses you want on different sites in Peckham including small business units so Peckham continues to provide jobs. We will explore the

Respondent	Comments	Officer response
		potential for requiring affordable business space in new developments.
Natural England	Natural England welcome and support consideration given to sustainable travel and improved open spaces	Noted
Natural England	The issues identified cover those that Natural England wish to see considered	Noted
Network rail	Proposals are being developed to improve passenger facilities at Peckham Rye and Queens Road station. Proposals at Peckham Rye station involve improving canopies, clearing platform buildings, improving flows between the booking halls and the platforms and the introduction of gating. There is potential to improve access to the station and open up the forecourt subject to funding from planning obligations. Proposals for Queens Road station include the creation of a ticket office at ground level and the introduction of lifts. This is not funded and subject to funding from planning obligations.	Improvements to both stations are supported.
Paul McQuail	The area shown on the map is too narrow to make sense in relation to a number of the Issues identified for attention – for example health, community facilities, and transport. Each of these needs to be considered over a much wider area than that identified by reference to expectation of physical change. Saying that surrounding areas will be considered when necessary wholly ignores the key question of where the people for whom Peckham is important live. The section on Difference in your papers makes this clear when it refers to the demographics, which clearly relate to a substantial hinterland. That wider area ought to be specified in the Plan throughout the consultation process and included on the face of the Plan itself.	We have considered the issues across the wider Peckham area. The area referred to in the vision paper is where most change and new development is planned, and that has a mix of uses and buildings of different sizes compared to the surrounding area. The core area includes a number of development sites. Development in this area will benefit the surrounding area. The wider area will be identified in a map in the issues and options paper. This includes the community council areas of Peckham and Nunhead and Peckham Rye. Through the sustainability appraisal we will test how the development in the core area will help address the wider issues in the area.
Paul McQuail	The list of Issues to be further looked at is in no particular order: even at this stage they should represent the outline of a narrative. Omissions include Resources (people and money, and their source) without which the Plan is largely irrelevant; and Conservation Areas: these may be ruled out for major development. But they – surely – have a contribution	The Issues and Options paper includes the issues identified in the Vision paper together with other issues including preserving historic buildings (with options for a conservation area). We are required to demonstrate the area action plan can be delivered with details of who is responsible for projects, when

Respondent	Comments	Officer response
	to make to the Vision.	they will be delivered and how.
Paul McQuail	I agree generally with the comments made by Eileen Conn about the major importance of Site63P/71P.	Proposal site 71P is included in the Issues and Options paper with options for different uses on the site.
Paul McQuail	Wording: the Vision is to be “new, shared, ambitious and challenging”. It must also be “realistic”.	We have included a vision in the Issues and Options paper that we want your views on. We want to work with partners including the PCT, police, business, community groups, residents and the wider public to deliver the vision and must demonstrate how this will happen, therefore being realistic.
Peckham Business Park Ltd	Safeguarding' of the 71P site has effectively blighted the site for development	We will work with Transport for London to find out timeframes for the depot site. This will allow us to develop proposals for how the site can be used in the short term to ensure it does not become unused or derelict.
Peckham Business Park Ltd	The PAAP must consider alternative visions for the area (Site 63P/71P) should the Tram Depot not be positioned in this totally inappropriate location	Options for site 71P with and without a tram depot have been prepared, including the potential for further development on the site.
Peckham Business Park Ltd	It is imperative that Site 63P (71P) be shown in the PAAP as an area for regeneration to allow for positive alternatives to the Tram Depot to be actively considered. That such a large area has not been included does in itself give rise for concern as to the quality of the presentation and formulation of the PAAP visions.	Proposal site 71P is included in the Issues and Options paper with options for different uses on the site.
Peckham Vision	The PAAP Issues and Options paper needs to include the issues and options for site 71P including the identification of the site's boundary	Proposal site 71P is included in the Issues and Options paper with options for different uses on the site.
Peckham Vision	If the tram depot is located on the 71P site, its layout and its perimeter need to be designed and agreed. Some of the issues and options arising from this need to be covered in the PAAP.	We are still waiting for a decision from Transport for London on the tram route and location of tram depots. Until then we will not know the layout and perimeter of the tram depot, making it difficult to present options for other uses on the site at this stage. However the desire for mixed uses on the site will be explored and we will work with Transport for London to make the most efficient use of the site.
Peckham Vision	The PAAP discussions need to deal with what will happen to the 71P site up to a decision about the depot, to minimise the blight during the continuing uncertainty about the locations for the Cross River Tram depots.	We will work with Transport for London to find out timeframes for the depot site. This will allow us to develop proposals for how the site can be used in the short term to ensure it does not become unused or derelict.
Peckham Vision	The PAAP discussions must cover what the issues and options might	This has been done.

Respondent	Comments	Officer response
	be if the depot were to be located somewhere else	
Peckham Vision	The town centre is conceived only as a long narrow linear shopping street, with relatively isolated opportunity/development sites. But there is the potential for viewing this area around Rye Lane Central in a very different way - as an integrated matrix with old and new buildings interlinked with open pedestrian spaces. In achieving this vision, an open space should be considered in front of Peckham Rye station	The Issues Paper considers options for the use of land around Peckham Rye station to open up the town centre and improve east/west connections. This includes options for a public square in front of the station.
Peckham Vision	Three sites on the east side of Rye Lane have the potential to transform the central part of Rye Lane - the multi-storey car park area, - site 71P 'safeguarded' for the tram depot, - the area between the railway lines, The links that these three sites already have with Rye Lane, and with each other, could also be opened up in imaginative developments to create a new cultural and business quarter in this central part of Rye Lane. The sites could be interconnected through the pedestrian open spaces leading to rehabilitated historic buildings integrated with new modern buildings	Options are presented for these sites addressing land uses and linkages. The future use of site 71P will depend on decisions relating to the cross river tram.
Peckham Vision	The 71P site is characterised by a mixture of commercial and industrial buildings, with scope for additional new developments, including office, housing and retail. It is a natural place for Peckham to expand into and develop for mixed uses, building on the commercial and cultural presence on the site.	Options for site 71P with and without a tram depot have been prepared, including the potential for further development on the site.
Peckham Vision	A town centre should be created with a busy shopping area intermixed with a cultural, residential and business facilities quarter with open pedestrian spaces.	The Issues and Options paper includes options for cultural uses, space for business and housing in the town centre.
Peter Heath	Choumert Road is the only south and west-bound exit from Rye Lane. Traffic leaving Rye Lane at the Choumert Road junction is then forced into Alpha Street by the one-way system. Because of the presence of the Netto supermarket car park entrance half-way along Alpha Street through-traffic is often faced with a lengthy queue waiting to gain access to the restricted number of places in the Netto facility. This results in a queue of very frustrated, annoyed drivers leaning on their car horns right outside my front door. This in turn leads to....	Options for traffic management including parking and unloading are included in the issues and options paper. Options also include development of the Netto car park that would require people to use other car parking areas, public transport, walk or cycle for shopping

Respondent	Comments	Officer response
	<p>a. Cars mounting the pavement in an attempt to get through.</p> <p>b. Frequent angry exchanges between motorists who leave their vehicles to yell abuse at each other.</p> <p>c. Noise nuisance.</p> <p>d. Mini-cabs wishing to pick up fares in Netto's entering Alpha Street against the one-way directions in order to gain access.</p> <p>e. The significant risk from my standpoint that emergency services would be considerably delayed in reaching my property should the need arise.</p> <p>f. Loss of amenity on the part of myself and my neighbours.</p> <p>The underlying cause is the volume of traffic being forced through a single route off the main road</p>	
Shellgate Ltd	Further to the Southwark Plan proposal site designation 64P, this site should be allocated in the PAAP as an area for comprehensive mixed use redevelopment; acceptable uses to include residential accommodation, student accommodation, Class A and Class B uses	Options are included in the Issues and Options paper for mixed use redevelopment of the site including housing, shops, cafes, restaurants (A uses) and business units (class B). Evidence is required to demonstrate student housing is needed.
Sue Hill	The Issues and options paper needs to cover issues for the 71P site whether the tram depot is located there or not, and before a decision is made.	Proposal site 71P is included in the Issues and Options paper with options for different uses on the site, with or without a tram depot. We will work with Transport for London to find out timeframes for the depot site. This will allow us to develop proposals for how the site can be used in the short term to ensure it does not become unused or derelict.
Sue Hill	The town centre has suffered from a lack of joined up thinking.	The Area action plan will provide a vision for how we want Peckham to look and how this is delivered including co-ordinating changes to the area, and improving the town centre to make it more attractive.
Sue Hill	Much of the housing built has been low quality and badly designed	New housing proposed in the Area Action plan will be required to meet standards in the Southwark Plan and London Plan. Options on the mix and type of housing, and how new housing should be designed to minimise impacts on the environment are included in the Issues and Options paper.
Sylvie Champenois	There are too many shops selling the same products & too many chains (especially at the bottom of the High Street). It needs variety to	Options on the mix of uses on Rye Lane and Peckham High Street are presented in the Issues and Options paper.

Respondent	Comments	Officer response
	cater for all the different type of people living in Peckham.	
Sylvie Champenois	Not enough use is made of the Square by the library – great to have events every now and again and the weekly farmers market but why isn't there a café for instance? Just too much of a big empty space	Options for the future use of Peckham Square and the neighbouring site north of the library (known as Area 10 or Peckham Wharf) are included in the Issues and Options paper, including options for café and restaurants.
Sylvie Champenois	Peckham is about communities: ethnic groups, artists etc and the tram depot will not only look ugly, it will destroy any future hope of building a different future for Peckham. The idea of a tram is great of course but there are enough industrial zones in the areas to be put somewhere else.	We want the site to be redeveloped and not remain unused or derelict. A decision has not been made on the location of the tram depot, and alternative uses are presented as options for the site if it is not developed for a tram depot.
Sylvie Champenois	Peckham Rye station The design for a square outside the station is great and would transform the image of Peckham and echo the square by the library. Would be good not to fill it only with shops from chains but have a variety of businesses.	An option is included for a public square in front of Peckham Rye station with a mix of uses surrounding the square to attract people and activity to the area.
Sylvie Champenois	We're lucky enough in Peckham to have beautiful buildings and these need to be looked after given a new lease of life in some instances to eliminate the idea that Peckham only has estates which although changing is still widely thought. The Hodron's Victorian arcades are not only beautiful, they show Peckham's prosperous history so it would be fantastic if they could be renovated. Imaginative use of buildings i.e.: The Sassoon Gallery is great and always better than having an empty building.	The Issues and Options paper includes options for protecting the existing character of the area. Options for a conservation area that would preserve historic buildings is also presented. We also want to encourage the reuse of these buildings and this is made clear in the Issues and Options paper.
The Chronic Love Foundation	Alternative uses should be explored for the area known as Site 63P / 73P by adding it to the PAAP Issues and Options Papers list.	Options for this site with and without a tram depot have been prepared, including the potential for further development on the site.
The Chronic Love Foundation	The site should be added to 'Peckham and Nunhead Area Action PlanDoc' potential redevelopment site Map.	This is done
The Chronic Love Foundation	The best use for the 71P site is the building of a range of mixed-use facilities that helps evolve Peckham Town Centre, creating a new bigger, wider town centre. One that utilizes / restores the old and blends it with the newly built. As well as the new 3 Floor CLF Art Café, The Chronic Art Foundation	The Issues and Options paper includes options for a mix of uses including artists studios, exhibition space, a venue for cultural events e.g. performances / music/ art, housing, and shops Space for small businesses as part of any redevelopment is

Respondent	Comments	Officer response
	Artist Studios and Galleries the proposed redevelopment would include Buildings such as Affordable Housing, Youth Facilities, Galleries, Exhibition Space, Restaurants, Live Work Units, A 21st Century Community Centre, An Open Air Park, the restoration of The 120 Year Old Bussey Building + the Creation of brand new progressive Office buildings linked by huge glass Atriums	also included as a part of options for the site, along with the option of a tram depot on the site.
The Chronic Love Foundation	Change of use for Railway Arches [next to Cinema / Car Park] to create bars, cafes, restaurants and potentially a new street market, linked to the Multi Storey Car Park Potential Development with open air piazza, which in turn could link to the Bussey Building + new buildings / theatres etc as mentioned	Options for this site are presented in the issues and options paper, including shops and cultural uses and an open square. Options are also presented for linking this site to surrounding streets and sites. Options for the railway arches include space for place of worship, light industrial uses and access between sites to the north and south.
The Chronic Love Foundation	Peckham should be a destination of choice that people actually would aspire to Live, Work, Shop, Eat or actually Visit / Entertain in. A destination of choice for Lovers of Art, Music, Creativity and Intercultural Life!	The vision for Peckham reflects this by identifying the diversity and creativity of Peckham and it being a place that is attractive to live, work and visit. The options provide different ways of achieving this.
The Chronic Love Foundation	The building of the tram depot would force us and numerous other Progressive Businesses, Artists, Families and Individuals to relocate elsewhere.	Options in the Issues and Options document include providing space for small business, creative industries and places of worship on the remaining part of the 71P site if a depot is built (subject to space) and for relocating these to other sites in the Peckham area if the tram depot is built.
The Peckham Society	We see Peckham and Nunhead Area Action Plan as a chance to protect the collection of historic buildings that survive in Peckham, which are unprotected by listing and in a very vulnerable condition.	In the Issues and Options paper, we have asked whether there are buildings of special character that should be protected.
The Peckham Society	Creating a Central Conservation area is essential for Peckham's future. A conservation area along Rye Lane and the High Street is a really intelligent way of raising the design standards of new development and looking after our best historic townscape, giving people of Peckham a sense of pride, belonging and local identity.	The Issues and Options paper includes options for protecting the existing character of the area, including options for a conservation area.
The Peckham Society	Peckham Society despairs at the depressingly low design standards accepted for new development in Peckham.	We will require new development to be of a high standard in design to make Peckham an attractive place to live, work and visit
The Peckham Society	We hope that all major applications in Peckham particularly on key sites	Proposals on large sites that are likely to have a significant

Respondent	Comments	Officer response
	will be assessed by Southwark's Design Review Panel. New development must be of a much higher architectural standard.	impact will be assessed by Southwark's Design Review Panel including plans for the Wooddene site, Aylesham centre and land off Copeland Road (71P).
Tiger Developments	It is important that the vision explains what the new role for Peckham is as this is not identified in the documents produced for consultation. We hope it includes creating a vital and viable town centre through supporting inward investment.	The Issues and Options paper includes a vision for what we want Peckham to look like and we want your views on this. We want Peckham to be an attractive place to live, work and visit which reflects a vital and viable town centre.
Tiger Developments	We welcome the identification of The Aylesham Centre as a major redevelopment site for mixed use retail led regeneration including shops and homes that could improve the town centre	Options are included for the possible uses that could go on the site.
Tiger Developments	The vision document does not refer to the proposed route of the cross-river tram and how that fits in with the Council's ambitions. The lack of certainty of the route for the tram is preventing Tiger from delivering regeneration proposals in the short to medium term	The Issues and Options paper summarises the proposed cross-river tram and its impacts on Peckham are included in options for development sites in the area.
Tiger Developments	It would be helpful if an indication of the order of the 11 issues identified in the vision paper	No order is given in the issues and options paper to issues listed in the vision paper. Options are presented to address a range of issues that together can bring positive change to Peckham. Given some issues are related to others, it is not appropriate to prioritise particular issues.
Transport for London	TfL suggests that the document is developed to have a clear overarching transport policy that guides the transport aspects of development. The core strategy should link to detailed transport policies which have development plan status which cover: <ul style="list-style-type: none"> • Cycling, walking and public transport. • Travel Plans and Transport Assessments • Cycle Parking • Car Pooling/Car Clubs • Freight issues including delivery and servicing requirements 	Options are included in the Issues and Options paper to address transport issues specific to Peckham including projects subject to funding. The Core Strategy will contain policies for transport addressing the points listed. Options for Peckham are consistent with options for the borough as a whole unless local circumstances demonstrate a different approach is required.
Transport for London	A policy which illustrates the need to collect planning obligations for public transport, walking and cycling would be beneficial. TfL periodically enters into Section 106 agreements as co-signatory with boroughs, if TfL is required to provide the transport infrastructure required as part of the agreement. This often assists in determining the details of the scheme and delivery of the infrastructure more accurately.	Southwark's Supplementary guidance on planning obligations provides the necessary information to support improvements to public transport, walking and cycling at both a borough wide and site specific level. The Peckham and Nunhead Area Action Plan will link with the SPD.

Respondent	Comments	Officer response
	A reference to this in the policy would be helpful. It is appropriate to seek contributions which contribute to borough wide transport improvements as well as site specific improvements.	
Transport for London	<p>TfL considers there is a need to ensure the provision of sufficient land for the development of an expanded transport system. The consideration of such facilities should not be left to specific site policies or major development applications, as this would not enable opportunities to be maximised throughout the borough. Opportunities for improvements or new facilities can often arise in locations where there is no need for site specific policies or where there is no major development proposal.</p> <p>TfL suggests a general policy on safeguarding land for transport functions, in line with the 'Land for Transport (March 2007) document which is Supplementary Planning Guidance to the London Plan. This is particularly a consideration in light of the developing Cross River Tram proposals.</p>	<p>The area action plan is a plan for delivery of change to Peckham and there is a need for a site specific approach to development of the town centre to address issues affecting sites in the area.</p> <p>A general policy to safeguard land for transport uses will form part of the Core strategy.</p> <p>Through ongoing liaison with partners, including Transport for London, we can ensure the preferred tram route and site of the tram depot are included in the area action plan.</p>
Transport for London	TfL suggests that the document contains a policy that encourages developers to submit transport assessments for major developments, in accordance with TfL's "Transport assessment best practice guidance document"(May 2006).	Guidance on Transport assessments is included in a Draft Supplementary Planning Document on sustainable transport.
Transport for London	<p>TfL suggests that separate and specific policies for walking and cycling should be included in more detail. Whilst they are often linked to one another, it is important to acknowledge that the two issues have individual priorities</p> <p>The cycling policy should contain a commitment to minimum cycle parking standards in line with TfL standards and include those standards as an appendix to this document (or include the standards in another relevant development plan document). Cycle parking standards should not be included in a Supplementary Planning Document as this has less status in planning terms. A map showing proposed improvements to cycle and walking routes would be beneficial (or details added to existing maps in the document</p>	<p>Guidance on walking and cycling is included in a Draft Supplementary Planning Document on sustainable transport. Cycle parking standards are included in the Southwark Plan and are being reviewed as part of the Core Strategy. We have not included cycle standards in the Peckham and Nunhead Issues and Options paper as there is not evidence to support standards specific to Peckham.</p> <p>Options are included in the Issues and Options for Peckham and Nunhead that includes possible projects the Council will spend money on to improve walking and cycling in Peckham.</p>

Respondent	Comments	Officer response
	<p>A reference to TfL's "Improving Walkability" and "The London Walking Plan" should be made in the Walking Policy. A map showing proposed improvements to walking routes would be beneficial (or details added to existing maps in the document).</p>	
<p>Transport for London</p>	<p>TfL notes that there is no reference to Travel Plans in the document. It is essential that developers are aware of their responsibility to produce robust and comprehensive travel plan documents. A policy which requires travel plans for residential and non residential uses should be included. A travel plan can assist as a delivery mechanism to achieve higher levels of public transport modal split and in accommodating high trip generating developments. Travel plans should include targets and be robust and deliverable. Importantly they should be monitored, reviewed and enforced. TfL has adopted best practice guidance for residential and work place travel plans in 2008. A reference to these documents would be useful.</p>	<p>Guidance on Transport assessments is included in a Draft Supplementary Planning Document on sustainable transport including reference to TfL's guidance.</p>

Appendix M: Issues and option stage - questionnaire responses (September 2008 to May 2009)

QUESTIONNAIRE RESPONSES

Do you agree with the vision for Peckham and Nunhead?	
Yes	89% (84)
No, it should change	11% (10)
Peckham and Nunhead today	
Do you agree with the issues we have set out?	
Yes	76% (68)
No	24% (21)
Housing	
Increase amount of housing in the area.	43% (36)
Limit housing in the area, though encourage renewal of existing housing.	57% (48)
Business space	
There will be more business space than now, especially for creative industries and businesses. Require a proportion of all business space built to be for small businesses.	77% (62)
Limit expansion of business space, but protect what is there. It could be used flexibly for a range of employment uses. Encourage more affordable business space.	23% (19)
Amount of retail	
More retail space and bigger shop units.	72% (56)
There will be a similar amount and size of shops to now.	28% (22)
Mix of shops	
Allow more restaurants, cafes and non-shop in certain areas.	89% (71)
Similar mix of shops to now	11% (9)
Markets	
Street markets moved to new locations	62% (46)
Markets stay where they are but sell different things.	38% (28)
Traffic and deliveries	
Review town centre one way traffic system and loading arrangements. Better directional signage and restrict delivery times	80% (65)
Current one way traffic system remains the same. Better directional signage and restrict delivery times.	20% (16)
Which of the following conservation areas do you agree with:	
1) North of Peckham Square	28% (45)
2) Rye Lane between Peckham Square and railway lines	39% (62)

3) Rye Lane south of railway	32% (51)
Which set of growth options do you prefer?	
High growth	69% (50)
Low growth	18% (13)
Limited growth	13% (9)
Do you want to see a square created in front of Peckham Rye Station?	
Yes	86% (68)
No. There are other options we should consider	14% (11)
Which of the options for land to the west of the station do you prefer?	
1. Create a new courtyard between the railway lines, surrounded by a mix of uses	71% (53)
2. Redevelop for business start up units and community uses	13% (10)
3. Keep it in use for mostly small scale light industrial uses and creative industries	16% (12)
Please select your preferred option for each of the following sites: <i>High growth (0-33%) Low growth (34-66%) Limited growth (67-100%)</i>	
Choumert Grove car Park	37%
Industrial land off Copeland Road and Bournemouth Road	33%
Land between the railway line north of site 2, including railway arches	28%
Copeland Road car park and land on corner of Copeland Road and Rye Lane	35%
Cinema/ multi-storey car park off Moncrieff Place	38%
Bellenden Road retail park including Lidl site	34%
Aylesham Centre	32%
Land off Sumner Road	41%
Peckham Square and Eagle Wharf	39%
Cator Street	41%
Tuke School	37%
Sumner House	38%
Land to west of Queens Road Station	37%
Land to west of Lister Primary Care Centre	39%
Peckham Lodge	49%
Former Kennedy Sausage Factory	40%
Netto Supermarket	35%
190 Rye Lane	37%
Land south of Co-op House (267 Rye Lane)	40%
Peckham Rye Baptist Church, 234 Rye Lane	42%
133-139 Queens Road and land to rear	36%
Former Peckham Library. 165 Peckham Hill St	38%
Acorn Neighbourhood Office, Meeting House Lane	38%
Garages adj. Clayton Arms Public House	39%
Sumner Road workshop	39%
Camberwell College of Arts (166 Sumner Road)	48%
Which of the options for improving shop fronts do you agree with?	
Develop a shop front strategy aimed at getting better signage and more attractive shop fronts	34% (63)
Encourage infill of single storey shop fronts	17% (31)

We could encourage reinstatement of frontages where these have been taken out.	21% (38)
Remove some of the prefab shop fronts in front of historic buildings	28% (52)
Which of the options for making better use of space above shops do you prefer?	
Allowing flexible use for housing, community uses, retail or business uses	78% (53)
We could protect the space for specific uses.	22% (15)

Appendix N: Comments received and officer responses at the issues and options stage (Sept 2008 to May 2009)

[See separate document](#)

Appendix O: Comments received and officer responses at the 'towards a preferred option' stage (May to Sept 2011)

[See separate document](#)

Appendix P: Comments received and officer responses at the preferred option stage (January – April 2012)

[See separate document](#)

Appendix Q: Comments received and officer responses at the publication/ submission stage (September – December 2012)

[See separate document](#)