

THE NEW SOUTHWARK PLAN (NSP): [Preferred Option Consultation](#) - Monday 26 October 2015 until Friday 12 February 2016 - **guidance to identify issues and how to make comments**

Southwark Council is in the process of preparing its New Southwark Plan which sets out how neighbourhoods within the borough will develop and the policies which will guide new developments. It covers approaches to the provision of housing, schools and community facilities, the local economy including businesses and high streets, transport, open spaces and the conservation of the borough's heritage, among other things. This is an important document which will influence decisions about development until 2033.

The draft document for the consultation is here: <http://goo.gl/2hifdf>.

Click on the file on the top line: 'New Southwark Plan Preferred Option' and, if you can, save a downloaded copy. A paper version for reference is in Peckham Library, and also in Peckham Vision's shop at Holdron's Arcade, 135a Rye Lane on Tuesday and Saturday afternoons 2-4pm. If you want a paper copy to study and work on, email Tom.Buttrick@southwark.gov.uk, give him your postal address and ask if he can send one.

The Plan covers a very large number of policy topics grouped in these themes under Strategic Policies (SP):

Pages 22-35 SP1 Quality affordable homes

Pages 36-52 SP2 Revitalised Neighbourhoods

Pages 53-54 SP3 Best start in life

Pages 55-67 SP4 Strong local economy

Pages 68-79 SP5 Healthy, active lives

Pages 80-95 SP6 Cleaner, greener, safer

These themes are explained in pages 9-14 in the NSP <http://goo.gl/2hifdf>

The different policy topics under each Strategic Policy heading, which are called Development Management Policies (DM), are listed on pages 3-5. To study them you might:

- print pages 3-5 to think about which you are most interested in or concerned with and look on screen at those selected pages, or print those selected pages.
- try to get a paper copy of the NSP by emailing the Council officer, see above.

ISSUES FOR PECKHAM

In the last few years some key issues affecting Peckham have arisen and become a focal point for local discussions. Look at the relevant topics in the draft Plan (list is on pages 3-5) to see **what you think of the Council's policies for dealing with these issues. Will they help? Will they make them worse? Will they not have an effect? Are there any issues you are aware of that are missing from this Plan? Here are some issues with relevant page numbers.**

What parts of Peckham are included?

Peckham & Nunhead has its own Area Action Plan, approved in 2014: <http://goo.gl/dyUgO7>. This includes the area shown by the strong blue lines in Figure 1. Within Peckham town centre, two slightly different areas are identified. The names given to these areas are important because they determine what kinds of developments will be allowed:

- Peckham and Nunhead Area Action Core (the area shaded in yellow in Figure 1 on page 2) is one of 10 Regeneration Areas listed in the New Southwark Plan (pps 15 – 17). One of the relevant characteristics of 'regeneration areas' is that this is where *'the highest tall buildings will be located'* (p 43)

- Peckham Major Town Centre (shown by pale blue lines around much of the yellow-shaded Area Action Core - but note that the New Southwark Plan proposes some small changes to this area, which would be slightly extended to the south and slightly reduced to the north). This area is relevant, among other things, to the way that shopfronts can be used.



Figure 1. The boundaries of the Peckham and Nunhead Area Action Plan

What does the Plan say specifically about Peckham?

The Plan will contain area visions setting out aspirations for different parts of the borough, including Peckham. There will also be a list of sites for development, with specific requirements for their land use and density of development. The planning department has said that it will publish the visions and lists of development sites in May and consult on them over the early summer. In advance of that they are seeking local views about the visions for their own neighbourhoods and in Peckham this will be the focus of the community meeting on 27 January 7-9pm at the CLF Art Cafe.

*** HOUSING** pages 22-35

There is a need for more family and affordable housing throughout Southwark (p54). This is a major issue for Peckham where rents have been increasing fast and property prices are too high for the majority of local people to afford.

The Council proposes to continue to require new developments of 10 or more homes to include a minimum of 35% of affordable housing, of which 70% would be socially rented (that is, rented out by the Council, housing associations or similar). Where it is not possible to provide this proportion

of affordable housing within the development, or in the case of small projects of less than 10 homes, developers will need to make a financial contribution towards new council housing.

What do you think? Are the Council's policies to deal with this and the other housing issues in Peckham working to provide enough really affordable housing?

*** TALL BUILDINGS** pages 43-44

This is part of the Strategic Policy on **REVITALISED NEIGHBOURHOODS**, which covers several policy issues on pages 36-52. The Plan's approach to '**Tall buildings**' (p43-44) says '*The highest tall buildings will be located in our Regeneration Areas.*' This includes Peckham town centre. Tall and large buildings are over 30 metres (ie more than about 9 storeys), are substantially taller than their surroundings and cause a significant change to the skyline (The London Plan, March 2015).

The Council has already declared it wants a tall building up to 20 storeys on Aylesham Centre development. This would have a negative effect on the rooftop views that Peckham has become famous for – from the multi storey car park / Franks café, from the Bussey Building and rooftop film club, and from the proposed Peckham Coal line walk. This view is recognised by the Plan as needing to be protected from One Tree Hill (page 48). **Do we want such tall buildings in the middle of the town centre, changing it from the low rise area it has always been?**

*** PECKHAM TOWN CENTRE** pages 55-67

In the Plan Peckham is designated a 'Major Town Centre', along with Elephant and Castle/Walworth Road and Canada Water (Table 7, p58). The Plan sets out the criteria for developments in town centres (pages 58-59).

Recent issues for Peckham town centre have been the need:

- to protect retail use of ground floor commercial premises,
- to protect business and commercial workspaces within the town centre.
- to prevent housing developments being located next to evening and night time economy enterprises thus threatening their survival.
- to find better ways of managing the negative effect of the night time economy on people who live in or adjacent to the town centre streets.

Do the policies on pages 55-67 for STRONG LOCAL ECONOMIES deal with these issues? Are there any other issues the Council needs to address relating to the town centre?

*** HEALTHY ACTIVE LIFESTYLES** pages 68-79

The Plan says that new developments should enhance walking networks so that 'streets and spaces will be welcoming, attractive and convenient for those on foot, leading to more people walking' (p73). A new walking route between Rye Lane and Old Kent Road, including the Peckham Coal Line, is mentioned as a way of facilitating economic growth and improving access and permeability along the rail viaducts. The [Peckham Coal Line](#) ('Coal Line linear park in Peckham') is also referred to as a strategic transport project and infrastructure (p77).

It is encouraging that the Plan is encouraging an initiative to provide an east-west route through Peckham town centre. However, the Plan stops short of committing active support to ensure that this project is delivered and does not include other potential routes which could further increase access to the town centre and encourage walking, such as the [Bussey path to the south of the rail viaduct](#).

Do you think there are other ways that the Plan should be encouraging walking routes in Peckham and improve the experience of pedestrians in the town centre?

Other topics in this section include: leisure, arts and culture; flexible community uses; hot food takeaways; public transport; highways impacts; cycling; car parking; parking standards for disabled people and the mobility impaired.

*** CLEANER, GREENER, SAFER pages 80-95**

This section covers the ways in which the Plan will enhance the environment. It promises, among other things, to protect and improve the network of open spaces, trees and biodiverse habitats and green corridors that make places open and attractive and provide important sport, leisure and food growing opportunities (p19). The Plan proposes to designate three new open spaces within the Peckham and Nunhead Area Action Plan area. Designation as open space gives natural areas some protection against development. The proposed new open spaces are Bonar Road Allotments, Montague Square and Lyndhurst Square. We would like to see the green routes to the town centre on the west and east of Rye Lane (specifically, the Peckham Coal Line and the Bussey Path: <http://goo.gl/ogA5rl>) designated as open space to ensure that proposed walking routes can be implemented.

Are there any other spaces near the town centre that you would like to see protected?

Other issues covered under 'Cleaner, greener, safer' are: protection of amenity, designing out crime, biodiversity, trees, environmental standards, energy, reducing waste, land for waste management, environmental protection, improving air quality, reducing noise pollution, reducing water use and improving water quality and reducing flood risk.

APPENDICES TO THE PLAN

The Plan is accompanied by numerous appendices and background reports. Brief explanations for each of these are listed half way down this page: <http://goo.gl/OcASyW>, and give links to the key documents. They include maps for:

Appendix 2: Town centre boundaries

Appendix 3: Primary and secondary shopping frontages

Appendix 4: New Open Spaces

Appendix 5: New and amended Sites of Important Nature Conservation

MAKING COMMENTS AND GIVING FEEDBACK

Comments have to be made to the Council by 5pm on 12th February 2016, and emailed to: planningpolicy@southwark.gov.uk.

Before then, we at Peckham Vision will find it helpful to hear your views about the Plan and any issues you think it raises especially for Peckham, and any suggestions you may have for how it could be improved. This will help to gather together issues being raised by others, to stimulate further discussion, before comments have to be submitted. Please email info@peckhamvision.org

Note produced by Peckham Vision www.peckhamvision.org
December 2015