

Future Peckham

What are we trying to do?

We believe that Peckham has the potential to be a place where people aspire to live, work and shop.

We need to find ways to provide better access to and a wider choice of sustainable transport, homes, shops, community facilities and other community services. We need to do this whilst also protecting Peckham's heritage and improving open spaces, the environment and community safety. This plan will be called Future Peckham.

Why do we need to do it?

Future Peckham will provide everyone that has an interest in Peckham an opportunity to influence and shape the future of the area.

What do we need to do?

We need to agree what Future Peckham should be like. To do this we need to develop a vision for Peckham that can be delivered through a new-style area action plan (Future Peckham) that will be used to implement and coordinate change.

We need to:

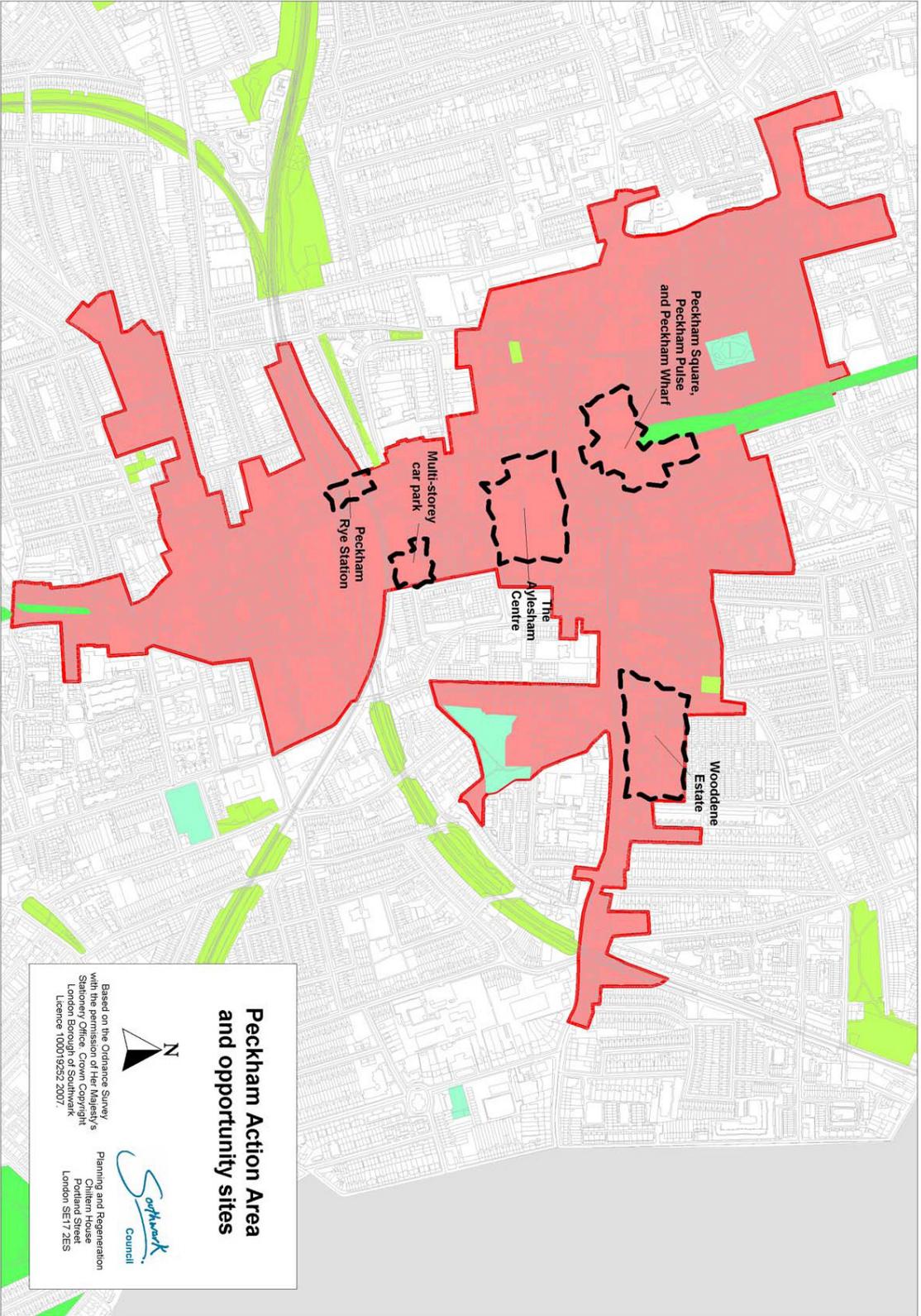
- develop a new, shared, ambitious and challenging vision for Peckham that gives the town centre a newly defined role
- develop the vision with the widest possible level of support and involvement of residents, schools, local traders, local businesses, community groups and voluntary organisations.
- deliver the vision by making it happen with the involvement of residents, schools, community groups, voluntary organisations, local traders, local businesses, land owners, developers and registered social landlords (to deliver large amounts of new housing in the centre, in line with the Mayor of London's expectations), the primary care trust, the police, transport operators and other agencies.

What is the area that we are looking at?

We used a list of criteria to decide which areas we should include in Future Peckham. The map below shows the proposed Future Peckham area. This area is where we think most of the change will happen. However the positive impacts of these changes are expected to cover a much wider area and we will look at the surrounding areas when necessary. We have not included areas where

change is unlikely to take place (such as conservation areas). The criteria used were that the plan area would:

- include sites that can be developed or improved
- concentrate on Peckham town centre – Rye Lane, Peckham High Street and up Peckham Hill Street to Peckham Wharf



**Peckham Action Area
and opportunity sites**

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Planning and Regeneration
Council House
Portland Street
London SE17 2ES

- include the area around Peckham Square
- include the route for the Cross River Tram
- include the area around Bournemouth Road, Blackpool Road and up to Consort Road as land here is safeguarded for potential use as a depot for the proposed tram
- extend up to Queens Road Station so that it can link together places that can be developed or improved along Queens Road.

There are now real opportunities for several major redevelopments to be coordinated into a extensive regeneration programme that could have real benefits by significantly improving the town centre. These opportunities are highlighted on the map above and include:

- Wooddene has been demolished to make way for major housing development
- The Aylesham Centre may be ready for a major redevelopment including shops and new homes
- Peckham Square has more opportunities for leisure and entertainment development around the Peckham Pulse and at Peckham Wharf
- The multi-storey car park could be redeveloped to bring more shops, homes, services and small businesses to Peckham
- Peckham Rye Station will be improved

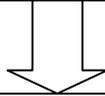
There may also be other parts of Peckham town centre that could be considered for high quality redevelopment.

Where are we now?

The diagram below sets out the process of preparing the Future Peckham plan and shows where we are in the process.

Evidence gathering

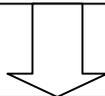
This involves us gathering information about Peckham and understanding the key issues affecting the area. You were given the opportunity to comment on this from November 2006 to February 2007. You will be given further opportunity to comment at later stages



**WE
ARE
HERE** →

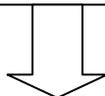
Getting the community fully involved

This involves letting you know what we are doing for Future Peckham and how you can be involved in developing the plan.



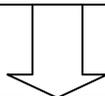
Issues and Options

A consultation paper will be developed that look at the many issues in Peckham, setting out different options for how change could take place. We will ask you what you think of the issues and options.



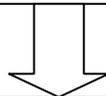
Preferred Option

Looking at what people have told us we will develop more detailed options for each of the issues facing Peckham. We will ask you what you think on these preferred options.



Final Option

Looking at what people have told us we will develop a final option for Future Peckham. This will be submitted to the Secretary of State and will be tested. We will be told whether we can adopt the plan or not and if any changes need to be made.



Adoption

Once the Secretary of State has approved the plan we will adopt and implement the plan.

What issues are we going to look at?

We have identified a number of issues that we think need to be considered when developing the plan for Future Peckham.

1. **Planning obligations**; where and how money collected from developers is spent
2. **Design and heritage**; the design of buildings, conservation of buildings and heights of buildings
3. **Open space**; biodiversity, types of open space and children's play areas
4. **Safety and security issues**; fear of crime and crime hotspots within the area
5. **Housing**; affordable housing, design of housing and availability of housing
6. **Health issues**; specific health problems in the area and provision of health facilities
7. **Community facilities**; community centres, youth centres and leisure facilities
8. **Environment**; use of energy and resources, reducing water use, waste and pollution, climate change
9. **Employment and retail**; employment, shopping and nightlife
10. **Transport**; the Cross River Tram, buses, walking, cycling, trains, cars and parking.
11. **Development sites**; sites for development

A paper will be developed that will look at each of these issues and will explore a number of options. The pros and cons of each option will be set out in the paper and we want you to tell us which options you think are the best ones to change and improve Peckham. The issues and options paper is currently being prepared and you will be able to comment on it.

We have also developed a consultation strategy that will be used to guide how we consult and involve the community on Future Peckham. This strategy will be reviewed regularly to make sure that people's comments on how we can improve consultation can be included.

What do you think?

We would like to hear what you think about Future Peckham.

- Are we looking at the right area? Have we missed some areas out that you think should be included?
- Are these the right issues? Are there other things that need to be looked at?

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How to contact us

Please use our comments form to let us know what you think of Future Peckham.

Further information and the comments form are available from:

Sarah Beuden, Alison Squires and Dan Davies

The Future Peckham website at: <http://www.southwark.gov.uk/futurepeckham>

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