

Peckham Business Park Ltd

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Regeneration & Neighbourhoods
Planning & Transport
Development Management (5th Floor Hub 2)
PO Box 64529
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22nd December 2009

Dear Sirs,

RE: Planning Application: 09-AP-2487: 143-149 Rye Lane & 1-15 Bournemouth Road, London, SE15 4ST

Following your letter of the 1st December please find my views and comments regarding the planning application numbered 09-AP-2487. This letter is from Peckham Business Park Limited who are the managing agents for the owners of the site known as Copeland Industrial Park (CIP).

This planning application should not be approved for the following reasons.

1. Despite the planning blight caused by the Cross River Tram Depot on this land the CIP site has seen organic growth in Cultural and Artistic uses over the last 10 years. A further increase in residential uses, especially with a high proportion of social housing would not facilitate this growth. It is though such cultural and artistic land use that Peckham will be promoted as a venue and increase its status within London.
2. The social mix of the proposed development is to be over 75%. The neighbouring property, Chloe Court is also mostly social housing. The proportions are therefore much higher than the Southwark Plan suggested figure of 50%. Within Southwark it could be argued that Peckham already has a higher than average level of affordable and social housing. A high proportion of social housing at high density is known to produce long-term negative consequences for both residents and the locality.
3. This planning application seeks to share its amenity space with the neighbouring development at Chloe Court. The current plans for the new development would allow residents and members of the public access to the neighbouring land via this amenity space. The neighbouring land (CIP Estate) is used for industrial and commercial uses and would be dangerous to members of the public, especially to young children who are likely to be living on this development given the number of 3 bed apartments in the application. This is a problem which has already been highlighted and reported to the local police on a number of occasions. The CIP site is primarily industrial with machinery used and fork lift trucks in operation together with articulated lorries and container transport deliveries during the day and night. Residential access through such an area is clearly not appropriate on Health and

Safety grounds for hundreds of residents on foot. There are alternative options open to both Chloe Court and the proposed new development which would allow full and safe use of both buildings without the need for any access though or via the CIP Estate. The local police officers who patrol the area have supported CIP in seeking to reduce the access from Chloe Court and this would surely apply to any new development on the application site. This is in part contrary to the details given by the applicant in their Design and Access Statement (page 30, 8.01).

4. This application, if granted, would see the loss of the Holdrons building, which is one of the few remaining examples of Peckhams' architectural past. Whilst part of the front facade is being kept, the total side elevation facade is not. Any new development should add to or keep to the existing level of urban design in an area. As this is one of the few examples of Peckham's heritage then it should be kept or the new development should increase the quality of urban design within the locality. This planning application does not do this.
5. The proposed development would appear to only have 8% wheelchair accessible accommodation; the Southwark Plan stipulates that this figure should be 10% for new developments.

Should permission be granted the following condition should in my view be considered to be placed on the development.

SUGGESTED CONDITION:

Residents, users and members of the public of the proposed new development are prevented from entering the land currently known as Copeland Industrial Park (CIP) via Copeland Road or the shared amenity space between the application site and Chloe Court.

REASON:

This condition will promote Health and Safety of the public and to reduce Anti Social Behaviour and crime by preventing access to commercial and industrial land uses. Historically this site was used for commercial purposes and not for residential use. Such a condition would also allow safe access to the properties at both Chloe Court and the application site.

Should this application go to the local area committee I would welcome the opportunity to attend and speak on the application.

Should you have any questions please do not hesitate to contact me on the details provided above or on my direct line: 0208 695 8208.

Yours faithfully

Jonathan Wilson
Peckham Business Park Ltd.
On behalf of RJK Properties Limited and CIP.