A plan is being prepared for Peckham that will change the face of the town centre and affect your experience of the area.

This is your opportunity to tell us what the sort of place you want Peckham to be in ten years, what you like and dislike about the area. What should be changed and what should stay the same?
**Timetable for consultation**

| Consultation on sustainability scoping report | November 2006 to February 2007 |
| Consultation on Future Peckham vision paper | 14 March to 25 April 2008 |
| Consultation on issues and options | 1 September to 15 December 2008 |
| Decide preferred option based on consultation and testing of the options set out in this report. | November to May 2009 |
| Consultation on the preferred options | Summer 2009 |

**Contact us with any questions or for copies of this document**

All the documents relating to the Peckham Area Action Plan can be found on the council’s website: www.southwark.gov.uk/futurepeckham

Copies are also available at libraries, one stop shops, and the planning reception at Chiltern House, Portland Street, SE17 2ES.

You can also get copies and more information by contacting the area action team:

Dan Davies, Michael Carnuccio  
Regeneration and neighbourhoods, Chiltern House, Portland Street SE17 2ES  
Email: futurepeckham@southwark.gov.uk  
Fax: 020 7525 5561  
Phone: 020 7525 5454

Need help with this document or putting your response together?  
The Willowbrook Centre is an independent charity that helps community groups, residents and small businesses understand planning. They can help you with any questions that you have about this document, the planning process or putting a response together.

They can be reached on 020 7732 8856 or at http://www.willowbrookcentre.org.uk/

**Consultation on the issues and options begins on 3 November 2008. All comments must be received by 5pm Monday 15 DECEMBER 2008.**
# Quick Guide

**2020 Vision:** Peckham will be

A vibrant area with a unique role as a creative and diverse place with new business and job opportunities, and provides homes for a diversity of people from different backgrounds. Peckham will be a place that is attractive to live, work and visit, that is safe to be in during the day and at night and has a mix of healthy communities.

**Future Peckham:** We ask you to choose between two futures (see page 14)

<table>
<thead>
<tr>
<th>A</th>
<th>B</th>
</tr>
</thead>
<tbody>
<tr>
<td>Smaller scale development&lt;br&gt;Conservation area in town centre</td>
<td>Larger developments&lt;br&gt;Tall buildings on some sites</td>
</tr>
<tr>
<td>Better streets, improved crossings</td>
<td>North part of Rye Lane closed to traffic&lt;br&gt;New paving, seating and lighting</td>
</tr>
<tr>
<td>At least 1,200 extra homes&lt;br&gt;Much of this will be social housing</td>
<td>Higher amounts of housing will be built&lt;br&gt;Much of this will be private housing&lt;br&gt;More new housing will be family homes&lt;br&gt;More student housing will be built</td>
</tr>
<tr>
<td>Mostly small shops in the town centre&lt;br&gt;We would limit the amounts of new cafes, bar and restaurants&lt;br&gt;Keep markets as they are</td>
<td>A wider mix of activities in the town centre&lt;br&gt;More and larger shops&lt;br&gt;More bars, restaurants and cafes&lt;br&gt;Merge markets into two or three larger markets</td>
</tr>
<tr>
<td>We would protect business space and small business units</td>
<td>More business space and small business units will be built</td>
</tr>
<tr>
<td>New and improved schools, with facilities available for public use</td>
<td>New and improved schools, with facilities available for public use</td>
</tr>
<tr>
<td>Better used community facilities&lt;br&gt;New health facilities&lt;br&gt;A new cinema and cultural venues</td>
<td>Better used community facilities&lt;br&gt;A new polyclinic is built&lt;br&gt;A new cinema and more cultural venues</td>
</tr>
<tr>
<td>Open spaces are improved</td>
<td>More open spaces are improved&lt;br&gt;New public spaces created, including a plaza in front of Peckham Rye Station</td>
</tr>
<tr>
<td>New buildings are energy and water efficient</td>
<td>A district heat and power network will be built in the area</td>
</tr>
</tbody>
</table>

How do we make the sure change happens?

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D – Responses to comments on the Future Peckham vision paper
Section 1: What is this document and why is it being prepared?

What is the Peckham Area Action Plan?
The Peckham Area Action Plan is a plan to bring about changes in Peckham and make it a better place including new buildings, improvements to transport, schools that parents want to send their children to, new community services and improved public spaces. The area action plan will guide future investment in Peckham and will be used to make decisions on planning applications.

Why you should read this document
The area action plan will affect your experience of Peckham including:
- How safe you feel out and about
- Opportunities to be more healthy
- The look and feel of the town centre and what gets built on different sites
- What would happen if the tram and a tram depot comes to Peckham
- The range of shops, leisure activities and community facilities you have access to, including schools, children’s centres and things for young people to do
- How much, what kind and size of housing there is in Peckham
- Traffic conditions for buses, cyclists and cars through the town centre
- The ways that you can travel around the area

This is your opportunity to tell us what you want Peckham to be like in ten years. What do you like and dislike about the area? What should be changed? What should stay the same?

To help you comment, we provide information on the issues that need to be tackled in Peckham and the different ways (options) we can deal with them.

The report is arranged into different sections:
- Background information on what the area action plan is and how you can get involved is in Section 1.
- Important information that you need to know is in Section 2.
- The vision for Peckham in 2020 is in Section 3.
- A summary of the issues affecting Peckham and how we address these through different options is in Section 4 grouped under themes.
- How we will make sure changes happen is explained in Section 5.
- More detailed background information on the area action plan is included in appendices.
It is really important you get involved at this stage when your input will have the most influence in shaping the future of Peckham.

To guide you, we ask you questions throughout the document. You can use the response form in Appendix A to make your comments.

**Why do we need an area action plan for Peckham?**

"*What was a thriving heart is slowly being destroyed The townscape has suffered from a lack of joined up thinking*" (Peckham resident)

You have told us more needs to be done in Peckham to improve it and address important issues like crime, health and wellbeing. A lot is being done already (refer to box), but we need more ambitious plans if we are to overcome Peckham’s long-standing problems. The area action plan brings together the projects of the council and its partners including the Primary Care Trust and police, community groups, local businesses, land owners and developers to achieve long lasting change in Peckham.

The area action plan is different from what has been done before. It has to prove that what we want to happen will actually happen. It has to make sure that we do not think about different issues in isolation. We will build on what has been done before such as the regeneration of north Peckham and the work of Peckham Programme, learning from what worked well and what didn’t.

While the Peckham Area Action Plan looks ahead to 2020, the area action plan is not starting from scratch and will build on the achievements and lessons learnt from the following projects:

- Development of 2,000 new homes on five estates including two new parks in north Peckham
- Development of Peckham Library and the Pulse Leisure Centre
- Peckham Pier - gallery space for local, national and international artists to show their work
- Improvements to Peckham Square including lighting, bollards and replacement of wooden flooring adjacent to the library
- Completion of Bellenden Renewal Area programme and starting on two new housing renewal areas at Nunhead and East Peckham
- A major extension to Oliver Goldsmith Primary School and additional facilities for Dog Kennel Hill Primary School
- Opening Central Venture Park adventure playground
- Youth Offer programme and youth council, which give young people more influence over how money is spent on things for them to do.
Central Venture Park

Peckham Square and Library

Bellenden Renewal

Renewal of the north Peckham Estate
Section 2: Important information you need to know

What are the boundaries of the area action plan?
The area covered by the Peckham Area Action Plan is the Peckham Community Council and Nunhead and Peckham Rye Community Council areas (see Figure 1).

The focus of the area action plan is known as the “core area” (see Figure 1). This is where most physical change will happen. The boundary of the core area has been drawn taking account of:
- large sites where new development is proposed or necessary to the regeneration of Peckham
- the boundary of the town centre, which has a lot of activity, a mix of uses and buildings of different sizes compared with the surrounding residential areas, and
- physical boundaries including streets and property boundaries.

We have considered the issues across the Peckham Community Council and Nunhead and Peckham Rye Community Council areas to make sure that what happens in the core area will benefit the wider Peckham area. For example by providing needed community and shopping facilities and transport improvements. There will also be improvements in the wider area through better pedestrian and cycling links, protection of some open spaces as well as spin-off benefits from improving safety and promoting a more positive image of Peckham.

A more detailed map of the core area boundary is shown at Appendix B.

Consultation Question: Do you agree with the action area boundary?

How do we make sure we make the best possible decisions?
- Background research (the ‘evidence base’)
  This report is based on research and statistics the council has gathered on Peckham. This information is set out in a background document, available as a separate document.

  We will continue to add to our evidence base so that we can make the most informed decisions possible.

Consultation Question: Do you know about information or research that can help us better understand how Peckham should be improved?

- Sustainability Appraisal
  The area action plan will be tested through a sustainability appraisal to make sure it will have the best environmental, social and economic outcomes possible. Sustainability appraisal allows us to compare the combined effect of different options on issues such as health and climate change.
An interim sustainability appraisal has been made of the options presented in this report. It is available as a separate document.

- **Equalities Impact Assessment**
  We will carry out an equalities impact assessment to make sure that the area action plan is designed to meet the needs of the whole community and does not put any people or groups of people at a disadvantage. It will also test how well the area action plan will bring the community together. An initial equalities impact assessment has been prepared and is available as a separate document.

- **Public consultation**
  A consultation strategy has been prepared which explains how and when we will involve the community in preparing the area action plan. This is available separately along with a report on the consultation that we have carried out already.

**Other important documents being prepared you should know about**

The Peckham Area Action Plan is one of a number of documents that we are preparing and together are known as the Local Development Framework.

The Peckham Area Action Plan will help achieve the vision that the council and its partners have for the whole borough. This vision is set out in the Core Strategy and we are consulting the whole of Southwark on the Core Strategy at the same time as the Peckham Area Action Plan.

The decisions made on the Core Strategy will impact on what we can do in Peckham as the area action plan will need to be in line with the Core Strategy. Throughout this report we will flag up where the area action plan overlaps with the core strategy.

For more information on the core strategy go to www.southwark.gov.uk/ldf
For more detail on what the Local Development Framework is go to Appendix C.

Plans are also being prepared for each Community Council in Southwark including Peckham Community Council and Nunhead and Peckham Rye Community Council. These will explain how the Council, Police, Primary Care Trust and other organisations will work together to improve the quality of life in each community council area. These plans will work alongside the Peckham Area Action Plan to deliver change in Peckham.
What happens next?

The area action plan will be prepared in three stages, each stage providing you with an opportunity to give your views. This document is the first stage – the ‘Issues and Options’ stage. The comments you give us will be considered by us in preparing the next stage of the area action plan, the preferred options. We will invite your views on the preferred options in May of next year.

More information on the process of preparing the area action plan is provided in Appendix C.
Section 3: The overall vision for Peckham

In March/April this year we asked what you want Peckham to look like, which has helped us create a vision that this plan will achieve.

The vision for Peckham in 2020 is
A vibrant area with a unique role as a creative and diverse place with new business and job opportunities, and provides homes for a diversity of people from different backgrounds. Peckham will be a place that is attractive to live, work and visit, that is safe to be in during the day and at night and has a mix of healthy communities.

Objectives

The following objectives expand on the vision for what Peckham will look like in the future and what we will achieve under each theme. These objectives reflect the aims of Southwark 2016, the Sustainable Community Strategy and the important issues and opportunities facing Peckham.

Creativity in Peckham
Peckham will be a destination for music, art and events for people from different backgrounds. Creative and cultural industries will be thriving.

Making Peckham Safer
Peckham will be a place that not only is safer to be in during the day and night, but where everyone feels safe and secure being out and about.

Getting to and moving around Peckham
Peckham will be an easier place to access and move around in by all forms of transport, in particular public transport, cycling and walking. Traffic congestion will be reduced.

Living in Peckham
Peckham will have high quality homes of different sizes and types to attract young and old, individuals, couples and families to live in Peckham. Improvements to public spaces, shopping and leisure are required to make Peckham a more attractive place to live.

Working and learning in Peckham
Peckham will have the right type of land and buildings to support existing businesses and attract new businesses to the area. Residents will have the training and skills to get jobs provided by these businesses and will improve their wealth. Schools will be redeveloped and improved to make them places where children and young people achieve to the best of their ability and have the knowledge and skills to gain a job and have a positive future.
A thriving community in Peckham

Peckham will have a thriving town centre providing local people and visitors with a variety of shopping and leisure activities, including cinema, cafes and restaurants. The town centre will be a safe and attractive place to visit during the day and night. Local people will have access to a range of community facilities that meet their needs. There will be a variety of activities that meet the needs of the young people who live in Peckham.

Conserving Peckham

Peckham’s important assets such as it open spaces, historic buildings and remnants of the past will be protected and enhanced.

Clean and Green Peckham

Peckham will set an example for other areas, reducing the impact of new development on the environment and helping to tackle climate change, pollution, waste and other important issues.

Making sure positive change happens

We will work with landowners and developers to achieve early gains and kick-start regeneration. We will positively transform the image of Peckham and make it a place where developers and landowners will continue to invest over the long-term and help pay for the improvements needed in the area. We will have a clear and flexible plan for the area to make sure the right investment decisions are made and are not delayed.

Consultation Question: Is the vision and objectives for Peckham in 2020 missing anything or is there anything you particularly agree or disagree with?

You can find out what comments people have made on the vision paper for Future Peckham in Appendix C.

FACT BOX: Making Peckham safer and improving health and well being

Making Peckham feel safer and making you feel safer in Peckham are big issues that the council and its partners like the police are working hard to achieve. We also know that Peckham residents suffer from poor health due to a number of factors such poor quality housing and low levels of participation in physical activity.

The area action plan will play a very big role in tackling these issues. As well as obvious things like providing better health facilities and CCTV many of the ideas presented in this paper will in some way have an impact on making Peckham safer and improving health and well being.

In the sustainability appraisal (see page 9) we consider the combined contribution that different options make to tackling these issues.
Section 4: The issues and options

How to use this part of the report

This section sets out different ways we can achieve the vision and objectives we outlined in Section 3. Usually we ask you to choose from two sets of options representing different types of change:

- **Set A:** These options will provide less radical changes to Peckham which would be easier to make happen. This could mean less new buildings, but also less investment being available for improvements to public spaces, streets and community facilities.

- **Set B:** These options involve more radical changes to Peckham that would mean doing things very differently to now and having more development in Peckham. But they will also mean more homes, more jobs, more community facilities and more improvements to public spaces.

Each option will have advantages and disadvantages and we make these clear.

Generally speaking, a higher amount of development in the town centre will make it possible for more improvements to public spaces and community facilities and allow for more ambitious projects to be funded. The groupings of options take this into account.

Please tell us whether you support Set A or Set B of the options. The questionnaire in Appendix A will help guide you.

**Topic finder**

<table>
<thead>
<tr>
<th>Topic</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Creativity in Peckham</td>
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<td>Getting to and moving around Peckham</td>
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<td>Living in Peckham</td>
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<tr>
<td>Working and learning in Peckham</td>
<td>22</td>
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<tr>
<td>A thriving community in Peckham</td>
<td>25</td>
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<tr>
<td>Improving Peckham’s built heritage</td>
<td>30</td>
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<tr>
<td>Improving Peckham’s open spaces</td>
<td>32</td>
</tr>
<tr>
<td>Clean and green Peckham</td>
<td>34</td>
</tr>
<tr>
<td>Options for specific sites</td>
<td>38</td>
</tr>
</tbody>
</table>
Creativity in Peckham

What are the issues?

- Peckham has a growing reputation as a centre of creativity and large arts community. Peckham has been named as Britain's top ‘creative hotspot’, attracting artists and creative businesses to the area as well as people wanting to set up their own business.
- There are a number of cultural spaces in Peckham such as an award winning library, Area 10 and The Galleria in Sumner Road, which provides artists studios, a programme to grow talent and provides art outreach projects in the community.
- Events such as I Love Peckham showcase local talent.
- Many creative businesses are located in the heart of the town centre around Copeland Road industrial estate (see Figure 3). Transport for London has identified this site for a possible tram depot.
- Building on Peckham’s status as a creative hub provides opportunities to promote the area in a positive way.
- Arts and cultural industries create jobs and bring visitors to the area who spend money in the town centre. They also run projects that help bring the community together and provide activities for young people to do.

Want more information? More detailed information and explanation of arts and cultural issues affecting Peckham is available in the creativity section of the background paper.

Consultation questions: Do you agree with the issues we have set out? Are you aware of any other shopping and leisure issues in Peckham?

What are the options?

We don’t present options for creativity in Peckham here because they are covered in other sections of this paper:

- Options for providing work space for creative businesses and artists, including affordable studios are explained on page 23.
- Options for building new arts and cultural space on specific sites are explained on page 38. This includes proposals for a new performance space on Peckham Square.
- Figure 7 shows where new creative and cultural space could be built.
There are options for developing a creative hub around Copeland Road Industrial Estate and land between the railway lines. However some of this land might be needed for a tram depot. If this happens, the creative and cultural heart of Peckham could move north to the land between the railway lines and on the site of the existing cinema with performance spaces around Peckham Square.

In addition to the above, we will consider formally identifying Peckham has a cultural hub where we will protect existing creative businesses and industries and give priority to new ones.

**Consultation questions:** Read through the options in the paper and tell us if you agree they address the issues enough. Is there anything we have missed out? Are there other ways we can tackle creativity in Peckham?

**Getting to and moving around Peckham**

**What are the issues?**

**Cross-river tram and East London Line extension** (shown on Figure 2)

- These two projects will radically change Peckham by improving transport links and attracting more people to visit, work in and live in the area. They will provide a major opportunity for new development and improvements in the area over the next 10 years.
- We are not consulting on these projects as the final decision on whether they go ahead is made by Transport for London. But we have considered what would happen if they don’t go ahead or are delayed.
- Transport for London has proposed locating a tram depot in Peckham town centre (see Figure 2), though they have not yet made a final decision on this. We have prepared options for how this land could be used with and without a tram depot (see page 38).

**Train stations in Peckham**

- Peckham Rye and Queens Road stations provide very good links to central London and the underground network. However the stations are in need of improvements, such as providing better access. Network Rail manages the stations and are proposing improvements but these would be subject to funding.
- There is the possibility of improving the environment around these stations and we have prepared options for this (see page 38).

**Issues that the council has more control over** (see Figure 3)

- You have told us that Peckham is too dominated by the car. Some car parks in the town centre are causing traffic problems, while others are not well used. Car parks are not a good use of space and could be developed for other uses. Parking restrictions around train stations cause commuters to park in residential streets.
• There aren’t enough dedicated loading bays along Rye Lane for deliveries, which can lead to Rye Lane getting blocked up.

• You have told us streets are bleak and uninviting. Footpaths can become overcrowded and filled with rubbish from businesses.

• Rye Lane and Peckham High Street are busy roads with few places to cross safely. This creates a barrier for pedestrians.

• If we want more people to walk and cycle we need to make Peckham’s streets safer.

• Peckham town centre should have better walking and cycling links to surrounding areas including Bellenden Road, Queen’s Road station and Meeting House Lane and Nunhead shops. There is no direct cycle link through the town centre.
**Want more information?** More detailed information and explanation of these issues is available in the transport section of the background paper.

**Consultation questions:** Do you agree with the issues we have set out? Are you aware of any other transport, traffic or access issues in Peckham? Are there transport projects you want more than others?

## What are the options?

<table>
<thead>
<tr>
<th>Issue</th>
<th>Set A (see Figure 4)</th>
<th>Set B (see Figure 4)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pedestrian areas</td>
<td>• New seating and lighting</td>
<td>• Better paving, seating and lighting.</td>
</tr>
<tr>
<td></td>
<td>• More trees</td>
<td>• Upper Rye Lane is reconstructed</td>
</tr>
<tr>
<td></td>
<td>• Upper Rye Lane is resurfaced</td>
<td>• Rye Lane is pedestrianised</td>
</tr>
<tr>
<td>Upper Rye Lane</td>
<td></td>
<td>• New cycle lane along Rye Lane</td>
</tr>
<tr>
<td>Buses and cyclists</td>
<td>• One-way system for buses unchanged.</td>
<td>• Buses are redirected via Hanover Park and Clayton Road.</td>
</tr>
<tr>
<td>Street crossings</td>
<td>• The crossing over Peckham High Street to Peckham Square is widened</td>
<td>• Same as Option A plus</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• New crossings provided on Rye Lane</td>
</tr>
<tr>
<td>Loading and delivery areas</td>
<td>• No change</td>
<td>• New dedicated loading areas are created along Rye Lane and existing ones improved.</td>
</tr>
<tr>
<td>Waste from businesses</td>
<td>• Improved street cleaning and tighter controls over where businesses can put their rubbish.</td>
<td>• Create local areas where rubbish from businesses can be left until collection.</td>
</tr>
<tr>
<td>Links</td>
<td>• Improved walking and cycling routes to Bellenden Road, Queen's Road station, Burgess Park and Peckham Rye (see Figure 5)</td>
<td>• Same as Option A, plus improve links across the town centre (see Figure 5)</td>
</tr>
<tr>
<td>Issue</td>
<td>Set A (see Figure 4)</td>
<td>Set B (see Figure 4)</td>
</tr>
<tr>
<td>-------</td>
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<td>---------------------</td>
</tr>
</tbody>
</table>
| **For** | Improved road conditions  
• Improved look and feel of area  
• Safer routes  
• More affordable option  
• Better walking and cycling routes | **For** | Same as Set A, plus  
• More attractive footpaths  
• More space for pedestrians  
• Less impact from loading/deliveries  
• Better management of waste  
• Easier to get around the town centre |
| **Against** | Short-term disruptions to bus routes  
• Heavy buses will continue to wear away road surface  
• Existing footpaths kept  
• Might be difficult to control dumping of rubbish | **Against** | Short-term disturbance from street works  
• Diversion of buses would make journeys slightly longer.  
• More expensive option |

**Consultation questions:** Which options do you agree with? Is there anything we have missed out? Are there other ways we can tackle the transport, traffic and access issues facing Peckham?

**Living in Peckham**

**What are the issues?**

- Across Southwark, London and England, there are not enough homes to house the growing population. Peckham should help to meet Southwark’s housing target by developing sites for housing and improving existing housing. This includes pitches for gypsies and travellers. Housing sites are considered on page 38 of this report.
- 76% of all housing in Peckham is social housing, resulting in a high concentration of poorer households who have less money to spend in the local economy. However, more affordable housing is needed across Southwark.
- The type of housing we have in Peckham will shape the type of community that lives there and the sorts of facilities and services needed.
- You have told us you want to see more family housing in Peckham.
- More housing for students going to nearby colleges could be built in Peckham.
Want more information? More information on housing issues in Peckham and the borough is available in the housing section of the background paper.

Consultation questions: Do you agree with the issues? Are there other housing issues in Peckham?

FACT BOX: What is affordable housing?
In general, there are two types of housing:
Market (or private) housing that is available to either buy or rent privately on the open market
Affordable housing – housing that is accessible to those households who cannot afford to buy or rent market housing that meets their needs. Affordable housing can be either social rented housing or intermediate housing.

Social rented housing is provided the council and housing associations at very low rents to people on low incomes. Rents are set by the government.

Intermediate housing is more expensive than social rented housing but cheaper than market housing. It is often provided on a part-buy/part-rent basis to people who cannot afford to buy on the open market.

What are the options?

Link to Core Strategy
The Core Strategy that we are also consulting on has options for:
• how much new housing should be built in different parts of Southwark,
• how much of this new housing should be affordable, and
• the mix of bedrooms this new housing should have.

The following options match the options in the Core Strategy.

Figure 6 shows sites where we could require new housing to be built. More details are provided on page 32.
<table>
<thead>
<tr>
<th>Issue</th>
<th>Set A</th>
<th>Set B</th>
</tr>
</thead>
</table>
| **New housing**              | • At least 1,200 new homes will be built on sites in and close to the town centre (see page 38).  
  • Improvements to existing council housing | • More housing than under Option A will be built on sites in and close to the town centre (see page 38).  
  • Improvements to existing council housing |
| **For/against**              | • Smaller scale of development. More houses could be provided.  
  • Less housing provided, less investment in the area. | • More housing and more investment in the area  
  • Higher scale of development.  
  • More flats. |
| **Mix of housing sizes**     | • At least 50% of homes have more than 2 bedrooms  
  • At least 10% are wheelchair accessible | • Same as Option A, except  
  • At least 25% homes have 3 or more bedrooms |
| **For/against**              | • More homes for couples, small families and single people who may have more disposable income to spend in the area  
  • Less family oriented area.  
  • More accessible housing | • More families in the area.  
  • May have less disposable incomes, reducing spending in the local economy.  
  • Family homes will need to be built at a high standard to attract families to the area, this includes providing more space. This could mean less homes are overall are built. |
| **Mix of private/affordable housing** | • At least 50% of new homes are affordable and provided in mix tenure schemes.  
  • Of the affordable homes, 70% are social rented and 30% intermediate housing. | • At least 35% of homes are private housing.  
  • At least 70% of affordable homes are intermediate housing |
| **For**                      | • More affordable homes built  
  • Mix of social and intermediate housing | • Peckham becomes a more mixed area with households on higher incomes moving in who can spend more in the local economy.  
  • Developers could afford to provide other benefits as part of developments. |
| **Against**                  | • Peckham remains an area with mostly social housing. | • Less affordable housing built.  
  • We need to find ways to make intermediate housing more accessible to people on lower incomes |
<table>
<thead>
<tr>
<th>Issue</th>
<th>Set A</th>
<th>Set B</th>
</tr>
</thead>
<tbody>
<tr>
<td>Student housing</td>
<td>• Restrict student housing in Peckham</td>
<td>• Allow more student housing in Peckham</td>
</tr>
<tr>
<td>For/against</td>
<td>• A more stable population in Peckham throughout the year</td>
<td>• Part of the community will only be in Peckham for part of the year</td>
</tr>
<tr>
<td></td>
<td>• Less support for night-time economy</td>
<td>• More spending in night-time economy</td>
</tr>
<tr>
<td></td>
<td>• Students travelling further to study</td>
<td>• More mixed community</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Supports local colleges and learning centres</td>
</tr>
</tbody>
</table>

Consultation questions: Do you agree with the options above? Is there anything we have missed out? Are there other ways we can tackle housing issues in Peckham?

Working and learning in Peckham

What are the issues?

Making space for business

- Over 1,400 businesses, mostly small in size are located in Peckham. Many of these are industrial uses including workshops, builders yards and light manufacturing. But there is a growing creative and cultural sector in Peckham, attracted by low rents.
- Many industrial and creative businesses are concentrated around the Copeland Road Industrial Estate and between the railway lines (see Figure 3).
- But there is pressure to find sites for housing, cultural uses, markets meeting places for faith groups. The land off Copeland Road and Bournemouth Road could be needed for a tram depot, meaning we will have to find other land for the businesses on this land. We need to decide what land and buildings should be set aside for business.
- You have told is it is difficult to find affordable business space and studios. Improvements to Peckham could increase the cost of business space further. Affordable studio space is needed to support a creative and cultural hub in Peckham.
- Space above shops along Rye Lane, Peckham High Street and Queens Road could be better used for small businesses.
- You have raised concern with the noise and smells that can come from businesses in the town centre. We need to better control how buildings are used by businesses.

Schools and adult training

- Peckham has an above average unemployment rate and many people with a little or no skills. We are helping local people get into work with programmes like ‘Southwark Works’ that helps people get the training they need. We also require developers to make payments towards schemes to place people into local jobs.
• There are currently a number of training providers in the Peckham area including Camberwell College of Art and smaller colleges, which help people gain specialist skills.
• We need to improve the quality of schools in Peckham and Nunhead so that young people in the area can achieve their full potential. The council has a programme of investment in local schools (known as “Southwark Schools for the Future”) which includes:
  - a state-of-the-art special needs school on Daniel Gardens to replace Tuke School,
  - rebuilding and refurbishment of schools, including John Donne Primary School which will have a focus on health,
  - building of the Harris Boy’s Academy
• There are still decision to be made about primary schools, such as whether a new school should go on Sumner Road or the site of the existing Tuke School.
• With a large number of families living in Peckham and a growing population, there is a need for day care centres and nurseries.

**Want more information?** More detailed information and explanation of issues above is available in the employment and learning section of the background paper.

More information on Southwark Schools for the Future is available at ssf@southwark.gov.uk

**Consultation questions:** Do you agree with the issues we have set out? Are you aware of any other employment and learning issues in Peckham?

**What are the options?**

**Link to Core Strategy**

Different areas in Southwark provide for different types of businesses and jobs and the Core Strategy will identify where we protect land for industrial uses and offices, encourage new businesses, and other areas where we should allow industrial land and offices to be used for housing and community facilities. This section presents options included in the Core Strategy that will have an impact on Peckham.

Options for specific sites including the land around Copeland Road Industrial Estate and between the railway lines are explained on page 38. Figure 7 shows where space for businesses could be built.
<table>
<thead>
<tr>
<th>Issue</th>
<th>Set A</th>
<th>Set B</th>
</tr>
</thead>
<tbody>
<tr>
<td>Space above shops</td>
<td>• Give priority to using space above shops for small businesses</td>
<td>• Give priority to using space above shops for housing</td>
</tr>
<tr>
<td><strong>For</strong></td>
<td>• More space for small businesses</td>
<td>• More people living in town centre, overlooking the street at night.</td>
</tr>
<tr>
<td><strong>Against</strong></td>
<td>• Less people living in town centre</td>
<td>• Noise and smells from shops and restaurants</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Less space for small businesses</td>
</tr>
<tr>
<td>Space for businesses, including small business units</td>
<td>• Protect existing business premises/require replacement if they need to be developed.</td>
<td>• Allow business premises to be used flexibly for shops, community uses, offices and industrial</td>
</tr>
<tr>
<td></td>
<td>• Specific sites reserved for business uses (see page 38)</td>
<td>• Business uses as part of mixed-use development on specific sites. Some sites currently in business use allowed to change to other uses (see page 38)</td>
</tr>
<tr>
<td></td>
<td>• Provide additional protection to small business units/require replacement if they need to be developed.</td>
<td>• Protect small business units but allow flexibility in use between shops, community uses, offices and industrial.</td>
</tr>
<tr>
<td></td>
<td>• Small businesses encouraged in railway arches.</td>
<td>• Require a proportion of all business space built to be for small businesses.</td>
</tr>
<tr>
<td></td>
<td>• Allocate specific business uses to spaces (for example offices as opposed to light industrial).</td>
<td></td>
</tr>
<tr>
<td><strong>For</strong></td>
<td>• Protection of business space in particular small business space</td>
<td>• More flexibility to meet changing demand, less vacant sites.</td>
</tr>
<tr>
<td></td>
<td>• Use made of railway arches</td>
<td>• More small business space provided.</td>
</tr>
<tr>
<td></td>
<td>• Security for specific uses, such as creative industries.</td>
<td></td>
</tr>
<tr>
<td><strong>Against</strong></td>
<td>Less flexibility in use. Space may be left vacant.</td>
<td><strong>Against</strong></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Space will need to have flexible design, limiting how it could be used.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Less protection for specific types of businesses, such as creative industries.</td>
</tr>
</tbody>
</table>
### Issue Set A Set B

**Affordable business and work space**
- **For**
  - More flexibility for developers
- **Against**
  - Less affordable space available
- **For**
  - More affordable space available
  - Support for creative industries and artists and other small businesses
  - Encourage business growth in Peckham
- **Against**
  - More expensive for developers. Could mean less investment in other benefits or higher scale of development.

**Primary schools**
- **For**
  - Primary school places are rearranged to best suit the needs of local people.
  - Bellenden, Camelot and Hollydale primary schools are refurbished.
  - Haymerle School is improved to cater for children with learning difficulties.
  - Better quality schools that better meet community needs
- **Against**
  - Not all primary schools refurbished
  - Same as Option A, plus
  - New school for children with severe learning difficulties is built, either on Sumner Road or the site of the current Tuke School (see page 38).
  - Better school facilities
  - More expensive

### Consultation questions: Do you agree with the options above? Is there anything we have missed out? Are there other ways we can tackle employment and learning issues in Peckham?

### A Thriving Community in Peckham

**What are the issues?**

**The looks and feel of the town centre**
- You have told us you want to see the town centre opened up so that it is not just a narrow street, such as by creating public spaces between the railway lines for markets.
- The town centre is busy during the day, but Rye Lane south of the railway has less activity than the town centre to the north. At night there are not many people around because people do not feel safe and because there are not many things to do.
Shopping
- There are few vacant shops in Peckham but some of you have told us you want to see more variety.
- The markets in the town centre give Peckham a unique identity. However stalls are not doing as well as they used to and are spread out over a number of locations.
- You have told us that you would like local shops and services in the north of Peckham.

Things to do, places to go
- You have told us you want space for an arts library and more entertainment and leisure facilities, in particular for young people. We also need to make sure there are enough facilities to keep up with the demands of a growing population.

Supporting the community
- You have told us there are not enough places for meetings or functions. Voluntary and community groups also need space to operate from. We need to make better use of the community buildings we already have and decide if more are needed.
- The Peckham Settlement needs to find a new home.
- Faith groups across London are struggling to find suitable places to meet. A number of faith groups are based in Peckham. Some use industrial buildings that may not be safe. Other groups are located in housing areas and there have been noise and traffic problems when services take place.
- You have told us there are not enough public toilets available.

Health care
- The PCT plan to open up a new health facility in the town centre that will provide a range of different health services and reduce the need for hospital visits.

Want more information? More detailed information and explanation of the issues above is available in the thriving community section of the background paper.

Consultation questions: Do you agree with the issues we have set out? Are you aware of any other shopping and leisure issues in Peckham?
What are the options?

**Link to Core Strategy**
There is a network of town centres across Southwark of different sizes serving different roles. Development in one town centre can attract people away from another centre so we are looking at how much development we allow in each town centre in the Core Strategy. This section presents options included in the Core Strategy that will have an impact on Peckham.

Options for specific sites including the land between the railway lines and where a polyclinic could go are explained on page 38. Figure 8 shows where different types of activity in the town centre could go. Figure 19 shows where new community space could go.

<table>
<thead>
<tr>
<th>Issue</th>
<th>Set A</th>
<th>Set B</th>
</tr>
</thead>
<tbody>
<tr>
<td>Growth in retail space</td>
<td>• Small growth in the amount of retail floor space.</td>
<td>• More retail floor space than under Option A will be built.</td>
</tr>
<tr>
<td><strong>For/against</strong></td>
<td>• Less development</td>
<td>• Better mix of shops</td>
</tr>
<tr>
<td></td>
<td>• Less investment in the town centre</td>
<td>• Allows businesses to grow</td>
</tr>
<tr>
<td></td>
<td>• Will make it harder to increase variety of shops</td>
<td>• More investment in the town centre</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Higher scale of development</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Will bring more people into the town centre and possibly more traffic</td>
</tr>
</tbody>
</table>

**For/against**
- Less shops.

Mix of shops and other uses including cafes, bars and night time uses

<table>
<thead>
<tr>
<th>For/against</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>• Continue to give priority to shops over other retail uses (such as cafes and bars).</td>
<td>• Allow more bars, restaurants and non-shop uses such as banks into the town centre.</td>
<td></td>
</tr>
<tr>
<td>• At least 50% of shop fronts will be shops (class A1 retail).</td>
<td>• We could focus bars, cafes and night-time uses around Peckham Square, Peckham Rye Station and Rye Lane south (see Figure 8).</td>
<td></td>
</tr>
<tr>
<td>• We will control the amount of drinking venues in the town centre.</td>
<td><strong>For</strong></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Against</strong></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>• Possible anti-social behaviour and disturbance to residents</td>
<td>• More mix of activity in the town centre.</td>
<td></td>
</tr>
<tr>
<td>• Less shops.</td>
<td>• More activity at night which could reduce crime</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• More things to do at night</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• More activity in Rye Lane South</td>
<td></td>
</tr>
<tr>
<td>Issue</td>
<td>Set A</td>
<td>Set B</td>
</tr>
<tr>
<td>------------------</td>
<td>----------------------------------------------------------------------</td>
<td>----------------------------------------------------------------------</td>
</tr>
</tbody>
</table>
| Size of shops    | • The town centre continues to retain small independent businesses and large shops are not allowed.  
                   • Larger units are provided in the Aylesham Centre. | • Allow small shop units to be converted into larger units. We could place a cap on this.  
                   • Larger units are provided in the Aylesham Centre and possibly on other sites (see page 38). |
|                  | **For**                                                              | **For**                                                              |
|                  | • The town centre would continue to have many independent shops.     | • Greater range of shops and products. More department stores.  
|                  | **Against**                                                          | • More people spending money in the town centre                      |
|                  | • Could lead less choice in shops and products.                      | • Less space for smaller independent shops  
|                  |                                                                    | • Possibly more chain stores                                        |
| Markets          | • Protect existing market locations and encourage new stalls that sell different products to those sold in shops.  
                   • Trial specialty markets, such as a continental market in Peckham Rye. | • Combine existing stalls to create 2 or 3 larger markets in specific locations across the town centre (see Figure 8).  
                   • Trial specialty markets. |
|                  | **For**                                                              | **For**                                                              |
|                  | • More street activity  
                   • Greater range of products | • More chance of markets surviving  
|                  |                                                                    | • Less cluttered street  
|                  |                                                                    | • Focus activity in town centre  
|                  |                                                                    | • Greater range of products |
|                  | **Against**                                                          | **Against**                                                          |
|                  | • Cluttered streets                                                 | • Some stall holders may not want to move                             |
## Issue

<table>
<thead>
<tr>
<th>Set A</th>
<th>Set B</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Things to do</strong></td>
<td><strong>Same as Option A.</strong>&lt;br&gt;• If we allow higher levels of development in the town centre more facilities and activities could be built (see page 38).</td>
</tr>
<tr>
<td>• Allow public access to sports and leisure facilities in schools outside school hours.&lt;br&gt;• Youth Offer programme continues (see page 7)&lt;br&gt;• Build new entertainment and leisure facilities in the town centre (see page 38)&lt;br&gt;• See also options for open spaces (on page 32)</td>
<td><strong>For</strong>&lt;br&gt;• Better access to sport, leisure and entertainment activities&lt;br&gt;• Healthier communities&lt;br&gt;• More for young people to do</td>
</tr>
<tr>
<td><strong>Against</strong></td>
<td><strong>For</strong>&lt;br&gt;• New facilities will be expensive to build</td>
</tr>
<tr>
<td>• <strong>Supporting community needs</strong></td>
<td><strong>Against</strong>&lt;br&gt;• Might not meet everyone’s needs.&lt;br&gt;• Businesses will have access to less space for their needs</td>
</tr>
<tr>
<td>• Better use existing community facilities.&lt;br&gt;• Invest in Unity Centre, Safe Shop, Sojourner Community Centre and Nunhead Community Centre as community hubs.&lt;br&gt;• As much as possible, enable the public to use of schools facilities for community uses such as places of worship and halls for hire outside school hours.&lt;br&gt;• Allow temporary use of vacant commercial buildings for community uses such as faith premises.&lt;br&gt;• Build new facilities on some sites (see page 38)</td>
<td><strong>Same as Option A, but priority would be given to permanently converting commercial buildings that have been vacant over 12 months to faith premises or other community uses, before allowing them to be changed to other uses such as residential.</strong>&lt;br&gt;• If we allow higher levels of development in the town centre more community facilities could be built (see page 38).&lt;br&gt;• We could identify a site or area for a multi-faith centre and other space for faith groups, such as in the Parkhouse Street Trading Estate</td>
</tr>
<tr>
<td><strong>For</strong>&lt;br&gt;• Better access to community buildings&lt;br&gt;• Neighbourhood focus for community groups&lt;br&gt;• Better use of resources&lt;br&gt;• Less vacant buildings</td>
<td><strong>For</strong>&lt;br&gt;• Same as Option A&lt;br&gt;• Affordable buildings for faith groups and other community groups</td>
</tr>
<tr>
<td><strong>Against</strong></td>
<td><strong>Against</strong>&lt;br&gt;• Commercial buildings may not always be suitable for community use and may be costly to convert.</td>
</tr>
</tbody>
</table>

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### Central Venture Park

### Damilola Taylor Centre