Appendices

Appendix A: Relationship between the AAP, other Southwark planning policy documents and the London Plan

Section 1.3 of the AAP sets out information on some of the key documents currently used to make decisions on planning applications. This includes policies in the Core Strategy (2011), the saved Southwark Plan (2007) and the London Plan (2011). Southwark supplementary planning documents (SPDs) and London Plan supplementary planning guidance (SPGs) provide further guidance on how to implement these policies. The AAP will be used alongside these policies and the existing guidance to make decisions on planning applications. In some cases, such as AAP policy 17 (Affordable and private homes) the AAP policy will be used instead of part of saved Southwark Plan policy 4.4, amending the tenure split within affordable housing for Peckham and Nunhead.

Table 4 below explains how the AAP links to these policy documents. We will update this table as required.

This relationship will change in the future as we prepare more planning policies and replace some of our existing policies. Our timetable for preparing new and reviewing existing planning policies and guidance is set out in our local development scheme (LDS). As set out in our LDS, in accordance with the National Planning Policy Framework, we have decided to prepare a Local Plan, which will be called the New Southwark Plan, to set out the strategy for development for Southwark with policies, master plans, maps and evidence. This will replace our Core Strategy and Southwark Plan and will include site allocations. The AAP will be used alongside the New Southwark Plan to make decisions on planning applications in Peckham and Nunhead. You can follow its progress and see more information in our LDS at the following link:

www.southwark.gov.uk/downloads/download/2206/local_development_scheme

We have prepared a document setting out the consistency of our saved Southwark Plan and Core Strategy policies, to provide clarity on which of these policies we are continuing to use. Please see our website for the most up-to-date information on our saved Southwark Plan, Core Strategy and our New Southwark Plan:

www.southwark.gov.uk/info/856/planning_policy/1241/the_southwark_plan

www.southwark.gov.uk/corestrategy

www.southwark.gov.uk/planningpolicy

Table 3: Relationship between the AAP, other Southwark planning policy documents and the London Plan

Peckham and Nunhead AAP policies (2014)	Core Strategy Policies (2011)	Saved Southwark Plan policies (2007)	Southwark's supplementary planning documents (SPD)	London Plan policies (2013)	Mayor's London Plan Supplementary Planning Guidance (SPG)
Policy 1 - Peckham town centre shopping	Strategic policy 1 – Sustainable development	Policy 1.7 – Development within town and local centres		Policy 2.14 – Areas for regeneration	
	Strategic policy 3 – Shopping, leisure and entertainment	Policy 1.8 – Location of developments for retail and other town centre uses		Policy 2.15 – Town centres	
Policy 2 - Arts, culture, leisure and entertainment	Strategic policy 3 – Shopping, entertainment and leisure	Policy 1.7 – Development within town and local centres		Policy 2.15 Town centres	
		Policy 1.11 – Arts, culture and tourism uses			
	Strategic Policy 10 - Jobs and businesses	Policy 1.12 - Hotels and visitor accommodation		Policy 2.15 Town centres	
		Policy 3.14 – Designing out crime			
		Policy 5.1 – Locating developments			
Policy 3 - Local shops and services	Strategic policy 3 – Shopping, entertainment and leisure	Policy 1.8 – Location of developments for retail and other town centre uses		Policy 4.8 – Supporting a successful and diverse retail sector	
		Policy 1.9 – Change of use within protected shopping frontages			
		Policy 1.10 – Small scale shops and services outside town and local centres and protected shopping frontages		Policy 4.9 – Small shops	

Peckham and Nunhead AAP policies (2014)	Core Strategy Policies (2011)	Saved Southwark Plan policies (2007)	Southwark's supplementary planning documents (SPD)	London Plan policies (2013)	Mayor's London Plan Supplementary Planning Guidance (SPG)
Policy 4 - Hot food takeaways	Strategic policy 3 – Shopping, entertainment and leisure				
Policy 5 - Markets	Strategic policy 3 – Shopping, entertainment and leisure	Policy 1.5 – Small business units		Policy 4.8 - Supporting a successful and diverse retail sector	
		Policy 5.1 – Locating developments			
Policy 6 - Business space	Strategic policy 10 – Jobs and businesses	Policy 1.2 – Strategic and Local Preferred Industrial Locations		Policy 4.2 – Offices	
		Policy 1.4 - Employment Sites outside the Preferred Office Locations and Preferred Industrial Locations			
		Policy 1.5 – Small business units		Policy 4.4 - Managing industrial land and premises	Land for Industry and Transport SPG (2012)
		Policy 1.7 – Development within town and local centres			
Policy 7 - Community facilities	Strategic policy 4 – Places for learning, enjoyment and healthy lifestyles	Policy 1.7 – Development within town and local centres	Section 106 planning obligations SPD (2007)	Policy 3.6 – Children and young people's play and informal recreation facilities	Housing SPG (2012)
		Policy 2.1 – Enhancement of community facilities			
		Policy 2.2 – Provision of new community facilities		Policy 3.16 – Protection and enhancement of social infrastructure	

Peckham and Nunhead AAP policies (2014)	Core Strategy Policies (2011)	Saved Southwark Plan policies (2007)	Southwark's supplementary planning documents (SPD)	London Plan policies (2013)	Mayor's London Plan Supplementary Planning Guidance (SPG)
		Policy 2.5 – Planning obligations			
		Policy 5.1 – Locating developments			
Policy 8 - Schools	Strategic policy 4 – Places for learning, enjoyment and healthy lifestyles	Policy 2.1 – Enhancement of community facilities	Section 106 planning obligations SPD (2007)	Policy 3.18 – Education facilities	
		Policy 2.2 – Provision of new community facilities			
		Policy 2.3 – Enhancement of educational establishments			
		Policy 2.4 – Educational deficiency – provision of new educational establishments			
		Policy 2.5 – Planning obligations			
		Policy 5.1 – Locating developments			
Policy 9 – Health facilities	Strategic policy 4 – Places for learning, enjoyment and healthy lifestyles	Policy 2.1 – Enhancement of community facilities	Section 106 planning obligations SPD (2007)	Policy 3.17 – Health and social care facilities	Housing SPG (2012)
		Policy 2.2 – Provision of new community facilities			
		Policy 2.5 – Planning obligations			
		Policy 5.1 – Locating developments			

Peckham and Nunhead AAP policies (2014)	Core Strategy Policies (2011)	Saved Southwark Plan policies (2007)	Southwark's supplementary planning documents (SPD)	London Plan policies (2013)	Mayor's London Plan Supplementary Planning Guidance (SPG)
Policy 10 – Sports facilities	Strategic policy 4 – Places for learning, enjoyment and healthy lifestyles	Policy 2.1 – Enhancement of community facilities	Section 106 planning obligations SPD (2007)	Policy 3.19 – Sports facilities	All London Green Grid SPG (2012)
		Policy 2.2 – Provision of new community facilities			
		Policy 2.5 – Planning obligations			
		Policy 5.1 – Locating developments			
Policy 11 - Active travel	Strategic policy 2 – Sustainable Transport	Policy 5.3 – Walking and cycling	Sustainable Transport SPD (2010)	Policy 6.9 – Cycling	Accessible London: achieving an inclusive environment (2004)
		Policy 5.6 – Parking	Section 106 planning obligations SPD (2007)	Policy 6.10 – Walking	
Policy 12 - Public transport	Strategic policy 2 – Sustainable Transport	Policy 5.4 – Public transport improvements	Sustainable Transport SPD (2010)	Policy 6.2 – Providing public transport capacity and safeguarding land for transport	Land for Transport Functions (2007)
				Policy 6.7 – Better streets and surface transport	Land for Industry and Transport SPG (2012)
Policy 13 - The road network	Strategic policy 2 – Sustainable Transport	Policy 5.2 – The road network	Sustainable Transport SPD (2010)	Policy 6.3 – Assessing effects of development on transport capacity	

Peckham and Nunhead AAP policies (2014)	Core Strategy Policies (2011)	Saved Southwark Plan policies (2007)	Southwark's supplementary planning documents (SPD)	London Plan policies (2013)	Mayor's London Plan Supplementary Planning Guidance (SPG)
Policy 14 - Parking for shoppers and visitors	Strategic policy 2 – Sustainable Transport	Policy 5.6 – Car parking	Sustainable Transport SPD (2010)	Policy 6.3 – Assessing effects of development on transport capacity	
		Policy 5.7 – Parking standards for disabled people and the mobility impaired		Policy 6.13 – Parking	
		Policy 5.8 – Other parking			
Policy 15 - Residential parking	Strategic policy 2 – Sustainable Transport	Policy 5.6 – Car parking	Sustainable Transport SPD (2010)	Policy 6.3 – Assessing effects of development on transport capacity	Housing SPG (2012)
		Policy 5.7 – Parking standards for disabled people and the mobility impaired		Policy 6.13 – Parking	
		Policy 5.8 – Other parking			
Policy 16 - New homes	Strategic policy 5 – Providing new homes	Policy 3.11 – Efficient use of land	Residential Design Standards SPD (2011)	Policy 3.3 – Increasing housing supply	Housing SPG (2012)
		Policy 4.2 – Quality of residential accommodation		Policy 3.4 – Optimising housing potential	

Peckham and Nunhead AAP policies (2014)	Core Strategy Policies (2011)	Saved Southwark Plan policies (2007)	Southwark's supplementary planning documents (SPD)	London Plan policies (2013)	Mayor's London Plan Supplementary Planning Guidance (SPG)
Policy 17 - Affordable and private homes	Strategic policy 5 – Providing new homes	Policy 4.4 – Affordable homes	Affordable Housing SPD (adopted 2008 and draft 2011)	Policy 3.8 – Housing choice	Housing SPG (2012)
				Policy 3.9 – Mixed and balanced communities	
	Strategic policy 6 – Homes for people on different incomes	Policy 4.5 – Wheelchair affordable housing	Residential design standards SPD (2011)	Policy 3.10 – Definition of affordable housing	Housing SPG (2012)
				Policy 3.11 – Affordable housing targets	
Policy 18 - Mix and design of new homes	Strategic policy 5- Providing new homes	Policy 4.2 - Quality of residential accommodation	Residential Design Standards SPD (2011)	Policy 3.5 - Quality and design of housing developments	Housing SPG (2012)
	Strategic policy 7- Family homes	Policy 4.3 - Mix of dwellings		Policy 3.8 - Housing choice	Shaping Neighbourhoods SPG: Children's & young people's play and informal recreation (2012)

Peckham and Nunhead AAP policies (2014)	Core Strategy Policies (2011)	Saved Southwark Plan policies (2007)	Southwark's supplementary planning documents (SPD)	London Plan policies (2013)	Mayor's London Plan Supplementary Planning Guidance (SPG)
Policy 19 - Open space and Sites of Importance for Nature Conservation (SINCs)	Strategic policy 11 – Open spaces and wildlife	Policy 3.25 – Metropolitan Open Land	Sustainable Design and Construction SPD (2009)	Policy 2.18 – Green infrastructure	All London Green Grid SPG (2012)
				Policy 3.6 – Children and young people's play and informal recreation facilities	
		Policy 3.26 – Borough Open Land		Policy 5.10 – Urban greening	
				Policy 5.11 – Green roofs and development site environs	
		Policy 3.27 – Other Open Space		Policy 7.17 – Metropolitan open land	
				Policy 7.18 – Protecting local open space and addressing local deficiency	
		Policy 3.28 - Biodiversity		Policy 7.19 – Biodiversity and access to nature	
Policy 20 - Trees	Srtategic policy 10 - Open space and wildlife	Policy 3.28 - Biodiversity		Policy 5.10 - Urban greening	All London Green Grid SPG (2012)
				Policy 7.21 - Trees and woodland	

Peckham and Nunhead AAP policies (2014)	Core Strategy Policies (2011)	Saved Southwark Plan policies (2007)	Southwark's supplementary planning documents (SPD)	London Plan policies (2013)	Mayor's London Plan Supplementary Planning Guidance (SPG)
Policy 21 - Energy	Strategic policy 13 – High environmental standards	Policy 3.1 – Environmental effects	Sustainable Design and Construction SPD (2009)	Policy 5.1 – Climate change mitigation	Sustainable Design and Construction SPG (2014)
		Policy 3.3 – Sustainability assessment		Policy 5.2 – Minimising carbon dioxide emissions	
		Policy 3.4 – Energy efficiency	Sustainability assessment SPD (2009)	Policy 5.3 – Sustainable design and construction	
		Policy 3.5 – Renewable energy		Policy 5.6 – Decentralised energy in development proposals	
Policy 22 - Waste, water, flooding and pollution	Strategic policy 13 – High environmental standards	Policy 3.1 – Environmental effects	Sustainable Design and Construction SPD (2009)	Policy 5.13 – Sustainable drainage	Sustainable Design and construction SPG (2014)
		Policy 3.2 – Protection of amenity			
		Policy 3.3 – Sustainability assessment		Policy 5.15 – Water use and supplies	
		Policy 3.6 – Air quality	Sustainability assessment SPD (2009)		
		Policy 3.7 – Waste reduction		Policy 5.16 – Waste self-sufficiency	
		Policy 3.9 - Water			
Policy 23 - Public realm	Strategic policy 12 –Design and conservation	Policy 3.13 – Urban design	Section 106 planning obligations SPD (2007)	Policy 5.10 – Urban greening	
				Policy 5.13 – Sustainable drainage	

Peckham and Nunhead AAP policies (2014)	Core Strategy Policies (2011)	Saved Southwark Plan policies (2007)	Southwark's supplementary planning documents (SPD)	London Plan policies (2013)	Mayor's London Plan Supplementary Planning Guidance (SPG)
		Policy 3.14 – Designing out crime	Design and access statements SPD (2007)	Policy 7.2 – An inclusive environment	
				Policy 7.3 – Designing out crime	
		Policy 3.18 – Setting of listed buildings, conservation areas and world heritage sites	Residential design standards SPD (2011)	Policy 7.4 – Local character	
				Policy 7.5 – Public Realm	
Policy 24 - Heritage	Strategic policy 12 - Design and conservation	Policy 3.15 - Conservation of the historic environment	Design and Access Statements SPD (2007)	Policy 7.4 - Local character	
		Pollcy 3.16 - Conservation areas			
		Policy 3.17 - Listed buildings		Policy 7.8 - Heritage assets and archaeology	
		Policy 3.18 - Setting of listed buildings, conservation areas and world heritage sites			
		Policy 3.19 - Archaeology			
Policy 25 - Built form	Strategic policy 12 –Design and conservation	Policy 3.12 – Quality in design	Residential Design Standards SPD (2011)	Policy 7.1 – Building London's neighbourhoods and communities	Housing SPG (2012)
		Policy 3.13 – Urban design		Policy 7.2 – An inclusive environment	
		Policy 3.14 – Designing out crime	Design and Access Statements SPD (2007)	Policy 7.4 – Local character	Accessible London: achieving an inclusive environment (2004)
				Policy 7.6 – Architecture	

Peckham and Nunhead AAP policies (2014)	Core Strategy Policies (2011)	Saved Southwark Plan policies (2007)	Southwark's supplementary planning documents (SPD)	London Plan policies (2013)	Mayor's London Plan Supplementary Planning Guidance (SPG)
Policy 25 - Building height	Strategic policy 12 –Design and conservation	Policy 3.13 – Urban design	Design and Access Statements SPD (2007)	Policy 7.4 – Local character	
		Policy 3.20 – Tall buildings		Policy 7.7 – Location and design of tall buildings	
		Policy 3.22 – Important local views		Policy 7.12 – Implementing the London View Management Framework	

Appendix B: Southwark Plan proposals sites

This table sets out existing Southwark Plan proposals sites which fall within the AAP boundaries. Its sets out:

- Which sites were saved under our most recent successful application to save the Southwark Plan policies (July 2010).
- Whether the AAP is replacing the Southwark Plan proposals site.

Table 4. Southwark Plan proposals sites

Southwark Plan (2007) proposal site number	Address	Saved as a Southwark Plan proposal site	Replaced by the AAP?
60P	Units 1-3 Samuel Jones Industrial Estate	No	No. This site has been built
62P	Cator Street, Commercial Way	Yes	This is replaced by PNAAP 8.
63P	Sumner House	Yes	This is replaced by PNAAP 16.
64P	Flaxyard Site, 1-51 Peckham High Street	Yes	This is replaced by PNAAP 9.
65P	Peckham Wharf, Peckham Hill	Yes	This is replaced by PNAAP 10.
68P	Peckham Rye Station environs including all of Station Way, 2-10 Blenheim Grove, 3 Holly Grove and 74-82a Rye Lane	Yes	This is replaced by PNAAP 6.
69P	Cinema site and multi storey car park , Moncrieff Street	Yes	No, saved Southwark Plan site 69P remains part of the development plan. This will be reviewed through the preparation of the New Southwark Plan.
70P	Tuke School	Yes	This is replaced by PNAAP 15.
71P	Copeland Road bus garage, 1170149 Rye Lane, 1-27 Bournemouth Road, 133-151 Copeland Road	No	The part of this site which forms Copeland Industrial Park and 1-27 Bournemouth Road is now site PNAAP 4. The part of site 71P on Copeland Road (currently most of which is used as a garage depot) is not part of the new AAP designation PNAAP 4.
72P	Copeland Road car park and site on corner of Copeland Road and Rye Lane	Yes	This is replaced by PNAAP 7.

Appendix C: Schedule of proposals sites

This appendix provides further information to section 6 and policy 47 – Proposals sites. It sets out:

- **Required land use**

The "required land use" must be included within any development on the proposals site.

- **Other acceptable land use**

Planning permission may be granted for the "other acceptable land uses" identified within this schedule providing that development for the "required land use" is, has been, or is thereby secured.

- **Indicative capacity**

Indicative capacities are set out where appropriate for residential use and non-residential use. Where we have existing valid planning permissions we have used these capacities. However, at the time of preparing the AAP, the majority of the sites do not have a valid planning permission. Therefore the indicative capacities are based on our own capacity work and background evidence. The estimates of capacities should not be interpreted as exact targets as the exact capacity will depend on the mix of uses, the amount of non-residential use and compliance with other policies such as design policies. The precise figures will be determined through planning applications.

There are many options for the precise mix of use, particularly within some of the larger proposals sites and so the amounts of different uses eventually built may vary. We have estimated how much residential, business and retail use we think will come forward to help demonstrate how we think we will deliver the capacity we have identified in our vision. For some of the sites we have also identified how much community use we think there will be. For each site we have made assumptions based on our capacity work and knowledge, and our aspirations for each site, as to the split between residential and non-residential use, and the type and amount of different non-residential uses.

These estimated capacities are important to ensure that our housing target and possible capacities for retail and employment growth are realistic and achievable. This has helped us to plan for infrastructure growth to ensure that there is suitable and sufficient infrastructure to support the increase number of people living, working and visiting Peckham and Nunhead.

- **Phasing and implementation**

We set out when we expect the proposals site to be developed and who owns the site. Where there is an existing valid planning permission we set out the application reference number and a summary of the permission.

- **Site specific guidance**

Development proposals should deliver the key site specific guidance in the schedule. This section sets out requirements to ensure a well-designed scheme to include maximising opportunities for public realm and improving linkages.

- **We are making this designation because**

Development proposals should seek to deliver the aspirations within the "we are making this designation because" section of the schedule. This section also sets out our reasoning for why we are requiring certain types and forms of development.

For the larger sites, the policies also include indicative diagrams which show how the principles set out in the policies in section 4 and 5 of the AAP and within the proposals site schedule apply to these sites. The precise location of new routes, buildings and public realm improvements will be considered at a more detailed level through the planning application process.

PNAAP 1: Aylesham Centre

Required land uses	Retail use (Classes A1/ A2/ A3/ A4), residential use (Class C3), public space/public realm.
Other land uses that would be accepted	Student accommodation (Class sui generis) subject to Core Strategy strategic policy 8, business use (Class B1), leisure/community use (Class D), hotel (Class C1).
Indicative capacity	Residential (Class C3): 400 units Non-residential use: 8,500 sqm Retail (Classes A1/A2/A3/A4): 8,350 sqm Business (Class B1): 150 sqm Assuming 90% of non-residential is retail use and 10% of the non-residential use is business use.
Phasing and implementation	**2011-15** | **2016-20** | **2021-26** This majority of this site is owned by Tiger Developments.
Site specific guidance	Opportunities to increase and diversify the retail offer should be maximised. There is potential for a taller landmark building of up to 20 storeys, alongside a significant increase of meaningful public space and improved public realm. Opportunities to create new public space through redevelopment or refurbishment of the shopping centre should be maximised. Redevelopment or refurbishment of the site should introduce more active frontages throughout the site, particularly along Rye Lane, taking into consideration Rye Lane Peckham conservation area. Opportunities to improve the pedestrian and cycle access to the bus station and Queens Road should be maximised.

We are making this designation because

The Aylesham Centre is the main covered shopping precinct in Peckham town centre with over 7,000 sqm of shopping floorspace. The centre is anchored by Morrisons supermarket which occupies a large portion of the centre. The shopping centre currently does not fulfil its potential.

Redevelopment or refurbishment of this site would have a major impact on helping to diversify the retail offer in the town centre, with opportunities to provide suitable space to attract more multiple retailers to Peckham. There is also the opportunity to make better use of/redevelop the large car park and promote a mix of other uses including business space, leisure/community use and residential.

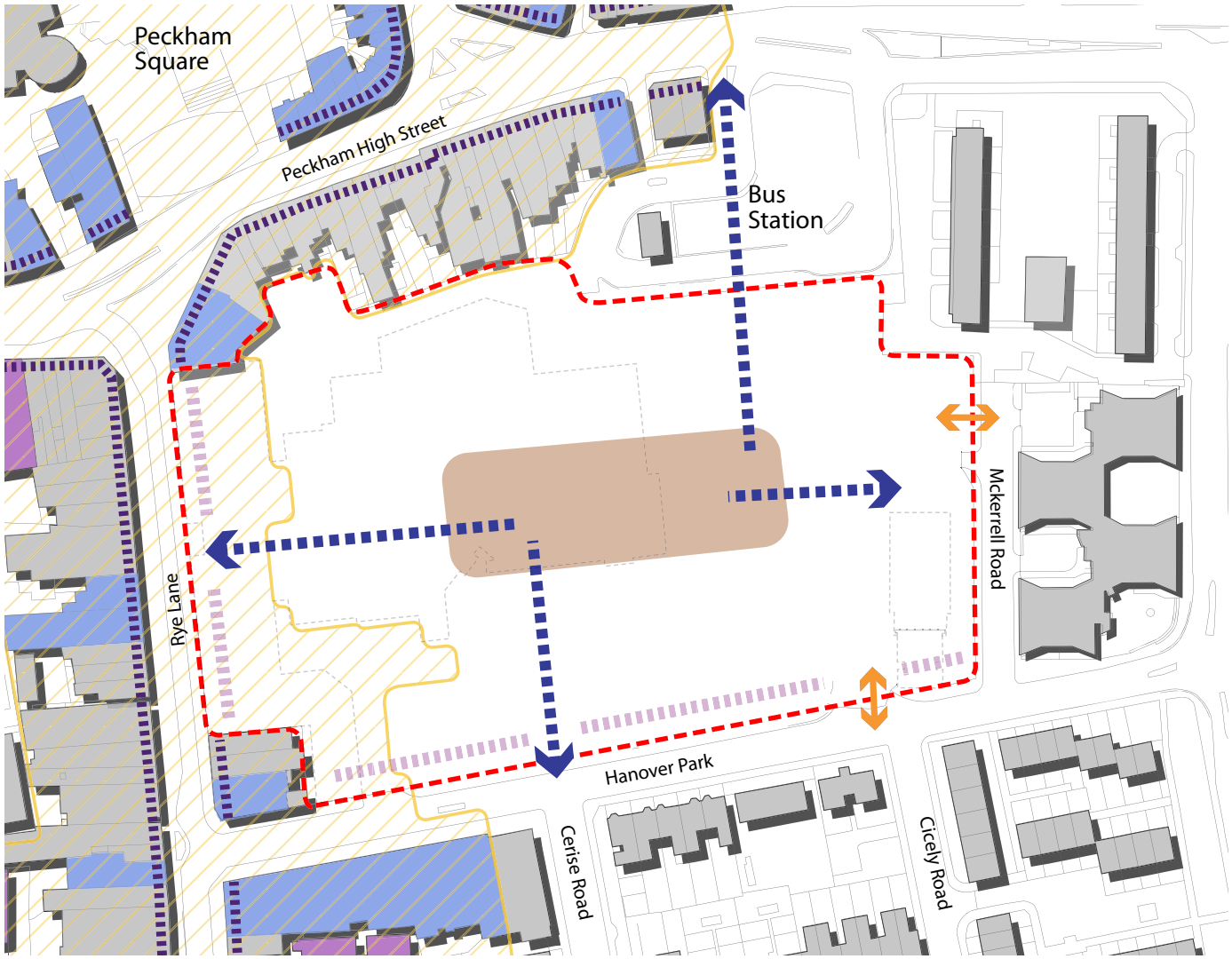
The 1980s design of the centre, with a single uniform red brick frontage onto Rye Lane currently does not add to the character of historic Peckham. Proposals for the site should maximise opportunities to rebuild the entire shopping centre and car park, with consideration being given to conserving and enhancing Rye Lane Peckham conservation area, which covers part of the site. Opportunities to reinstate a more active frontage along Rye Lane, in keeping with the look and feel of the smaller shop fronts within the conservation area should be maximised. Development should also take into account the neighbouring important heritage buildings identified on our local list, including the much loved former Jones and Higgins department store.

New and improved public realm and increased amounts of public space should be provided on the site with opportunities to include well designed seating, hard and soft landscaping so that it can be more open and pleasant experience for its users. The prominent location in the town centre and the opportunities to introduce new public space provide an opportunity for a taller building of up to 20 storeys. Due to the Rye Lane Peckham conservation area, any taller development would have to be set back from the Rye Lane shopping frontage, towards the eastern end of site. Careful consideration also needs to be given to the neighbouring residential areas and important local heritage buildings such as the Shard Terrace to the north of the site, which is identified on our local list.

The Aylesham Centre currently lacks permeability with little in the way of access to Queens Road due to the bus station to the north east of the centre. Redevelopment, particularly if a taller building is to be built on this site, should maximise opportunities to improve links both north to Queens Road and west to Rye Lane, as well as south to Hanover Park and Cerise Road.

PNAAP 1: Aylesham Centre

Figure 26: PNAAP 1 Aylesham Centre



- Opportunity for new public space / public realm
- Opportunity for active frontages
- Opportunity to improve pedestrian and cycle links
- Opportunity for vehicular access
- Line of existing buildings on site
- Site boundary
- Protected shopping frontage
- Conservation area
- Listed building
- Buildings and structures identified on local list

PNAAP 2: Print Village Industrial Estate, Chadwick Road

Required land uses	Business (Class B).		
Other land uses that would be accepted	Residential (Class C3).		
Phasing and implementation	**2011-15**	**2016-20**	**2021-26**
	There are currently no plans for redevelopment of this site.		
Site specific guidance	Redevelopment of this site must not result in the net loss of business space (Class B).		

We are doing this because

Our Employment Land Review (2010) recognises that the Print Village Industrial Estate located on Chadwick Road is a well-functioning business estate that accommodates SMEs. The estate does not have any adverse impact on the surrounding residential area within the Peckham South character area and feedback through consultation has been supportive of protecting this site for continued employment use. Therefore, whilst there may be the opportunity in the future for redevelopment of this site for mixed use, we will require that any proposal does not result in the net loss of business space (Class B) in order to continue to promote and maintain local employment.

PNAAP 3: Land between the railway arches (East of Rye Lane including railway arches)

Required land uses	Retail (Classes A1/ A2/ A3/ A4), business use (Class B).		
Other land uses that would be accepted	Leisure/community use (Class D).		
Phasing and implementation	**2011-15**	**2016-20**	**2021-26**
	This site is owned by Network Rail.		
Site specific guidance	Opportunities for increasing north to south, and east to west pedestrian and cycle linkages should be maximised.		

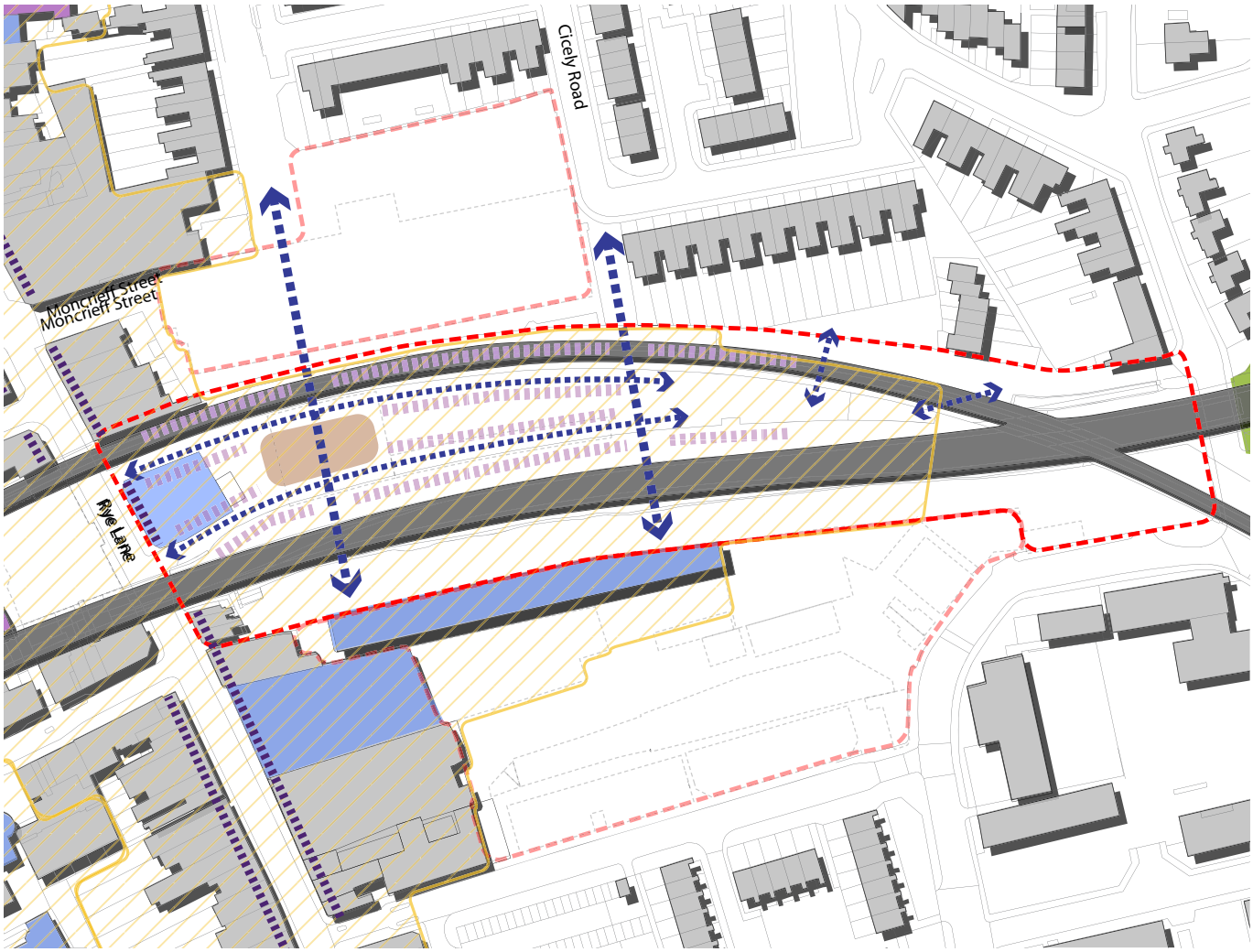
We are making this designation because

Situated between the cinema/multi-storey car park (PNAAP 2) and Copeland Industrial Park and 1-27 Bournemouth Road (PNAAP 4), this site provides great opportunities to increase the linkages both north to south and east to west. There is scope to open up some of the railways arches to create alternative links.

The site is suitable for a mixed use development with small scale businesses, cultural, leisure and retail elements. There is the opportunity to create a market within this site, which would help promote the local economy. Located within the Rye Lane Peckham conservation area, development on this site should seek to conserve and enhance the wider heritage setting.

PNAAP 3: Land between the railway arches (East of Rye Lane including railway arches)

Figure 27: PNAAP 3 Land between the railway arches (East of Rye Lane including railway arches)



- Opportunity for new public space / public realm
- Opportunity for active frontages
- Opportunity to improve pedestrian and cycle links
- Line of existing buildings on site
- Site boundary
- Protected shopping frontage
- Conservation area
- Buildings and structures identified on local list

PNAAP 4: Copeland Industrial Park and 1-27 Bournemouth Road

Required land uses	Cultural/Leisure/community uses (Class D), Retail use (Classes A1/ A2/ A3/ A4), Business use (Class B1), Residential Use (Class C3), public space/public realm.
Other land uses that would be accepted	Student accommodation (sui generis) subject to Core Strategy Strategic Policy 8.
Indicative capacity	Residential (Class C3): 270 units Non-residential use: 6,000 sqm Retail (Classes A1/ A2/A3/A4): 1,800 sqm Business (Class B1): 3,000 sqm Cultural/leisure/community use: 1,200 (Class D): Assuming 30% of non-residential is retail use, 50% is business use and 20% is cultural/leisure/community uses.
Phasing and implementation	**2011-15** | **2016-20** | **2021-26** The majority of the site is owned by CIP Limited, with a small part of the site (the offices on Bournemouth Road) owned by Southwark Council.
Site specific guidance	The Bussey building should be retained as part of the redevelopment of this site. The building is identified on our local list. The continued use of the Bussey building by creative and artistic enterprises will be supported and encouraged. Opportunities to improve and extend links west to Rye Lane and north-south through the railway arches should be explored. Opportunities to create improved public realm and a possible public square/ space within the site should be maximised. There is the potential for a taller landmark building of up to 15 storeys alongside a significant increase of meaningful public space and improved public realm. A cinema could be located on this site.

We are making this designation because

The site's close proximity to Peckham Rye Station and its large size provide a variety of options to develop this site. Mixed-use development should be centred around the retention of the historic Bussey building (identified on our local list) and should include new public realm improvements to provide space for new residents, workers and visitors. Part of the site lies within the Rye Lane Peckham conservation area, and development on this site should conserve and enhance its heritage setting.

In the past few years a number of creative industries have appeared on the site and in the Bussey building. There is opportunity to build on this and create a new cultural and creative quarter for Peckham to attract visitors from outside the area.

The size of the site provides the opportunity for a variety of larger floorplate retail units which are lacking in the town centre. Larger retail units will provide the type of shopping associated with town centres and attract more people to Peckham.

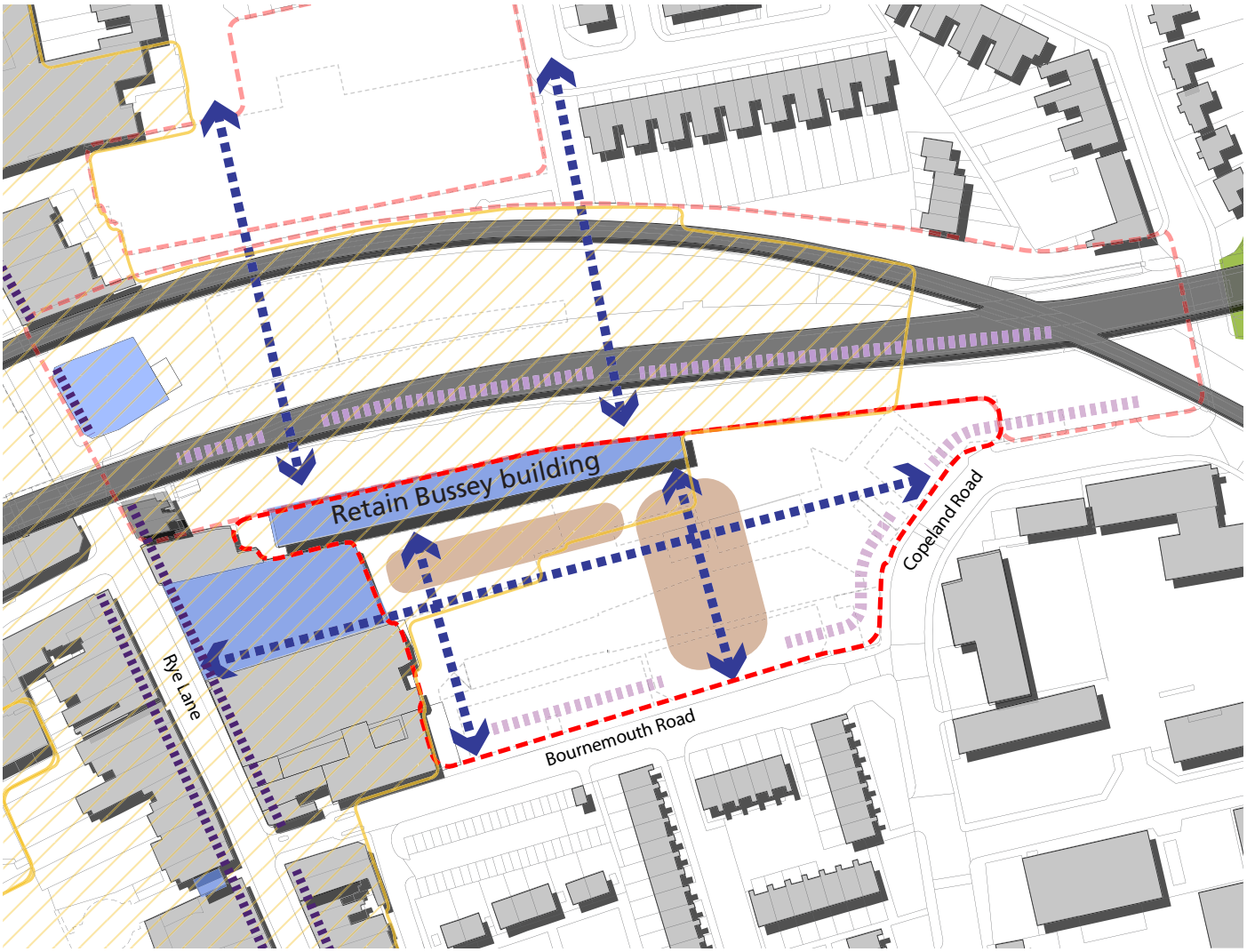
The town centre suffers from a lack of east-west pedestrian routes. The opening of the Copeland Industrial

Park and 1-27 Bournemouth Road to Rye lane and through the site will encourage greater pedestrian flow to surrounding residential areas and relieve pedestrian congestion along Rye Lane. Development should provide a second north-south link through the railway arches to the north and linking development sites which will provide further relief to Rye Lane.

The site's central town centre location also provides an opportunity for a taller landmark building of up to 15 storeys towards to east of the site, to identify the regeneration of the site and provide a point of reference for people within the town centre. If a taller building is to be built on this site, careful consideration must be given to the Rye Lane Peckham conservation area which covers the northern part of the site, and the Bussey Building which is identified on our local list.

PNAAP 4: Copeland Industrial Park and 1-27 Bournemouth Road

Figure 28: PNAAP 4 Copeland Industrial Park and 1-27 Bournemouth Road



Opportunity for new public space / public realm

Opportunity for active frontages

Opportunity to improve pedestrian and cycle links

Line of existing buildings on site

Site boundary

Protected shopping frontage

Conservation area

Buildings and structures identified on local list

PNAAP 5: Site of the former Wooddene Estate

Required land uses	Residential (Class C3), retail use (Classes A1/ A2/ A3/ A4).		
Other land uses that would be accepted	Leisure/community use (Class D), student accommodation (Class sui generis) subject to Core Strategy strategic policy 8, business use (Class B).		
Indicative capacity	Residential (Class C3): 360 units. Non-residential use: 500 sqm retail (Classes A1/ A2/ A3/ A4). Assuming 100% of the non-residential use is retail use.		
Phasing and implementation	**2011-15**	**2016-20**	**2021-26**
	Southwark Council currently own this site and have signed a contract with Notting Hill Housing Group to develop and dispose of the site.		
Site specific guidance	There should be active frontages along the majority of the Queens Road frontage. There is the potential for a taller building of up to 15 storeys alongside a significant increase of meaningful public space and improved public realm. The mature trees along Queens Road should be maintained. There is the potential for an energy centre to be provided on this site.		

We are making this designation because

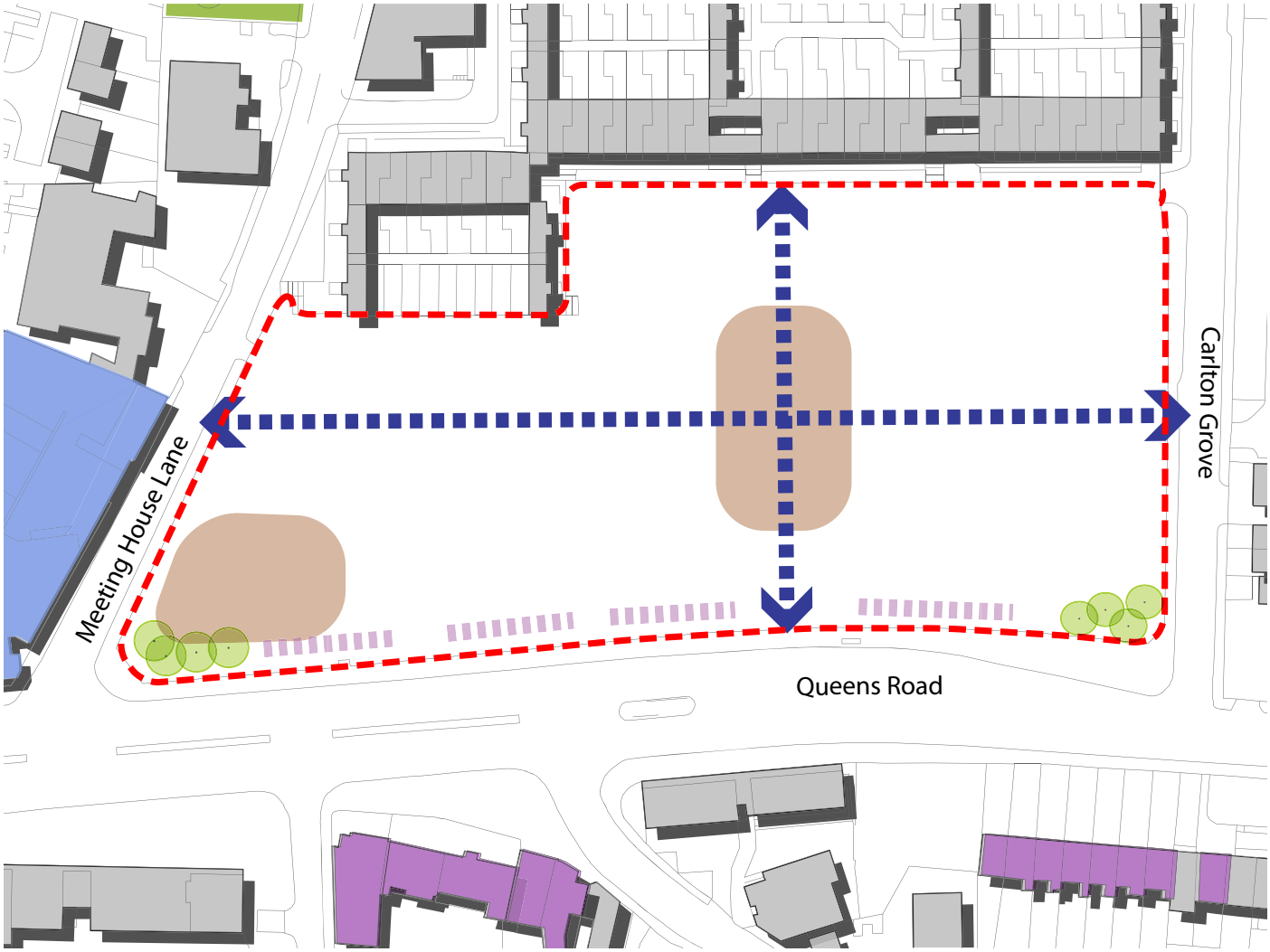
The former Wooddene estate is a vacant, demolished site, ready for redevelopment.
The council have signed a contract with Notting Hill Housing Group to redevelop this site within the next two to three years. The site will be key to facilitate regeneration in Peckham and Nunhead, being one of the earliest large sites planned for development.

The original Wooddene estate consisted of 323 homes, of which 316 were council homes and 7 were owned by leaseholders. The new development will provide high quality affordable and private housing, with the capacity to provide around 360 new homes. Proposals for development will need to consider London Plan policy 3.14 - Existing housing, which looks to resist the loss of housing, including affordable housing.

Redevelopment of this site will dramatically improve Queens Road, and should provide active frontage where possible to improve the streetscape. There is potential for a taller landmark building of up to 15 storeys to mark the entrance to Peckham town centre and improve legibility, providing public space alongside the taller buildings. The size of the site means that there is the potential to provide significant amounts of new public space, to be used by residents and visitors alike. The taller building and public space needs to improve wayfinding through the site, improving permeability and offering alternative pedestrian and cycle routes to busy Queens Road. Careful consideration needs to be given to the design and height of the development, particularly if it is taller than the surrounding buildings to ensure it does not have a negative impact on important local heritage and existing development. In particular development should take into account: conservation areas in close proximity at Rye Lane Peckham and Peckham Hill Street, the close proximity to the Acorn Estate directly behind Wooddene, the listed buildings across the road from the Wooddene site, and Peckham Police Station adjacent to the site, which is identified on our local list.

There is the potential for an energy centre on this site to replace the existing energy centre which serves the Acorn Estate. The energy centre should be capable to provide energy for the new development and the Acorn Estate. It should also look at the possibility of providing energy to other developments.

Figure 29: PNAAP 5 Site of the former Wooddene estate



Opportunity for new public space / public realm

Opportunity for active frontages

Opportunity to improve pedestrian and cycle links

Site boundary

Protected shopping frontage

Listed building

Buildings and structures identified on local list

Existing mature tree

PNAAP 5: Site of the former Wooddene estate

PNAAP 6: Peckham Rye Station

Required land uses	Business use (Class B1), retail use (Classes A1/ A2/ A3/ A4), public square.		
Other land uses that would be accepted	Community/cultural/leisure use (Class D), residential (Class C3).		
Phasing and implementation	**2011-15**	**2016-20**	**2021-26**
	We are working with Network Rail, Southern Railways and the Greater London Authority to deliver this important project.		
Site specific guidance	Development at Peckham Rye Station should include the creation of a public square in the forecourt of the station. Development should conserve or enhance the historic character of the listed station building and the surrounding conservation areas and listed and locally listed buildings. Development of this site should consider the opportunity to develop a market at the rear of the station building. Those units within the railway arches on the part of the site known as Blenheim Court, as defined in Figure 30, presently or last subject to a Class B1 business use shall be retained and made available for the continuation of such use. The use of all premises within Blenheim Court by creative and artistic enterprises will be supported and encouraged.		

We are making this designation because

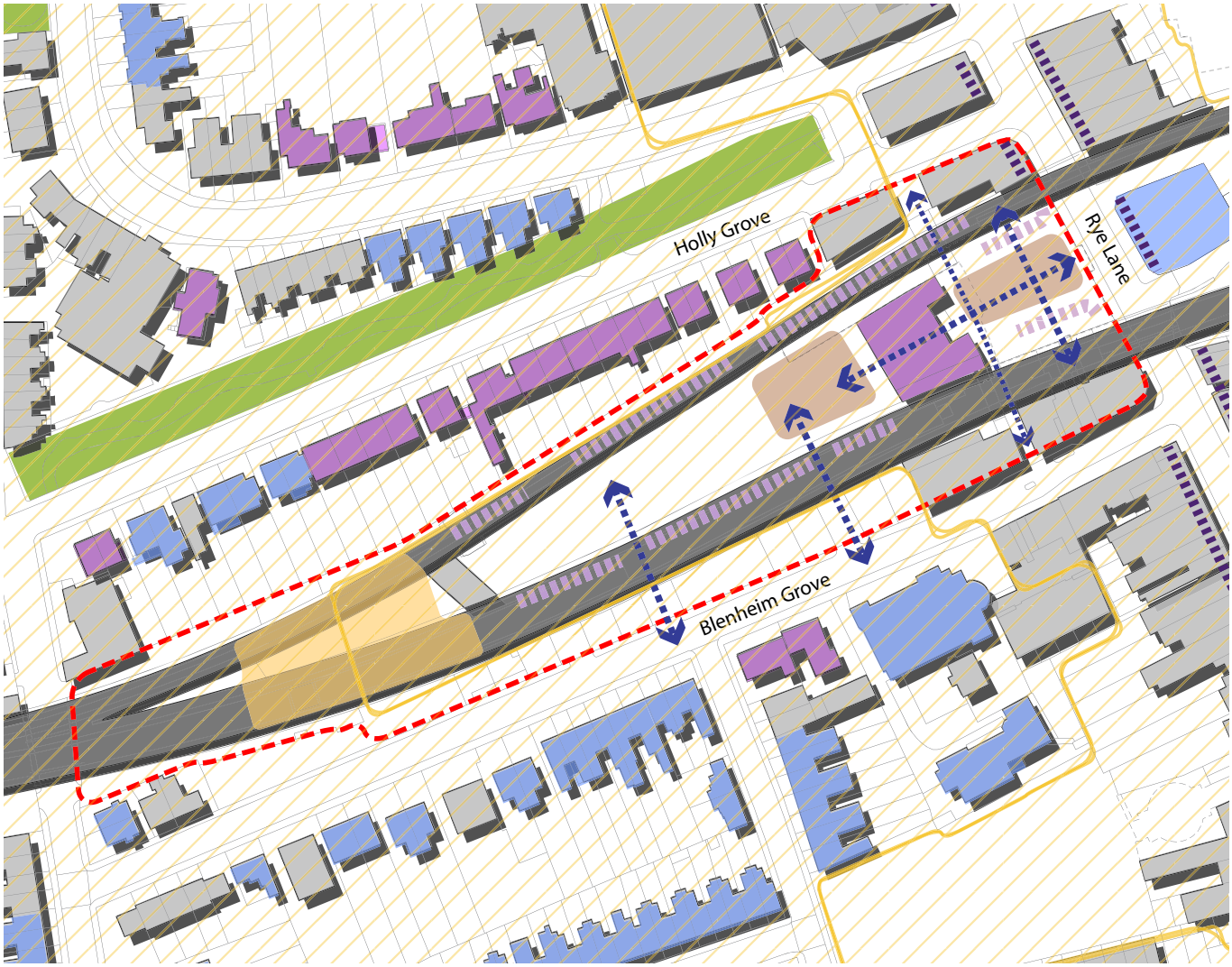
Peckham Rye Station is one of the main arrival points into Peckham and Nunhead, with an estimated two and a half million people using the station each year. This is likely to increase as new development is built in the town centre and with the arrival of the London Overground network in late 2012.

The station was opened in 1865 and was listed (grade II) in 2008 for its characteristic representation of railway architecture of the 1860s. However, whilst the building itself is an impressive station, the surrounding buildings hide much of its grandeur. Since the 1930s there has been an arcade in front of the station, which restricts visibility of the station from Rye Lane and creates a low quality public space. The site straddles Holly Grove and Rye Lane Peckham conservation areas.

The community of Peckham and Nunhead have for many years expressed a desire for the station, the forecourt and the rear court to be improved. The feedback at every stage of consultation on the AAP has highlighted overwhelming support for improving the station and removing the existing forecourt buildings. This is one of the key aspirations of the AAP that will help to transform the area. These changes have been championed by groups including: Peckham Vision, Peckham Society, Rye Lane & Station Action Group, Southwark Rail Users' Group, Bellenden Residents Group and Friends of the Old Waiting Room. Funding has been secured for improvements to the station and its surroundings, as set out in section 7 of the AAP.

Development coming forward on this site needs to pay particular attention to the local heritage, including considering enhancing and preserving the listed station building, the listed buildings and buildings on our local list (such as All Saints Church) on Bleinham Grove and Holly Grove, and the two conservation areas covering the proposals site. Development should also seek to improve linkages to Rye Lane through the new public space, and north and south to Holly Grove and Bleinham Grove. Development should also look to improve the outlook onto Holly Grove Shrubbery.

Figure 30: PNAAP 6 Peckham Rye Station



Opportunity for new public space / public realm

Opportunity for active frontages

Opportunity to improve pedestrian and cycle links

Line of existing buildings on site

Site boundary

Protected shopping frontage

Conservation area

Listed building

Buildings and structures identified on local list

Protected open space

Blenheim Court

PNAAP 6: Peckham Rye Station

PNAAP 7: Copeland Road car park

Required land uses	Residential use (Class C3), Retail use (Classes A1/ A2/ A3/ A4).		
Other land uses that would be accepted	Student accommodation (sui generis) subject to Core Strategy strategic Policy 8, Business use (Class B1).		
Indicative capacity	Residential (Class C3): 75 units. Non-residential use: 300sqm Retail (Classes A1/A2/A3/A4): 150 sqm Business (Class B1): 150 sqm Assuming 50% of non-residential is retail use and 50% of the non-residential use is business use.		
Phasing and implementation	**2011-15**	**2016-20**	**2021-26**
	The majority of the site is owned by Southwark Council. The car wash to the south of the site is privately owned.		
Site specific guidance	Development should retain through access to the rear of the Rye Lane properties. There is the potential for a taller building of up to eight storeys on this site. Development should maximise street level active use on Corner of Rye Lane and Copeland Road and improvements to the street frontage.		

We are making this designation because

The Copeland Road car park site is located towards the south of Peckham town centre, one of six town centre car parks. Policy 14 sets our approach to car parking in the town centre, maintaining Choumert Grove car park as a car park, and allowing other existing car parks including this site to be redeveloped for alternative uses.

The site sits at the intersection of Rye Lane, Copeland Road and Heaton Road. Its position, at the southern gateway to the town centre, provides the possibility of a taller landmark building of up to eight storeys, on the southern-most section of the site. Proposals for a taller building would need to take into consideration the height of Co-op House directly opposite the southern end of the site, with the opportunity to match the height of this building. Development towards the north of the site will need to take into consideration the close proximity to the 2 storey Atwell Estate. Part of the site lies within the Rye Lane Peckham conservation area and so development on this site should conserve and enhance its heritage setting.

Active use at street level on the corner of Rye Lane and Copeland Road should extend the provision of A class use (retail) to provide a continuation of the town centre and reinforce the importance of the southern end of Rye Lane.

Southwark Council own the majority of the site, with the car wash adjacent to the existing car park (on the corner of Rye Lane and Copeland Road) privately owned. There is the opportunity to bring forward the sites as a single larger site or as two separate developments.

PNAAP 7: Copeland Road car park

PNAAP 8: Cator Street/Commercial Way

Required land uses	Residential use (Class C3) and/or community/leisure/cultural uses (Class D).		
Other land uses that would be accepted	Retail use (Classes A1/ A2/ A3/ A4) Business use (Class B1).		
Indicative capacity	Residential (Class C3): 180 units. Non-residential use: 280sqm Retail (Classes A1/ A2/ A3/A4): 140 sqm Business (Class B1): 140 sqm Assuming 50% of non-residential is retail use and 50% of the non-residential use is business use.		
Phasing and implementation	**2011-15**	**2016-20**	**2021-26**
	The site is owned by Southwark Council		
Site specific guidance	Development should maximise the opportunity for some small scale shops along Commercial Way.		

We are making this designation because

The Cator Street proposals site occupies three large sites along Commercial Way, two of which are currently vacant and the third is currently used as a training centre for the council. The surrounding area is predominantly residential, redeveloped as part of the Peckham Partnership programme.

The surrounding area is predominately residential only a few small shops in the immediate area along Commercial Way to serve the new homes delivered through the Peckham Partnership programme. The provision of some small retail (Class A) would be beneficial in providing for people's day-to-day needs.

There is further opportunity to incorporate surrounding community uses into the site, such as the current sports centre, to provide a mixed-use development providing a number of services for the Peckham community.

PNAAP 8: Cator Street/Commercial Way

PNAAP 9: Land at south of Sumner Road (Flaxyards site)

Required land uses	Possible terminus for the Cross River Tram or an alternative high quality public transport service.		
Other land uses that would be accepted	If the Cross River Tram or an alternative does not get developed or does not require the entire site for a public transport terminus, this site, or part of the site, could be developed for mixed-use to include residential (Class C3) , (Classes A1/A2/A3/A4) and business (Class B1).		
Indicative capacity	Residential (Class C3): 95 units. Non-residential use: 420sqm Retail (Classes A1/ A2/ A3/A4): 280sqm Business (Class B1): 120sqm Assuming 70% of non-residential is retail use and 30% of the non-residential use is business use.		
Phasing and implementation	**2011-15**	**2016-20**	**2021-26**
	Southwark Council owns this site.		

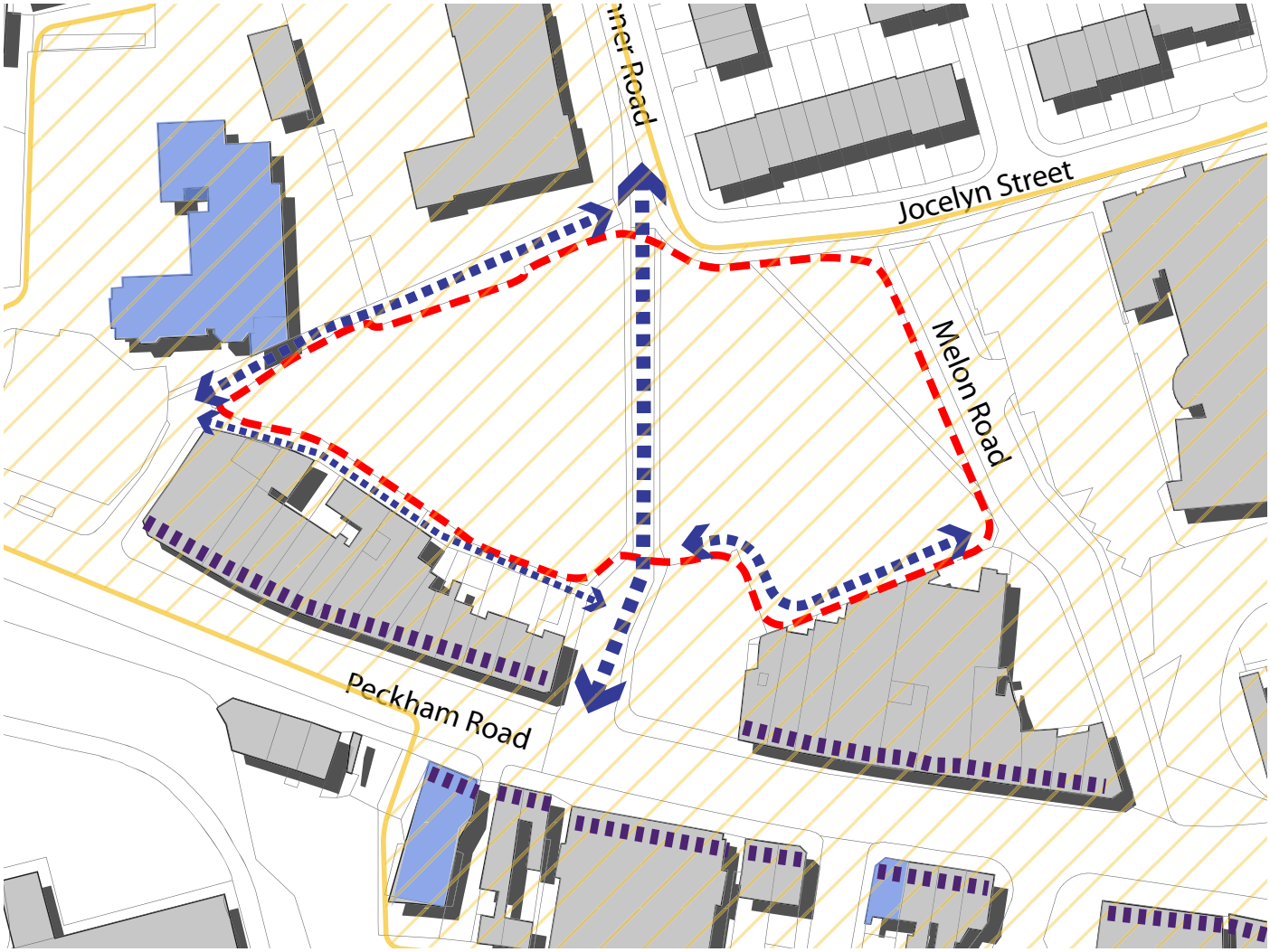
We are making this designation because

The Core Strategy protects the potential route for the Cross River Tram or an alternative high quality public transport service to link Peckham with north London. Core Strategy strategic policy 2 identified that we should consider the need for safeguarding land for any such project in the Peckham and Nunhead AAP.

At present there is no identified funding from Transport for London for the Cross River Tram however we wish to protect this site for a terminus in case funding is made available in the future. This could be for the Cross River Tram or an alternative high quality public transport service. If this does not happen and the site or part of the site is not needed for a terminus, we will develop this site for mixed-use development. Figure 30 illustrates what a mixed-use development could look like if the site is not used for a terminus. Redevelopment of this site should conserve and enhance its heritage setting, as it lies within the Rye Lane Peckham conservation area, is close to Peckham Hill Street conservation area and is adjacent to Sumner House which is identified on our local list.

PNAAP 9: Land at south of Sumner Road (Flaxyards site)

Figure 31: Land at south of Sumner Road (Flaxyards site)



Opportunity to improve pedestrian and cycle links

Line of existing buildings on site

Site boundary

Protected shopping frontage

Conservation area

Buildings and structures identified on local list

PNAAP 10: Eagle Wharf

Required land uses	Leisure/community use (Class D), residential use (Class C3).
Other land uses that would be accepted	Business use (Class B1). Retail use (Classes A1/ A2/ A3/ A4).
Indicative capacity	Residential (Class C3): 25 units. Non-residential use: 3,000 sqm Retail (Classes A1/ A2/A3/ A4): 900 sqm Leisure, cultural/community use (Class D) : 2,100 sqm Assuming 30% of non-residential is retail use and 70% of the non-residential use is leisure/cultural/community use.
Phasing and implementation	2011-15 | **2016-20** | 2021-26 The site is owned by Southwark Council.
Site specific guidance	Possibly a new cinema if relocated from current location. Permeable design to allow movement from Peckham Hill Street. Building heights not to exceed 4 storeys. Views from library to the north should be considered. There should be active frontages along Surrey Canal Walk and Peckham Hill Street.

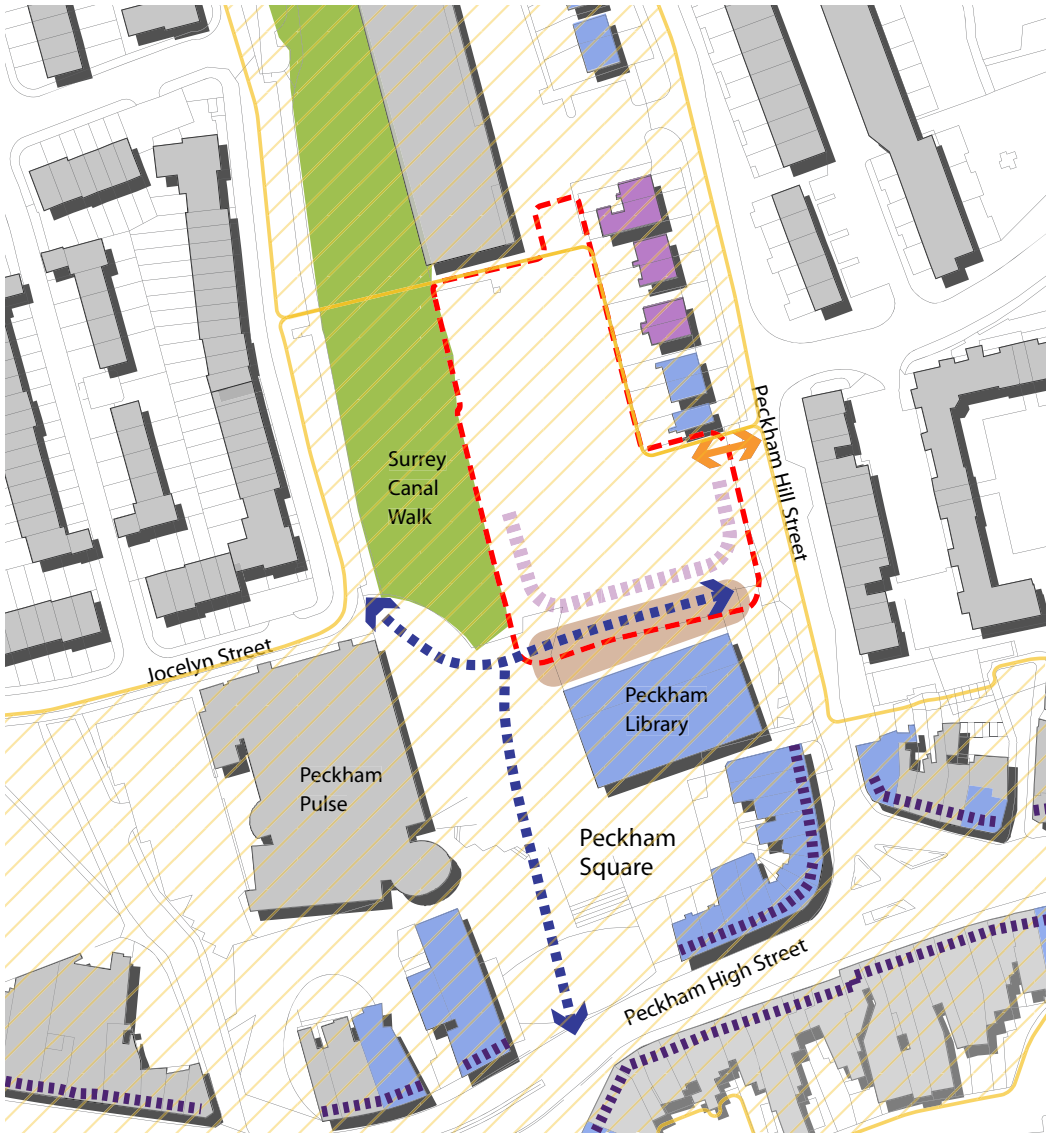
We are making this designation because

The Eagle Wharf site occupies an important site to the north of the town centre, adjacent to Peckham Square. It sites alongside Surrey Canal walk, a key green, motor-free link to Burgess Park. Development of this site provides a great opportunity to increase Peckham Square's focus as a cultural centre, by extending the square north and improving the link with Surrey Canal Walk. The close proximity to bus, train and overground links make the site appropriate for residential development above active ground floor uses.

Development on the site should strengthen the civic cluster of buildings and increase pedestrian links to Peckham Square, improving and increasing the public realm provision in the town centre. It will also increase the use of the square and, with the provision of new cultural facilities, including being a suitable location for a cinema, it will help the square reach its potential as a cultural focus for Peckham.

Proposals for development will need to consider how to address the back to the library and how to improve the public realm within Peckham Square as there square does not currently fulfil its potential. Development at Eagle Wharf should conserve and enhance its heritage setting, as it lies within both the Rye Lane Peckham conservation area and the Peckham Hill Street conservation area. It is adjacent to a number of listed buildings local Peckham Hill Street and buildings on our local list (including Peckham Library) which need to be taken into consideration.

Figure 32: Eagle Wharf



PNAAP 10: Eagle Wharf

PNAAP 11: Nunhead housing site (Previously Nunhead community centre site)

Required land uses	Residential use (Class C3).		
Other land uses that would be accepted	None.		
Indicative residential capacity (Class C3)	15 units (Class C3)		
Phasing and implementation	**2011-15**	**2016-20**	**2021-26**
	This site is owned by Southwark Council.		
Site specific guidance	Development should reach a maximum of 3 storeys high. Vehicle access should be provided at the rear of the site from Basswood Close. There should be continuation of staggered building frontages to Nunhead Lane to reinstate streetscape.		

We are doing this because

The site, a former community centre, is mostly surrounded by residential development and is close to Nunhead Green. The surrounding building heights are 2 to 3 storeys and the residential development should be in keeping with this and the character of the area, which is designated as Nunhead Green conservation area.

Nunhead Lane, running along the site's front, is a busy through-road. Vehicle access should be from the rear at Basswood Close. The site's frontage should continue the building frontage along Nunhead Lane created by the row of Victorian buildings. The site is located directly opposite the Nunhead Community Centre site (site PNAAP 12), which together form a gateway to the Nunhead local centre from the west.

PNAAP 11: Nunhead housing site (Previously Nunhead community centre site)

PNAAP 12: Nunhead community centre and housing (Formerly Nunhead Early Years Centre)

Required land uses	Community use (Class D), residential use (Class C3).		
Other land uses that would be accepted	None.		
Indicative capacity	18 units (Class C3) Around 280sqm community use (Class D).		
Phasing and implementation	**2011-15**	**2016-20**	**2021-26**
	The site is owned by Southwark Council and completion is expected in 2015.		
Site specific guidance	A community centre should be provided on this site. Residential units should reach a maximum of 4 storeys, stepped up from 2 at the western boundary of site to the corner of Nunhead Lane and Nunhead Green Proposals should retain the willow tree and root protection zone (RPZ) as identified on figure 36. Provision should be provided for vehicular access to residential and community facilities from Scylla Road. The frontage must relate to Nunhead Green and consider views from the Green to the development		

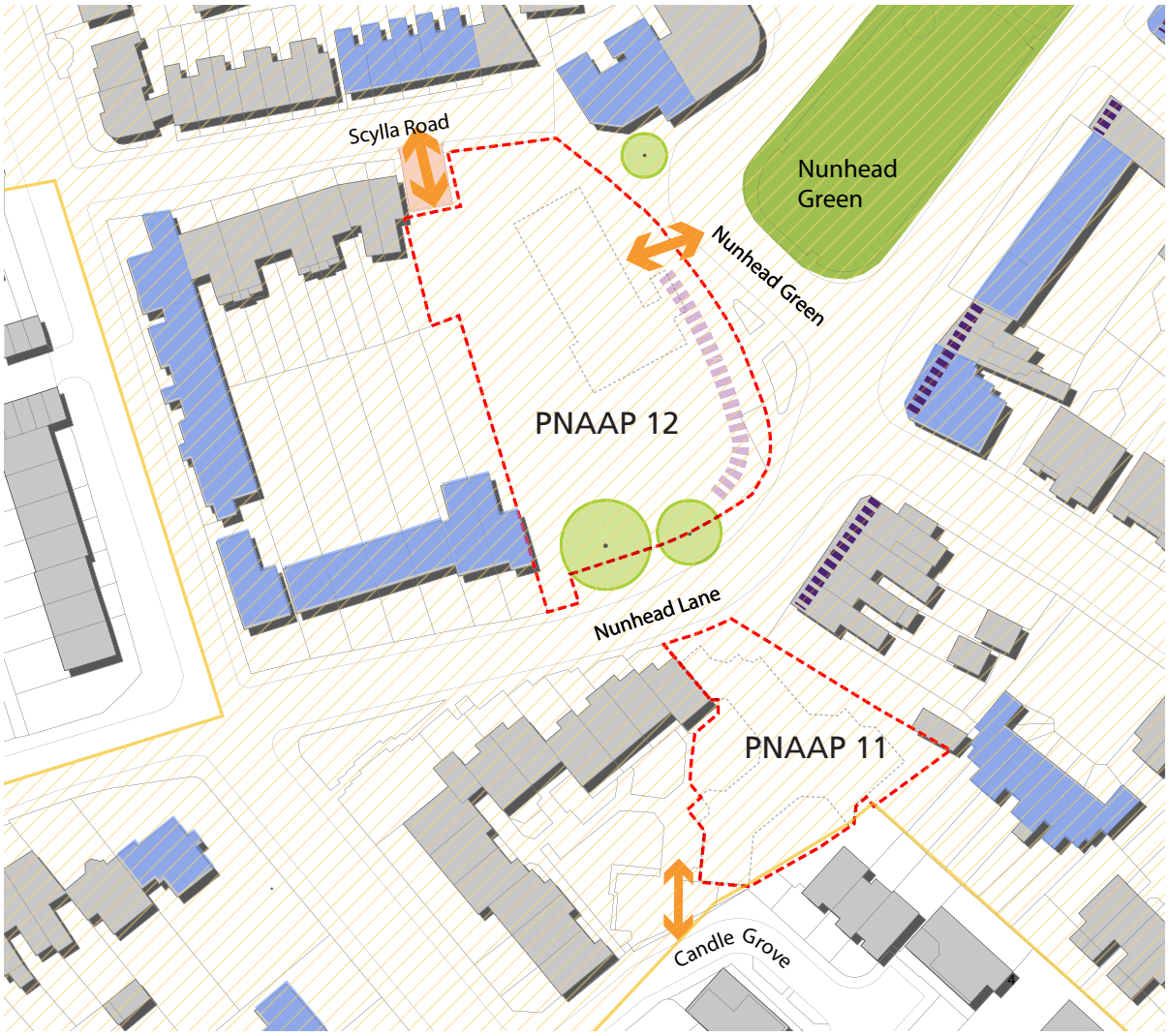
We are doing this because

This site forms a gateway to Nunhead local centre and is the largest development site in Nunhead. Nunhead Green lies directly opposite the site and new development should border this important local green space in a way that protects the existing village character of Nunhead. The site lies within Nunhead Green conservation area and so it is important that the development of this site helps to sustain and enhance Nunhead's heritage.

The provision of a community centre on this site is to replace the community centre that formerly existed on PNAAP 11, which was closed down due to health reasons. The community centre will provide a range of community services for the Nunhead neighbourhood. Public realm improvements adjacent to the site will create a better link to the Green and the Old Nuns Head pub and the protection of the willow tree to the south of the site will ensure it retains its position on the corner of Nunhead Lane.

PNAAP 12: Nunhead community centre and housing (Formerly Nunhead Early Years Centre)

Figure 33: PNAAP 11: Nunhead housing site (previously Nunhead community centre site and PNAAP 12: Nunhead community centre and housing (formerly Nunhead Early Years site)



PNAAP 13: Sumner Road workshops

Required land uses	Residential use (Class C3)		
Other land uses that would be accepted	Retail (Class A1), business (Class B1), community use (Class D)		
Indicative capacity	Residential (Class C3): 160 units Non-residential use: 370sqm retail (Classes A1/ A2/ A3/A4). Assuming 100% of non-residential is retail use.		
Phasing and implementation	**2011-15**	**2016-20**	**2021-26**
	This site is owned by Southwark Council.		

We are making this designation because

The vacant site is situated in the Peckham North character area, to the north of the town centre. Surrounded by residential streets, development should be in keeping with the local context at a height of 3 to 4 storeys. There is the opportunity for some small scale retail on the ground floor of a housing-led scheme to provide local shops for the surrounding residential area. .

PNAAP 13: Sumner Road workshops

PNAAP 14: Bellenden Road retail park (including Lidl)

Required land uses	Retail use (A Class).		
Other land uses that would be accepted	Community use (D Class), business use (B Class), residential (C3 Class).		
Phasing and implementation	**2011-15**	**2016-20**	**2021-26**
	This site is owned by Lidl.		

We are doing this because

The Lidl supermarket, which anchors the Bellenden Road retail park, has recently completed refurbishments. There are currently no plans to develop the site further. However, it is a large town centre site, currently not reaching its potential. Should the owners wish to develop this site in the future, there is an opportunity to improve the design of the building and links to Rye Lane as well as to increase the capacity as the current building is a single storey building. This could potentially include further retail floorspace, or community, business or residential use.

PNAAP 14: Bellenden Road retail park (including Lidl)

PNAAP 15: Woods Road

Required land uses	Residential use (Class C3).		
Other land uses that would be accepted	None.		
Indicative capacity	Residential (Class C3): 115 units		
Phasing and implementation	**2011-15**	2016-20	2021-26
	The site is part owned by Southwark Council and part owned by MR Scaffolding Limited.		
Site specific guidance	Proposals for this site should look to improve adjacent Cossall Park.		

We are doing this because

The part of the site owned by Southwark Council is vacant and ready for development, whilst the part of the site owned by MR Scaffolding Limited is currently still operating as a scaffolding yard.

The site is suitable for housing development and opportunities to maximise frontages to Cossall Park should be taken. The part of Cossall Park which was previously annexed will be returned to Cossall Park and this development should assist in improving the park. The schedule of changes to the adopted policies map illustrates the section of the park that the AAP designates as Other Open Space, reintegrating the annexed part of the park with the rest of Cossall Park protected open space.

PNAAP 16: Sumner House

Required land uses	Residential use (Class C3).		
Other land uses that would be accepted	Community use (Class D).		
Indicative capacity	Residential (Class C3): 45 units Non-residential use: 350 sqm community use (Class D)		
Phasing and implementation	2011-15	**2016-20**	2021-26
	This site is owned by Southwark Council.		
Site specific guidance	The existing Victorian building should be retained.		

We are making this designation because

The existing building currently houses Southwark Council Social Services. It is close to transport and shops on Peckham High Street and a short walk from Peckham Square.

Suitable future land use would be a conversion to a residential development, possibly with some community use. Any development should retain and refurbish the existing red-brick Victorian building as well as conserving and enhancing its setting within Rye Lane Peckham conservation area. There are opportunities for the site to enhance links to Surrey Canal Walk, Peckham Square and Peckham High Street.

PNAAP 17: Land to west of Lister health centre, 97 Peckham Road

Required land uses	Residential (Class C3) or community use (Class D).		
Other land uses that would be accepted	Business use (B1), retail use (Classes A1/ A2/ A3/ A4).		
Indicative capacity	Residential (Class C3): 15 units		
Phasing and implementation	**2011-15**	**2016-20**	**2021-26**
	The site is privately owned.		
Site specific guidance	Development should provide an active frontage to Peckham Road.		

We are doing this because

The site was formerly a petrol filling station and is suitable for residential development with the possibility of an active use at ground floor, due to the close proximity to the Peckham town centre and location within Peckham core action area.

PNAAP 18: Peckham Lodge

Required land uses	Hotel use (Class C1).		
Other land uses that would be accepted	Residential (Class C3).		
Phasing and implementation	**2011-15**	**2016-20**	**2021-26**
	The site is owned by Laurens Investment Ltd. A planning application has been approved for 14 additional bedrooms (11-AP-3781).		

We are doing this because

The site currently operates as a hotel and its close proximity to the town centre and location within Peckham core action area are suited to continued use as a hotel. The building is on our local list, and should be retained where possible. There may be opportunities for further development in the future.

PNAAP 19: Former Kennedy Sausage Factory and former Peckham Fire Station, 82-86 Peckham Road and 3 Talfourd Road

Required land uses	Residential use (Class C3) or retail (Classes A1/ A2/ A3/ A4) or business uses (B Class) or community/leisure (Class D).
Other land uses that would be accepted	None.
Indicative capacity	Residential use (Class C3): 45 units. Non-residential use: 200 sqm Retail (Classes A1, A2, A3, A4): 100 sqm Business (Blass B1): 100 sqm Assuming 50% of non-residential is retail use and 50% is business use.
Phasing and implementation	**2011-15** | **2016-20** | **2021-26** This site is privately owned. A planning application has been approved for 44 residential units, 202 sqm of A1, A2 or B1 (retail, financial or professional services and offices) and a central amenity area. (10-AP-0087).
Site specific guidance	Development should retain the grade II listed Peckham Fire Station building. Development should seek to enhance and preserve the adjacent Sceaux Gardens conservation area.

We are making this designation because

The site occupies a prominent position on the frontage of Peckham Road opposite the junction of Southampton Way, marking the entry to Peckham town centre from the west. The site and accessibility to transport make it appropriate to accommodate a mix of uses including residential, retail, community/leisure and business uses.

The site was most recently used as a sausage factory, with part of the site previously being Peckham Fire Station. The fire station part of the site is a grade II listed building, and development must retain this building and seek to enhance and preserve its setting. Similarly development should seek to enhance and preserve Sceaux Gardens conservation area, located across Peckham Road. New development should ensure active and interesting street frontage to ensure continuity of a lively streetscape along Peckham Road.

There is an approved planning application for this site.

PNAAP 20: 190 Rye Lane

Required land uses	Retail use (Classes A1/ A2/ A3/ A4).		
Other land uses that would be accepted	Business use (Class B1), residential (Class C3).		
Indicative capacity	Residential (Class C3): 10 units Non-residential use: 385 sqm retail (Classes A1, A2, A3, A4), Assuming 100% of non-residential is retail use.		
Phasing and implementation	**2011-15**	**2016-20**	**2021-26**
	The site is privately owned.		
Site specific guidance	Re-establish retail frontage along Rye Lane. Development should look to re-establish retail frontage along Rye Lane.		

We are doing this because

The site is located towards the southern end of Rye Lane. The site is currently used for light industrial uses with no active frontages onto Rye Lane, breaking the continuity of the shop fronts within the town centre. Opportunities to reinstate an active frontage should be maximised, whilst there is also scope to fill in the building line with a residential development above active ground floor use.

PNAAP 21: 180 Rye Lane

Required land uses	Retail use (Classes A1/ A2/ A3/ A4), Residential use (Class C3).		
Other land uses that would be accepted	None.		
Indicative capacity	Residential (Class C3): 8 units. Non-residential use: 340 sqm retail (Classes A1, A2, A3, A4), Assuming 100% of non-residential is retail use.		
Phasing and implementation	**2011-15**	**2016-20**	**2021-26**
	This site is privately owned. This site has a planning application for 8 residential units above 340sqm of retail use at ground level (09-AP-2880)		
Site specific guidance	Retain retail shopfronts.		

We are doing this because

The site is located towards the southern end of Rye Lane. The site has recently been granted planning permission to develop A1 retail at ground floor and residential units above. This site provides an opportunity to continue the shopfronts along Rye Lane.

PNAAP 22: ASDA supermarket

Required land uses	Retail (Use Classes A1/A2/A3/A4).		
Other land uses that would be accepted	Residential (Use Class C3) and business (Use Class B1).		
Indicative capacity	Residential (Class C3): 15 units		
Phasing and implementation	**2011-15**	**2016-20**	**2021-26**
	The site is privately owned.		

We are doing this because

The Asda store towards the south of Rye Lane has the potential for an additional floor of development to improve the street frontage. This could include an additional floor above the existing building or a whole new development for a mix of uses to include retail on the ground floor and possible business or housing use above.

There is an existing car park that serves the supermarket to the back to the store. Any proposals for this site should look at the impact of access to the car park on the local surrounding streets as well as ensuring that a new development can be adequately and safely serviced.

PNAAP 23: 269-273 Rye Lane

Required land uses	Residential use (C3), retail uses at ground floor (Classes A1/ A2/ A3/ A4).		
Other land uses that would be accepted	Community (D Class) or business use (B Class).		
Indicative capacity	Residential (Class C3): 8 units Non-residential use: 340 sqm retail (Classes A1/A2/ A3/4). Assuming 100% of non-residential is retail use.		
Phasing and implementation	**2011-15**	**2016-20**	**2021-26**
	The site is privately owned.		

We are making this designation because

The site suffered fire damage and has been vacant for some years. The site presents an opportunity to create a high quality housing-led development at the southern end of Rye Lane. As this would be small infill development, consideration should be made to the scale and character of neighbouring terraces alongside and opposite the proposal site.

PNAAP 24: Peckham Rye Baptist Church

Required land uses	Community use (D class) or Residential use (C3 Class).		
Other land uses that would be accepted	Business use (B Class).		
Indicative capacity	Residential use (Class C3): 23 units		
Phasing and implementation	2011-15	2016-20	**2021-26**
	The site is privately owned.		

We are making this designation because

This small corner site is well located at the southern end of Rye Lane and presents an opportunity to add to existing community use on site or develop additional alternative complimentary uses. Improvements to the frontage along Sternhall Lane should be considered.

PNAAP 25: Former Peckham Library

Required land uses	Community use (Class D) or business use (Class B1) or retail use (Classes A1/ A2/ A3/ A4) or Residential use (Class C3).		
Other land uses that would be accepted	None.		
Phasing and implementation	**2011-15**	2016-20	2021-26
	The site is owned by Southwark Council.		

We are doing this because

The site's frontage onto Peckham Hill Street, its location adjacent to shops and proximity to Peckham square as well as good public transport links, provide this small site with the opportunity for a range of land uses. The development should not exceed the surrounding building heights to ensure it remains in character with the Peckham Hill Street conservation area.

PNAAP 26: Former Acorn/Peckham neighbourhood office, 95A Meeting House Lane

Required land uses	Community use (Class D) or residential use (Class C3).		
Other land uses that would be accepted	None.		
Phasing and implementation	2011-15	**2016-20**	2021-26
	The site is owned by Southwark Council. There is an planning approval for a community centre (Class D1) (10/AP/3781)		

We are doing this because

This was previously a council neighbourhood housing office but has been vacant since 2009. The site's location within a largely residential area and next to the Wooddene redevelopment is suitable for either a community use (Class D) or residential (Class C3).

PNAAP 27: Former Carlton Service Station 83-89 Queens Road

Required land uses	Residential (Class C3), retail (Classes A1/A2/A3/A4).		
Other land uses that would be accepted	None.		
Indicative capacity	Residential (Class C3): 7 units Non-residential use: 400 sqm retail (Classes A1/ A2/A3/ A4) Assuming 100% of non-residential is retail use.		
Phasing and implementation	**2011-15**	**2016-20**	**2021-26**
	The site is privately owned.		
Site specific guidance	Development should maintain the building frontage along Queens Road and create a strong corner to Carlton Grove.		

We are doing this because

The site has been vacant for a number of years. The development of the Wooddene site across Carlton Grove (site PNAAP 4) will continue the building frontage along Queens Road and the opportunity exists to continue this new frontage to create a more attractive look to Queens Road.

PNAAP 28: Land adjacent to Queens Road station

Required land uses	New entrance to the station and a new station forecourt/public square.		
Other land uses that would be accepted	Retail (Class A1/A2/A3/A4) and business (Class B).		
Phasing and implementation	**2011-15**	**2016-20**	**2021-26**
	This site is partly owned by Southwark Council and partly owned by Network Rail. A planning application has been approved (12/AP/1694) to create a new public square.		

We are making this designation because

Southwark Council in partnership with Network Rail and Southern Railways are developing a scheme to transform access to Queens Road Peckham station. Current usage of the station is estimated at 750,000 journeys yearly, but this is expected to triple to over 2 million a year once the London Overground Line services start to run through the station in late 2012.

Access from the east side of the station has already been improved and the current scheme will create a new station piazza allowing access from the west side, introduce commercial lets within the station arches and provide a new public open space outside the station. There may also be an opportunity to include a retail kiosk in the Southwark owned section of the plaza space.
The new public square will complement the existing streetscape, neighbouring and future development opportunities, to allow for pleasant and safe access into and out of the station, improving the frontage onto Queens Road will provide continuity with some of the recent shopfront improvements. An application has been approved in August 2012 to create a new public square, including landscaping (hard and soft) and new lighting.

PNAAP 29: Garages adjacent to Clayton Arms pub, Clifton Estate, Clayton Road

Required land uses	Residential use (C3).		
Other land uses that would be accepted	Student accommodation (sui generis) subject to Core Strategy strategic policy 8. Retain as garages (sui generis).		
Indicative residential capacity (Class C3)	Residential (Class C3): 16 units		
Phasing and implementation	2011-15	**2016-20**	2021-26
	This site is owned by Southwark Council.		

We are making this designation because

Well located for bus and train links and close to shops fronting onto Clayton Road and at the corner of Peckham High Street, the site presents an opportunity to provide housing in a highly accessible location.

PNAAP 30: 151-161 Gordon Road

Required land uses	Residential use (Class C3).		
Other land uses that would be accepted	None.		
Indicative residential capacity (Class C3)	Residential (Class C3): 7 units		
Phasing and implementation	**2011-15**	2016-20	2021-26
	Part of the site is owned by Southwark Council and part of the site is owned by Wandle Housing.		
Site specific guidance	Development should maintain continuous building frontage along Gordon Road and consistent building heights. Development should maintain vehicular access to rear.		

We are doing this because

This is a small site in the Nunhead, Peckham Rye and Honor Oak character area. The development will re-establish the building line of Gordon road to provide continuous frontage within the Nunhead Green conservation area.

PNAAP 31: 117-119 and 122-148 Ivydale Road

Required land uses	Residential use (Class C3) .		
Other land uses that would be accepted	None.		
Indicative capacity	5 units (Class C3) at 117-119 Ivydale Road 14 units (Class C3) at 122-148 Ivydale Road		
Phasing and implementation	**2011-15**	**2016-20**	**2021-26**
	Site is owned by Southwark Council. Planning applications have been approved for 14 units at 122-148 Ivydale Road (11-AP-2851) and for 5 units at 117-119 Ivydale Road (12-AP-1921)		

We are doing this because

This site is split across two sides of Ivydale Road and currently contains pre-fabricated houses from post-war development. Both sites are owned by the council. The surrounding area is residential with strong building lines of terraces along the street and is adjacent to Nunhead Cemetery conservation area. A scheme was approved for development in November 2011 for 14 units on 122-148 Ivydale Road, and a scheme was approved for development in August 2012 for 5 units at 117-119 Ivydale Road. Both schemes are in keeping with the current building layout of the street and the neighbouring conservation area.

PNAAP 32: Bredinghurst School

Required land uses	Residential use (C3).		
Other land uses that would be accepted	None.		
Indicative capacity	Residential (Class C3): 40 units		
Phasing and implementation	**2011-15**	**2016-20**	**2021-26**
	This site is owned by Southwark Council.		
Site specific guidance	Bredinghurst House and the other main buildings identified on our local list should be retained and redeveloped.		

We are doing this because

New facilities are currently being built for Bredinghurst School in the school's former play grounds. Once completed, the former school buildings will be surplus to the schools needs and available for redevelopment or refitting. The site's location in a residential area of Nunhead provides a good opportunity for residential development that retains Victorian Bredinghurst House and the 1920s buildings but allows for the redevelopment of other ancillary buildings.

Required land uses	Business (Class B).		
Other land uses that would be accepted	Residential (Class C3).		
Phasing and implementation	**2011-15**	**2016-20**	**2021-26**
	There are currently no plans for redevelopment of this site.		
Site specific guidance	Redevelopment of this site must not result in the net loss of business space (Class B).		

We are doing this because

Our Employment Land Review (2010) recognises that the Print Village Industrial Estate located on Chadwick Road is a well-functioning business estate that accommodates SMEs. The estate does not have any adverse impact on the surrounding residential area within the Peckham South character area and feedback through consultation has been supportive of protecting this site for continued employment use. Therefore, whilst there may be the opportunity in the future for redevelopment of this site for mixed-use, we will require that any proposal does not result in the net loss of business space (Class B) in order to continue to promote and maintain local employment.

Please note, the following policies relating to character areas and proposals sites will be monitored through the overarching themes as identified in the tables below.

- Policies 27-30 - Peckham core action area
- Policies 31-34 - Nunhead, Peckham Rye and Honor Oak
- Policies 35-38 - Peckham South
- Policies 39-41 - Peckham North
- Policies 42-44 - Peckham East

Theme 1 - Enterprise and activity: A vibrant town centre, local centres and shopping areas

Objectives	Policy	Targets	Indicators
E1: Creating an accessible, distinctive and vibrant town centre at Peckham that meets the variety of needs for local residents and is a destination for visitors. E2: Ensuring mixed-use development in the town centre helps to increase the range of shops, restaurants and cafes. E3: Protecting and enhancing local shopping areas in Peckham and Nunhead so that they are successful and meet local needs. E4: Ensuring development in town and local centres supports successful business of different types and sizes including offices, workshops and creative industries. E5: Supporting development that provides employment and business opportunities for local people. E6: Supporting improving cultural opportunities.	Policy 1: Peckham Town Centre Policy 2: Arts, culture, leisure and entertainment Policy 3: Local shops and services Policy 4: Hot food takeaways Policy 5: Markets Policy 6: Business space	Increase the amount of retail floorspace in Peckham town centre Provide small scale units on sites outside the core action area Increase number of small business units in Peckham town centre and Nunhead local centre Restrict growth of units in hot food takeaway (A5) use in the Peckham town centre and Nunhead local centre protected shopping frontages Increase the amount of business (B1) floorspace within the Peckham core action area and town centre and Nunhead local centre	**AMR Indicators:** • Vacancy Rates for B1, B2 and B8 • Vacancy Rates for A1-A5 – Retail • B Use classes (B1, B2, B8) completed in the CAZ, PILs, strategic cultural areas, core action areas, town and local centres, Camberwell action area and classified roads • B Use classes (B1, B2, B8) completed borough wide (sqm of floorspace) • Retail (A1-A5), completions in town and local centres (sqm of floorspace) • Retail (A1-A5), completions (sqm of floorspace) borough-wide • Completed small business units (less than 500 sqm) (SDO 1.4) • Business Growth: VAT registration and deregistration per 100 000 people (SDO 1.2) **Sustainability Indicator:** • SDO 1.3 Number and percentage of jobs in AAP area by sector • SDO 1.4 Southwark compared to London (broken down by micro, small and medium sized businesses)

Theme 2 - Community wellbeing: Improving individual life chances

Objectives	Policy	Targets	Indicators
C1: Promoting a network of high quality and easy to access open spaces that serve a range of functions, including recreation and children's play, sports facilities, nature conservation and food growing. C2: Ensuring that people who live and work in Peckham and Nunhead have access to local educational, training, health and community facilities to meet their day-to-day needs. This will help families lead independent lives, overcome inequality and disadvantage, and have a strengthened ability to raise their children successfully. C3: Ensuring Peckham and Nunhead is a place where children and young people achieve to the best of their ability and full potential, have the knowledge and skills to gain a job, have a positive future, and succeed into adulthood. C4: Promoting the health and well-being of local people by supporting active lifestyles and reducing health inequalities. C5: Ensuring that developments contribute positively to the health of the population and that negative impacts are mitigated. C6: Seeking to reduce the overconcentration of any use type that detracts from the ability to adopt healthy lifestyles or undermines community well-being.	Policy 7: Community facilities Policy 8: Schools Policy 9: Health facilities Policy 10: Sports facilities	Provide flexible community space where there is a clear need and an identified management body New community centre completed in Nunhead by Autumn 2013 Deliver new pupil places to meet identified demand at primary school level Rebuilding work completed at St Thomas the Apostle, Bredinghurst, Highshore, Haymerle primary and Gloucester primary schools Work with NHS Southwark (and its successor body Southwark Clinical Commissioning Group) to improve health facilities over lifetime of AAP Improve play and sports facilities at Peckham Rye, Homestall Road, Bells Gardens and the Damilola Taylor Centre All new sports facilities in schools are made available for the wider public.	**AMR Indicators:** • Net change in Education (D1) floorspace • Funding negotiated from s106 (CIL) for education, health, children's play, sports development and community facilities **Sustainability Indicators:** • SDO2.1 Indices of multiple deprivation; Education deprivation • SDO3.2 Indices of multiple deprivation: Health deprivation **New Indicators:** • Net change in Health (D1) floorspace • Number of schools with Community Use Agreements

Theme 3 – Transport and traffic: Improved connections

Objectives	Policy	Targets	Indicators
T1: Making Peckham and Nunhead a more convenient and comfortable place to access and move around by walking and cycling. T2: Encouraging active travel to school. T3: Supporting enhancements to public transport and public transport services. T4: Encouraging local journeys T5: Discouraging car use. T6: Managing the traffic network to improve access to the town centre and improve network efficiency. T7: Directing large development to parts of Peckham and Nunhead that are very accessible by walking, cycling and public transport.	Policy 11: Active travel Policy 12: Public transport Policy 13: The road network Policy 14: Parking for shoppers and visitors Policy 15: Residential parking	All car parking for town centre uses to be provided as publically accessible parking All new development to comply with maximum car parking and minimum cycle parking standards All new development in CPZs restricted from having on-street parking All major development to be accompanied by a travel plan Cycling increased to 5% of all journeys and walking increased to 36.6% Redevelop the existing multi-storey car park and the Copeland Road car park for alternative uses.	**AMR Indicators:** • % development that has been complying with AAP car parking standards • % development that has been built complying with UDP cycle parking standards • Amount of development in CPZ restricted from on street parking • Amount of approved development subject to a travel plan • Proportion of personal travel made on each mode of transport (Public transport, walking, cycling). Proportion of personal travel made on each mode of transport (All people, people who are disabled, people aged over 65, women travelling at night) **Sustainability Indicators:** • SDO 16.2: The number of people killed or seriously injured in road traffic collisions • SDO 16.3: Proportion of personal travel made on each mode of transport overall and by equalities groups **New Indicators:** • % of parking for town centre uses which is publically accessible

Theme 4 – High quality homes: Providing more and better homes

Objectives	Policy	Targets	Indicators
H1: Maximising housing choice for local people and a growing population. H2: Providing new homes for people on difference incomes and household sizes. H3: Providing affordable homes of an appropriate type and size to meet the identified needs of the borough. H4: Improving our existing stock.	Policy 16: New homes Policy 17: Affordable and private homes Policy 18: Mix and design of new homes	Complete a minimum of 2,000 net new homes by 2026 (see housing trajectory) Deliver at least 1,500 new homes within the Peckham core action area Provide at least 700 affordable homes Provide at least 700 private homes Provide a minimum of 20% 3 bed plus units in the urban zone and Peckham core action area. Provide a minimum of 30% 3 bed plus units in the suburban zone. All development should be built to lifetime homes standards	**AMR Indicators:** • Housing supply • Total new homes gained over the previous 5 years • Homes completed in reporting year • Additional homes projected to be built between next year and 2016 • Average number of homes needed each coming year until 2016 to meet housing target • Density of residential developments within areas • Amount of new dwellings which are: studios, 1 bedroom, 2 bedrooms, 3 bedroom, 4 or more bedrooms • Size of new dwellings by tenure • Amount of completed affordable housing units

Theme 5 – Natural environment: Sustainable use of resources

Objectives	Policy	Targets	Indicators
N1: Protecting, maintaining and improving the quality and accessibility of open space. N2: Promoting opportunities for wildlife and protecting sites of nature conservation. N3: Reducing the impact of development on the environment and helping to tackle climate change, air quality, pollution, noise, waste and flood risk.	Policy 19: Open space and sites of importance for nature conservation Policy 20: Trees Policy 21: Energy Policy 22: Waste, water, flooding and pollution	All development to be on previously developed land; no loss of protected open spaces Improve quality of open spaces Designate the following open spaces as Borough Open Land • Jowett Street Park • Central Venture Park • Kirkwood Road Nature Garden Designate the following open spaces as Other Open Space • Calypso Garden • Brayards Green • Buchan Hall sports pitch • Montague Square • Lyndhurst Square No loss or damage of SINCs Designate the following open spaces as new SINCs • Jowett Street Park • Warwick Gardens • Surrey Canal Walk • Kirkwood Road Nature Garden Improvement in priority habitats	**AMR Indicators:** • Change in amount of protected open space • Funding negotiated from planning (S106) agreements for public open space • Approved residential development achieving Code for Sustainable Homes Accreditation by level • Approved non-residential development achieving BREEAM Accreditation by level • Change in amount of sites of importance for nature conservation (SINCs) • Annual average levels fine particles (PM10) and nitrogen oxides (NO) **Sustainability Indicators:** • SDO 7.1: Number of days of high pollution • SDO 7.2: Annual average concentrations and number of hourly exceedences of nitrogen dioxide in air • SDO 7.3: Annual average concentrations and number of daily exceedences of PM10 in air • SDO 9.1: Average domestic and commercial potable water consumption (l/head/day) • SDO 13.1: Change in quantity of open space (ha) • SDO 13.2: Resident satisfaction with open space • SDO 13.3: Change in SINCS and LNRS

Objectives	Policy	Targets	Indicators
			• SDO 13.4: Change in quality of open space (ha) • SDO 13.5: Open space deficiency • SDO 13.6: Deficiency in access to Nature • SDO 14.1: Number of flooding incidents (including sewer flooding) **New Indicators:** • % of development designed to connect to district heating • % change in tree cover • % of developments approved including Sustainable Urban Drainage measures

Theme 6 – Design and heritage: Attractive places full of character

Objectives	Policy	Targets	Indicators
D1: Ensuring new development is built to the highest quality design. D2: Ensuring the design, scale and location of new buildings respects the character of places and helps create attractive streets and neighbourhoods. D3: Conserving and enhancing the historic environment and use the heritage of places as an asset to promote positive change. D4: Creating places where everyone feels safe and secure.	Policy 23: Public realm Policy 24: Heritage Policy 25: Built form Policy 26: Building heights	Complete improvements to strategic public realm areas Enhancement of heritage assets and their settings Compliance with building heights policy Proposals achieve Secured by Design accreditation.	**AMR Indicators:** • Building for Life Assessment • Satisfaction with local area • People who can identify with their local area • Indices of multiple deprivation: Crime deprivation • Numbers of crime per annum (TNOs) • % residents who feel fairly safe or very safe outside during the day / night • Reports of anti-social behaviour • New development subject to an archaeological assessment • Approved developments achieving the Secured by Design principles **Sustainability Indicators:** • SDO 11.1 Satisfaction with local area • SDO 11.2 People who can identify with their local area • SDO 11.3 Building for Life Assessments • SDO 12.1 Amount of Southwark covered by Conservation Area or APZ • SDO 12.2 Numbers of buildings in the borough on the English Heritage buildings at Risk Register • SDO 12.3 Changes in numbers of listed buildings • SDO 12.4 Number of scheduled ancient monuments at risk • SDO 12.5 Number of conservation areas at risk • SDO 12.6 Number of conservation areas with up-to-date appraisal/ management plans

Objectives	Policy	Targets	Indicators
			New Indicators: • Completion of improvements to strategic public realm • Number of heritage enhancement projects, management plans and educational /informational projects • Percentage of approvals that accord with the building heights target • Percentage of approved developments that achieve Secured by Design accreditation

Theme 7 – Delivery: Working together to make it happen

Objectives	Policy	Targets	Indicators
W1: Having a clear, flexible and realistic long-term framework for change to provide the justification for development and investment decisions. W2: Building on the strengths and opportunities of places. W3: Positively transform the image of Peckham to make it a place where developers and landowners will continue to invest over the long term and help to pay for the improvements needed. W4: Work with key stakeholders including the local community, Transport for London, Network Rail, the Greater London Authority, NHS Southwark (and its successor body Southwark Clinical Commissioning Group), landowners and developers to deliver the AAP. W5: Monitoring and reviewing the delivery of the AAP policies annually to inform phasing of future development and delivery of infrastructure.	Policy 46: Section 106 planning obligations and Community Infrastructure Levy		**Sustainability Indicators:** • SDO 17.1: Capacity of existing infrastructure (social, physical and green) • SDO 17.2: Capacity of future infrastructure (social, physical and green)

Contact us

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Any enquiries relating to this document can be directed to planning policy team, Southwark Council. Email futurepeckham@southwark.gov.uk, Tel 020 7525 5471

This document can be viewed at www.southwark.gov.uk/futurepeckham

If you require this document in large print, braille or audiotape please contact us on 020 7525 5471.

Arabic

هذه الوثيقة أعدت من قبل فريق سياسة تخطيط بلدية ساوثارك.

هذه الوثيقة ستأثر على القرارات التي إتخذت حول تخطيط وتطوير إستعمال الأرض في ساوثارك.

إذا اردت أن تطلب المزيد من المعلومات أو من الأستشارة يلغتك يرجى القيام بزيارة دكان (وان ستوب شوب) واعلم الموظفين هناك باللغة التي تريدها. إن عناوين دكاكين (وان ستوب شوب) موجود في أسفل هذه الصفحة

Bengali

সাদার্ক কাউন্সিলের প্ল্যানিং পলিসি টিম এই দলিলটি প্রকাশ করেছেন। এই দলিলটি সাদার্কে জমি ব্যবহারের পরিকল্পনা ও উন্নয়ন সম্পর্কিত সিদ্ধান্তগুলির উপর প্রভাব রাখবে। আপনি যদি আপনার ভাষায় অতিরিক্ত তথ্য ও পরামর্শ চান তাহলে অনুগ্রহ করে ওয়ান স্টপ্ শপে যাবেন এবং কি ভাষায় এটা আপনার দরকার তা কর্মচারীদের জানাবেন। ওয়ান স্টপ শপগুলোর ঠিকানা এই পৃষ্ঠার নিচে দেয়া হল।

French

Ce document est produit par l'équipe de la politique du planning de la mairie de Southwark. Ce document affectera les décisions prises sur le planning de l'utilisation des terrains et du développement dans Southwark. Si vous avez besoin de plus de renseignements ou de conseils dans votre langue, veuillez vous présenter au One Stop Shop et faire savoir au personnel la langue dont vous avez besoin. Les adresses des One Stop Shops sont au bas de cette page.

Somali

Dukumeentigan waxa soo bandhigay kooxda Qorshaynta siyaasada Golahaasha Southwark. Dukumeentigani wuxuu saamaynayaa go'aanaddii lagu sameeyey isticmaalka dhuulka ee qorshaynta iyo horumarinta ee Southwark.Haddii aad u baahan tahay faahfaahin dheeraad ah ama talo ku saabsan luqadaada fadlan booqdo dukaanka loo yaqaan (One Stop Shop) xafiiska kaalmaynta kirada guryaha shaqaalaha u sheeg luqada aad u baahan tahay. Cinwaanada dukaamada loo yaqaan (One Stop Shops) xafiisyada kaalmaynta kirada guryaha waa kuwan ku qoran bogan hoosteedda.

Spanish

Este documento ha sido producido por el equipo de planificación de Southwark. Este documento afectará las decisiones que se tomarán sobre uso de terrenos, planificación y desarrollo en Southwark. Si usted requiere más información o consejos en su idioma por favor visite un One Stop Shop y diga a los empleados qué idioma usted requiere. Las direcciones de los One Stop Shops están al final de esta página.

Tigrinya

እዚ ሰንድ (ጽሑፍ) ብሳዝርክ ካውንስል (Southwark) ናይ ውጥን መምርሒ ጉጅለ ዝተዳለወ እዩ ። እዚ ሰንዲ ኣብ ሳዝርክ ናይ መሬት ኣጠቓቕማ መደብን ዕበየትን ኣብ ዝግበሩ ውሳኔታት ለውጢ ክምጽእ ይኽእል እዩ ። ተወሳኺ ሓበሬታን ምኽርን ብቋንቋኹም እንተደሊኹም ናብ ዋን ስቶፕ ሾፕ (one stop shop) ብምኻድ ንትረኽቡም ሰራሕተኛ ትደልዩዎ ቋንቋ ንገርዎ ። ናይ ዋን ስቶፕ ሾፕ ኣድራሻ ኣብ ታሕቲ ተጻሒፉ ይርከብ ።

Peckham One Stop Shop, 122 Peckham High Street, London, SE15 5JR