

Attachment to the email from Bellenden Residents' Group (BRG), see: <http://goo.gl/2ONlj> on 29th March 2012

To: local residents and businesses in Bellenden and the SE15 streets west of Rye Lane

PNAAP – Peckham South Character Area

WHAT ARE THE LOCAL ISSUES?

1. The boundary - streets covered by Peckham South

10 years ago the Council called this area (the streets in SE15 to the west of Rye Lane) 'Lane West' neighbourhood, so the Bellenden Residents Group (BRG) adopted that term and made it more intelligible by calling it Rye Lane West. The BRG has for the last few years been collecting residents' views about the character of this neighbourhood (ie all the SE15 streets to the west of Rye Lane) and developing our own 'neighbourhood profile' – see <http://www.bellenden.net/neighbourhood-pictures> This area, our neighbourhood, is now undergoing another Council imposed name change. A key thing now is to think whether the allocation of the particular sub-area names in the PNAAP make enough local sense that they will survive for a long time.

Another aspect is the boundary line. The line for Peckham South in the PNAAP follows the boundary between The Lane ward (streets included) and the South Camberwell ward (streets excluded), a boundary which was established only in the last 10 years and which divided our neighbourhood for electoral purposes. So following this boundary, set for administrative purposes, excludes the streets in the south west half of the Bellenden area, to the south or west of part of Adys Rd, Maxted Rd, Bellenden Road, and Avondale Rise up to East Dulwich Rd and Grove Vale. These are excluded just because they are within the boundary of the South Camberwell ward and not in The Lane ward.

They are however in the SE15 postcode area and are part of the same Character Area that is being called Peckham South. Many boundary lines for administrative purposes are inevitably arbitrary as they are in this case. But the point about the designation of Peckham South as a sub-area is its shared nature as a Character Area to provide a coherent picture of what the neighbourhood is like for planning purposes. There is therefore a strong case for designating all of the SE15 streets west of Rye Lane as part of Peckham South Character Area. It would be simple to include a reference in the PNAAP to the way the ward boundary divides the neighbourhood but point out the similarities between the South Camberwell ward part and The Lane ward part when describing the neighbourhood character.

If you agree, please support the suggestion that the ward boundary should be acknowledged but that all the Bellenden area up to East Dulwich Rd and Grove Vale should be included in this character area of Peckham South.

2. Development of back land sites: *Policy 35, Land use, p 103*. If the criteria listed here had been available as agreed policy when residents were objecting unsuccessfully to the development between the backs of Adys and Maxted, and objecting successfully in the end to the change of use between Nutbrook and Howden, they would have been very helpful and life much less stressful. In other words the criteria seem to reflect well the case we all developed for objecting in both cases. If you were involved in those actions, or any others to prevent adverse backland developments, can you look at the criteria to see if you think from that experience they need further strengthening. If you have any backland near you not yet developed, or which might be subject to a change of use proposal, you need to look very carefully at this section *Policy 35 on Land use* to see if it will give you the protection you think you may need.

3. Poor design of infill developments – I can't find a mention of these in the draft. There have been some very poorly designed infill developments which do not fit well against neighbouring buildings. The infill at numbers 11 & 13 Adys Road is an example, and there are others on the BRG website – see <http://www.bellenden.net/category/theme/-fill-developments> What would you say about this design aspect, and also the size and quality of housing being squashed into these small infill developments? What do you think could be said in the policy to improve the design and quality of housing in these infill developments?

4. Shopping frontages – the draft *Policy 35, Land use, p 103*, gives protection for the shopping parades in Bellenden Rd and East Dulwich Rd. This means that retail uses are not allowed to fall below 50% and this is a planning policy that can prevent change of use away from retail. The draft policy does not mention the kinds of retail. It is important that they retain their current provision of shops to meet daily needs in the neighbourhood, and probably worth saying this.

5. Open Space mentions Warwick Gardens *p102* as the only open Space, ignoring Goose Green open space because that is just outside The Lane ward – in fact Goose Green itself is divided as the Goose Green Playground is included while the open space is excluded. I think Goose Green should be mentioned in the character area description as it is an equally very important Open Space in this Character Area. If you agree please include this in your comments.

6. Traffic – this continues to be a very thorny issue. But we have succeeded in getting the Council to include in the text a promise to review the operation of the one way systems, and access to and from Rye Lane from the west, to see how the traffic management can be improved – see *Policy 36, Transport and movement, p104*. If you have concerns and suggestions about any traffic issues it will be important to include them in your comments, and strengthen support for a review. I aim to be emailing around separately on this matter with some recent information following the walkabout some of us did last autumn with the council officers for transport policy.

7. Car parking - two aspects of note here;

* the car park at Choumert Grove is NOT now being proposed for commercial and residential development, and will therefore remain a car park, and in effect an open space of sky uncrowded by buildings. This is in *Policy 14, p53* in the main PNAAP report which deals with car parking for the town centre. However, because it has such a significant effect on this neighbourhood it is appropriate to include it in comments on this character area of South Peckham. As it is now proposed that it remain an open space for a car park, the priority will be to get it well landscaped and maintained. It would be worth suggesting this in your comments.

* there are no proposals to extend the town centre CPZ. The policies on car parking in this neighbourhood are in *Policy 36, p104*.

8. Public realm / built environment- *Policy 37, p 105*. There are proposals to improve the public realm in the Holly Grove to Warwick Gardens area, but none elsewhere. Do you know of an area that needs improvement? Make sure you propose it in this consultation.

Summary of web links to relevant documents

- * PNAAP copy: <http://www.southwark.gov.uk/futurepeckham>
- * Map of 5 Character Areas, fig 15 p85: <http://goo.gl/VVAgB>
- * Peckham South - map & text: <http://goo.gl/fttbV>
- * BRG Rye Lane West boundary & character: <http://goo.gl/JfNdv>
- * Local Issues in Peckham South: <http://goo.gl/aYzKD>