

EXTRACTS FROM INSPECTOR'S REPORT ON THE PECKHAM TOWN CENTRE TRAM DEPOT PROPOSAL IN THE UDP

Description of Site (63P)

Paragraph no.1.9.3.46 "There are however important matters in the selection of this site that greatly trouble me.

46. "Surprisingly, the Depot Study ... refers to ... the **existing derelict status of the site**" ... **"My detailed inspection of buildings and other land convinces me that that these descriptions are simply not true, and that the Study's findings ... are wide of the mark."**

48. **"Site 63P is far from derelict"** ... "I suspect that besides the actual number of jobs on it, the land provides good opportunities for new and small businesses "

49. **"The erroneous description of site 63P is unfortunate, to put it mildly"**

Choice of Site

49. "... there is a serious risk that mis-information has resulted in the premature discarding of alternative sites and the doubtful selection of site 63P for a tram depot" ... "The comparative evaluation and site selection process have been defective" .."On this matter alone I do not endorse the Council's proposals for the land" ... **"I am not convinced that site 63P is the only feasible option for a single or principal tram depot"**

Consequences of tram depot

55. "Moreover, the Wandle Scheme appears to have main living rooms, possibly bedrooms at its rear overlooking the main part of site 63P. Planning permission was granted before the tram depot position was made known, so understandably a sufficiently high standard of noise continuation measures to compensate for unknown circumstances was not included in the design ... but a tram depot so close to the building would make its immediate surroundings noisy especially at night ..."

57. "My inspection points to a significant amount of employment ... the loss of all or most of these jobs would be a very serious matter"

58. "The loss of the churches would at the least be unfortunate"

59. "I consider that the loss of existing jobs and the disruption of businesses and other uses is a serious matter now. I would put it a good deal stronger does the Council .. I attach substantial importance to it"

60. "The tram depot would generate employment wherever it might be eventually located."

61. "The loss of existing jobs and the disruption of businesses and other uses on the site is not justified"

63. "Comparisons are made with Croydon Tram Link where it is claimed that an extension to the route has resulted in retail and employment benefits to a deprived area. I am not convinced... And accessibility works both ways. The tram would undoubtedly make it easier to get to Peckham but it would make it easier to leave it to shop elsewhere"

64. "Better access to Peckham is not a strong argument in favour of the depot"

Split-Site Depot

61. **".. a split site solution would also result in loss of existing jobs and attendant disruption, albeit less so. The extent of this harm would depend upon the size of the depot and its arrangement within Site 63P... "**

Conclusion

66. "... the retention of a substantial number of jobs, avoidance of disruption and the realistic prospect of providing a significantly increased number of people with new homes, including affordable ones, outweighs the advantages of including a single-site tram depot on site 63P"

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