

Aylesham Community Action

Notes from Public Meeting held Tuesday 20th February 2024 at Peckham Levels

Introduction

Aylesham Community Action is a group organised by local people for local people to learn and share views on the proposed development of the Aylesham Centre in Peckham. We are campaigning for

1. Local people to be properly consulted
2. A development that meets local needs
3. A plan that fits well with the character of Peckham

For enquiries or to join our mailing list email ayleshamcommunityaction@gmail.com

Visit our website <https://www.ayleshamcommunityaction.co.uk/>

Overall summary

- Demand from the community for more information and involvement – testament to the cosmetic engagement process so far
- A healthy debate on the pros and cons of densification, whether the proposed volume of building is right for Peckham, and whether it can be designed to be fit for purpose
- Questions and concerns that need to be addressed in information from the developers and in public meetings, including:
 - Impact of tall buildings on the site in terms of views, wind etc., the sustainability of this type of development, whether it will last for >40years
 - Impact on local businesses
 - What types of new homes will be built and at what price
 - Quality and amount of green space
 - Impact on transport infrastructure
- A call for the Council and BH to think these through and engage the community in depth, before any planning application

Factual questions and clarifications

- The minimum size of individual units (1-bed, 2-bed, 3-bed etc.) will be set by London plan standards – it is the mix of these unit types that is unknown
- In planning terms “Tall Buildings” refer to those over 10-storeys; more informally a building of 5 storeys might be considered tall if adjacent to those much lower-rise

Comments made following discussion groups and Q&A

Group 1

- BH need to give out clear information on the consultation programme and timeline - they need to give timely notice of consultation meetings and distribute leaflets in addition to posting online to reach and inform the broad community
- Concerns about the capacity of the streets arising from a bigger local population - pedestrians and transport generally
- Question about the Viability Assessment - when/will this be placed in the public domain (is there a legal requirement to do that)

Group 2

- Questions about the impacts of the retail part of the development: there is a lack of information about the impact of the development on businesses, and the potential impact on protected demographics from changing the nature of businesses in the Aylesham Centre as well as more widely in the town centre

Group 3

- The Developers need to give out information about the impact of the building cluster on winds, and the potential for creating wind tunnels. How will that be mitigated both on the site and also the surrounding area
- What financial contribution will be made to improving area more broadly?

Group 4

- May is far too soon to submit a planning application
- BH needs to hold a focus group to discuss disabilities and how the site will accommodate those with disabilities, (both accessibility and circulation issues around the site, as well as provision of housing units)

Group 5

- Plans appear to be very corporate and similar to developments everywhere else – we need to maintain what makes Peckham different, eclectic

Group 6

- No issues per se with the density of height of the buildings, so long as the quality of the development, buildings, and links to surrounding areas are good
- There is an obligation to develop lots of housing and the site should be developed

Group 7

- What is the justification for the amount of housing on this site, vs. other sites?
- It is unclear how the development will support the whole area – not just create an island – including issues with waste management, graffiti, adjacent buildings in need of repair

Group 8

- How long will the development last? What materials are being used and how will it be maintained so it doesn't have to be knocked down in 40 years?
- This is a good site for sustainable development, cutting the car parking is the right way to go, Peckham can function as a 15 minute city

Group 9

- The aim should be sustainable, good quality placemaking
- In the plans there are no community facilities at all – healthcare, childcare, etc.
- There's a lack of collaboration between the developers and local people
- The development looks similar to others – like Lewisham, Croydon – is very generic, doesn't fit with "Peckhamness"

Group 10

- There's a difference in what the developer wants and what the community wants
- Time is needed to understand and debate the plan, and for the ideas of the community to be incorporated. It is a fantastic opportunity if they will listen to us about how to take it forward