

## **REASONS FOR SEEKING EXTENSION ON DEADLINE TO SPEND GLA £5M FOR PECKHAM RYE STATION GATEWAY PROJECT**

### **Background to Deputation to Peckham & Nunhead Community Council 12<sup>th</sup> February 2014**

1. Mayor's Regeneration Fund had the aim to support places where relatively modest public investment would unlock most potential. Local people were thrilled that the potential of Peckham was recognised when the money was pledged.
2. The plans set out in the Dec 2012 agreement between the GLA and London Borough of Southwark showed an ambitious scheme, focused on the public space in front of Peckham Rye Station, a significant gateway to the locality and therefore a physical and iconic point of potential leverage on the whole of the town centre.
3. The scheme is trying to balance a hugely complex array of needs and factors (diverse demography and associated requirements, co-dependent economies, physical refurbishment etc), all with causal links, and is overseen by a tripartite joint enterprise. However this complexity has, the local community believes, got in the way of working WITH the community (residents, business owners, cultural sector representatives) to create a scheme that is appropriate in THIS locality.
4. The scheme that Network Rail revealed in January has caused great anxiety amongst local people, because it is widely felt to be totally inappropriate. For example:
  - it ignores the things that the community has long made clear it wants (enhancing the historic fabric; creating public toilets, being sensitive to Peckham's unique character)
  - it threatens to undermine the existing local economy, because it will clear out or significantly disrupt existing businesses
  - it takes no account of the growing cultural reputation of Peckham (which was featured for the first time in the London Design Festival and the V&A) and the resulting blossoming creative economy and related leisure businesses (growing faster and faster since opening of Overground Line)
  - it is out of scale, and is incongruous for this heritage and conservation area.
5. This week, through the help of Harriet Harman MP, the local community has secured a much more positive engagement with London Borough of Southwark, who have understood the suggestion that the community work with the tripartite enterprise (GLA, LBS, Network Rail) in a spirit of co-design. Local people want to help the three bodies secure a fantastic future for Peckham through this investment, but are committed to making sure it is a scheme that builds rather than undermines the many strengths of their locality.
6. There was a time-limit for spending the GLA grant from the Mayor's Regeneration Fund, which meant the money had to be spent by 2016. This date has meant that the development of an appropriate scheme (which takes on board the key issues in Point 4) has not been possible due to having to rush to meet planning application deadlines of March this year: far too short a time to work with the community to get the scheme that Peckham needs.
7. The deadline on the GLA funding needs to be extended to allow time for the community to be properly engaged, and to make sure that the Mayor's funding through the GLA delivers the outcomes they intended.