

PECKHAM PLANNING NETWORK

SUBMISSION TO PECKHAM AND NUNHEAD COMMUNITY COUNCIL ON THE STATION GATEWAY CONSULTATION PROCESS 25 November 2013

I am speaking on behalf of the community Peckham Planning Network. I have been asked to give this submission to the Community Council and ask that our statement is included in the meeting minutes:

We want to say that we welcome the Council and Network Rail's support for improving the station and central Rye Lane area. However, local people, who have supported the community initiatives to transform that area, are concerned and disappointed mainly for these reasons:

1. the lack of community engagement in the work of the Council & Network Rail leading up to the development of the planning application for the station project;
2. that the consultation plans give just one week for discussion about the overall concept of the station site development;
3. that the community knowledge and good will in supporting this project has been until now spurned and treated with disrespect and of no value.

There is further information and background in this submission and copies are available at the back.
Thank you.

FURTHER INFORMATION & BACKGROUND

1. Peckham Planning Network is an informal network of local individuals and organisations which:
 - Is committed to sustainable development
 - Seeks to facilitate local initiatives to articulate a vision and an agenda for future development in Peckham
2. Our members have engaged with the Station Gateway project from the start, with the aim of supporting the involvement of the whole community in a discussion of the options for this key site in Peckham Town Centre.
3. We are concerned and disappointed about the consultation process that has been announced because:
 - A. *Basic principles for the redevelopment have not been discussed, such as*
 - the overall development concept;
 - criteria for the functions of different parts of the site;
 - economic criteria for prioritising new development;
 - scale of the demolition and new building;
 - criteria used for preferring total redevelopment compared with gradual change;
 - community payback principles, including requirements for use of local labour and contractors etc.
 - B. *There is not going to be an opportunity for satisfactory engagement of the community that was promised and would build on the extensive community initiatives leading to the project:*
 - There was no engagement to contribute options and ideas before the preparation of a proposal that has been referred to as the "preferred option".
 - Peckham Vision, on behalf of other local organisations and local people, sought for over 18 months for collaboration with the Station Gateway project to develop a community engagement process but with no success, so hard work, time and opportunities have been lost.
 - Now the consultation timescale is too short to allow meaningful community engagement.
4. We will continue with our initiatives to engage the community in contributing to this project, working with the official Station Gateway consultation process where this is possible.