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HOUSE OF COMMONS

LONDON SW1A 0AA

MEMBER OF PARLIAMENT FOR CAMBERWELL AND PECKHAM
SHADOW SECRETARY OF STATE FOR CULTURE, MEDIA AND SPORT
SHADOW DEPUTY PRIME MINISTER

David Higgins, CEO
Network Rail
Kings Place, 90 York Way
London N1 9AG

19th March 2014

Dear David,

Re: Peckham Rye Station area re-development

As you know, I'm strongly in favour of the redevelopment around Peckham Rye station which can give the area a real boost. I also want to ensure that the Council has the time they need to engage with and win the support of the local community.

Southwark Council has applied to the GLA for a variation to the funding agreement which would allow for extra time to consult with the local community, and which I fully support.

There are a number of key issues which should be addressed in the new plans when they are brought forward:

- There's a real shortage of affordable housing in Southwark. More housing is a good idea but it must include homes which local people can afford to rent or buy
- The new scheme must 'open up' the area in front of the station so it can be seen and admired in all its glory
- The 1930s Art Deco buildings like 12-16 Blenheim Grove, which is home to the Peckham Refreshment Rooms and the Sunday Painter, must be kept - not torn down
- The redevelopment should support the growing and dynamic arts scene in Peckham and ensure that local independent enterprises are not squeezed out by national retail chains. This can be done by a 'lettings strategy' which would give priority to local independents and ensure a mixture of uses including light industrial i.e. not only commercial or retail.

- The whole scheme must be financially viable - the sums must add up or we will end up with no redevelopment at all

I am really pleased that Network Rail, Southwark Council and the local community are all working together now to get the right balance for Peckham. It's a great opportunity to keep the best of the past - Peckham heritage and history, and the best of today - the vibrancy of the local community.

I look forward to your reply.

Best wishes,



Harriet Harman

cc:

Cllr Peter John, Leader of Southwark Council

Cllr Fiona Colley, Cabinet Member for Regeneration, Southwark Council

Val Shawcross, Assembly Member for Lambeth & Southwark