

From: Celia Moore <celia_moore@btinternet.com>

Subject: Aylesham Centre Community Consultation

Date: 17 June 2024 at 13:07:33 BST

To: "Dennis, Helen" <Helen.Dennis@southwark.gov.uk>

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Dear Helen,

I am writing on behalf of Aylesham Community Action to state our concerns about the inadequacy of the consultation process for the Aylesham site development, and the fact that several key issues have been omitted from the consultation.

We consider the consultation undertaken by Berkeley Homes has been very shallow and has not included the extensive community that will be affected by the proposals, especially families with low incomes and the independent small businesses that form the majority of local commerce. Our view is based on our participation in all BH public consultation meetings, and reviews of their reports from other meetings and online feedback, as well as attending all their presentations at the ACCF.

A document is attached detailing a number of specific aspects of the development that have so far not been addressed at all in the consultations, or discussed in any depth at the ACCF meetings, despite several requests. These include environmental impacts and sustainability, housing mix and tenures, open space, traffic and transport, management of the building development programme, and other significant issues. These items are a summary statement covering material considerations only. They are all in addition to the concerns raised in the letter sent by Southwark Law Centre on June 4th, about compliance with the requirements of the planning process, including impacts on equalities and the social and economic fabric of the Peckham Community. SLC's letter which followed from a meeting with Council Officers, is also attached.

These concerns are urgent as both Berkeley Homes and the Council have said that the planning application for the Aylesham Centre is expected to be submitted in the next few weeks, and the Council has indicated that it expects BH will comply with all requirements. However, the stated timescale would not allow adequate time for appropriate consultation and reflection as required in the planning application process.

Given the expected timescale I strongly urge that adequate time is set aside for an open discussion on this letter. If this cannot be achieved at the forthcoming ACCF meeting, then we propose that this takes the form of an additional meeting which should include all community representatives.

Kind regards,

Celia Moore

On behalf of Aylesham Community Action