

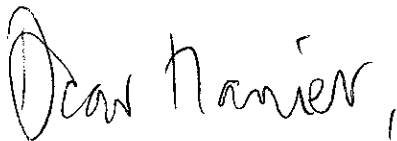
**Our Ref: Cllr PJ/H4954/lj**  
**12<sup>th</sup> February, 2014**

Rt Hon Harriet Harman QC MP  
House of Commons  
London  
SW1A 0AA

**Councillor Peter John**  
**Leader of the Council**  
Labour Member  
for South Camberwell Ward

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Thank you for speaking with me recently about the development of Peckham Rye Station. Since then, I am pleased that you have also had an opportunity to speak with my colleague Cllr Fiona Colley who is leading on this as Cabinet Member for Regeneration.

This Administration believes that Peckham is worth investing in. It is a great, vibrant, diverse area with a growing arts and creative sector. The station has been long due an overhaul, and many more people are now using the station since the overground line came to Peckham. The beautiful original building is completely hidden by the unattractive building that was erected in front of it many years ago. The current station hides the vibrancy of the area and does not welcome people to Peckham in a way that local residents would want.

Development will give local residents a much nicer route in and out of Peckham, a new station square and court at the back of the station where there will be regular events and markets, new businesses as well as improved spaces for existing businesses, and generally a much improved feel to this end of Rye Lane.

With any redevelopment, we must listen to local people and properly assess any plans or proposals to make sure that any development is right for the area. It was apparent at a recent public meeting to discuss the redevelopment of Peckham Rye station, that there is still a lot of work to do on the plans.

We know that people support the work to open up the station square on Rye Lane, but we have unanswered questions about the extent of further development that is needed in neighbouring streets to fund it. We need to develop a clearer vision for Dovedale Court at the rear of the station and an estate management policy from Network Rail that guarantees that the thriving creative industries and small independent businesses in the area will form a part of the plans and not be priced out.

We also heard a swell of concern from local people about the need for public toilets in the area, and that is something we will be looking at in more detail.

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This event was intended to give people an opportunity to comment on the early plans, and we have heard and taken on board their comments. We do not want to do this without the support of local people and therefore the council will now be working with its partners to ensure the next set of plans more closely reflects what residents and businesses want to see.

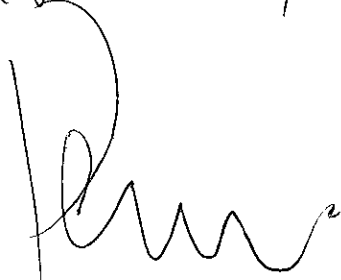
We support local calls for more time for better public consultation and engagement on the proposals. One of the conditions of the £5m funding from the Greater London Authority (GLA) is that the project should be complete by Spring 2016 and to meet this deadline a planning application would have to be submitted next month. I believe this is unrealistic and so Southwark Council will be asking the GLA to extend this deadline. I am optimistic that they will agree to this.

Once we have agreement on the extension it is my proposal that the next stage of consultation will take the form of a workshop where local residents, businesses and other stakeholders can sit around the table alongside Network Rail and the Council to help develop the plans to improve the station area.

I hope this assures you of my commitment and the commitment of Southwark to redevelop Peckham Station, and to do so in consultation with and the support of local people.

As always, I am very happy to discuss further if you would find that helpful.

*With best wishes,*

A handwritten signature in black ink, appearing to read 'Peter John', written in a cursive style.

**COUNCILLOR PETER JOHN  
LEADER OF THE COUNCIL**