

ACA email 28th February 2024 following the gathering at Peckham Levels on 20th February 2024

It was great to see so many people at the public meeting last Tuesday – thanks to everyone who made it and to Peckham Levels for providing a great venue. We were really pleased to have a good mix and to hear everyone's views about the proposals and the processes around public consultation and the planning application. Real debate and discussion on what happens to the Aylesham site and Peckham Town Centre is clearly urgently needed.

The key points we heard were:

- Demand from the community for more information and involvement – testament to the cosmetic engagement process so far
- The start of a debate on the pros and cons of densification, whether the proposed volume of building is right for Peckham, and whether it can be designed to be fit for purpose
- Questions and concerns that need to be addressed in information from the developers and in public meetings, including:
 - Impact of tall buildings on the site in terms of views, wind etc., the sustainability of this type of development, whether it will last for >40years
 - Impact on local businesses
 - What types of new homes will be built and at what price
 - Quality and amount of green space
 - Impact on transport infrastructure
- A call for the Council and BH to think these through and engage the community in depth, before any planning application

There are fuller notes of the discussion attached.

Tuesday was the first in what we plan as a series of meetings to keep everyone informed and continue to share views. We propose discussing two things next:

Discussion 1: List of questions for BH and the Council. We would like to build on the discussion on Tuesday to create a set of topics and questions that people in the community want to see answered now. As a starting point to think about this, you can see the ACA's statement on the emerging plans: <https://bit.ly/3wqatxO> and the article that was in the Evening Standard last week <https://www.standard.co.uk/homesandproperty/property-news/peckham-gentrification-aylesham-centre-regeneration-new-homes-b1138979.html>. Get in touch if you have views and we will add those for discussion at the next meeting

Discussion 2: Peckham Town Centre SWOT. We want to gather a broad range of views on how the development can benefit Peckham and to do this we have already been getting input from the community on the Strengths, Weaknesses, Opportunities and Threats to the Town Centre. This shows the many and varied issues that need to be addressed in considering the development. These need good, publicly available information so that there can be sound public discussion before a planning application is submitted. We're keen to gather as diverse a range of inputs as possible, and will put the SWOT up at the next gathering for people to contribute. Feel free to email us with your thoughts in the meantime.

We have arranged the next monthly gathering for Tuesday 19th March from 6.30pm. Please note in your diary. We will send round an email with the Eventbrite link in next week. Peckham Levels worked well and we're delighted they have agreed to let us use the venue again.

Otherwise, ACA members are doing what we can to inform the local community about the Aylesham Centre development, and get information out to a diverse range of people, including residents, businesses and those who work, shop and visit Peckham. We have a regular information stand on Rye Lane and at other key places to inform people one to one and encourage their involvement. We also put out leaflets to residents and businesses. If you would like to volunteer to help, or have suggestions about how to expand further the involvement of our diverse communities, we'd love to hear from you.

Best regards

The ACA team

Aylesham Community Action

www.ayleshamcommunityaction.co.uk