

OBJECTIONS TO NSP SUBMISSION VERSION

NSP76 Blackpool Road Business Park

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I wish to take part at the oral examination/public hearings.

Topic	Test of Soundness	Objection/Test of soundness
NSP76 Blackpool Road Business Park	Not justified, Not effective, Not positively prepared	<p>The proposal for redevelopment of this site is not justified because the existing uses and other alternatives for the site's development have not been discussed with business or community stakeholders. It therefore does not take into account the benefits of retaining existing uses or potential alternative uses that might be developed on this site to meet the needs of the local economy and community.</p> <p>The name this site is given as a 'Business Park' is made up for the purposes of this NSP site. It is composed of two separate sites one on either side of Blackpool Road. The existing uses appear to be viable, and meet important needs. There is no justification offered for removing them.</p> <p>One half of the site is owned and occupied by BuildBase, a builders merchants, established on this site for about 40 years. It is very well used by the many artisan and creative small businesses in Peckham as well as mainstream builders. BuildBase have said they have not been consulted by the Council, and that they have no desire to sell the business or leave the site.</p> <p>The other Council owned site is occupied by:</p> <ul style="list-style-type: none"> • The Old Mill Building, a spacious sturdy Victorian industrial building, and a significant local heritage asset that should be preserved. It is used as a family church of Community Outreach Ministries, operating as a local community centre which is a valuable community asset. This building will be nominated for the Local List which we are proposing should be included in the NSP as good practice suggests. • The Bus Garage provides an important depot for local buses. The New Southwark Plan shows that there is no plan for the bus depot to be moved, so it doesn't make sense to designate the whole of this part of the site for redevelopment. • There are two uses which appear to be Council property and could be released for development if the Council wished to dispose of the land and had no further use for them. This is a street works depot, and a two storey housing unit. <p>The road system does need to be thought through. To the west of the site is the very busy Copeland Park Cultural quarter. The entrance/exit traffic from that site is at a busy place for the traffic flowing north towards the railway bridge. The exit and entrance of traffic from the northern half Council owned part of this site needs to be thought through in relation to traffic movements in the future. Blackpool Road runs east to west through the site and is an important part of the local</p>

pedestrian and road traffic network.

Other relevant points include:

- The loss of industrial land all over London including Peckham and Southwark is far greater than the London Plan envisaged and creating serious shortages. So, any designation should be to preserve the current industrial capacity.
- Any new homes or residential facility must be no higher than the heights of the residential homes already on the site, because tall buildings would be out of scale in this area surrounded by low rise housing.
- Clarity is needed on the future plans for the bus garage.

We know from our local community work that there are a variety of local ideas about the future for this land on both sides of Blackpool Road. Local stakeholders and users need to have the opportunity to work together in a facilitated process to develop a sound idea for future developments.

Proposed changes to make the NSP sound:

The site should be removed from the New Southwark Plan.

There should be facilitated discussions with all the local stakeholders and the local community about the future uses of both halves of the site named in the NSP to develop acceptable plans to provide for the existing viable uses of the site and create opportunities for other uses compatible with those uses and the surrounding residential area.

There are a number of other aspects relating to the site and its future which I could contribute at the oral examination.