

**planning report  
PDU/0553/01**

**18 December 2002**

**Five Estates, Peckham  
Partnerships**

**in the London Borough of Southwark**

**planning application no. 020117**

**Town & Country Planning Act 1990 (as amended); Greater London Authority Act 1999; Town & Country Planning (Mayor of London) Order 2000 - strategic planning application stage I referral**

**Development of 189 new homes**

**Context**

1 On 12 July 2002, Southwark Council consulted the Mayor of London on an application for planning permission for the above uses at the above site. Under the provisions of the Town & Country Planning (Mayor of London) Order 2000 the Mayor has the same opportunity as other statutory consultees to comment on the proposal. This report sets out information for the Mayor's use in deciding what comments to make.

2 The application is referable under Category 3A of the Schedule of the Order 2000: i.e. development which entails the demolition of 200 self-contained residential units.

3 The Mayor of London's comments on this case will be made available on the GLA website [www.london.gov.uk](http://www.london.gov.uk).

**4 Site description**

5 The application relates to three parcels of land contained within the (larger) North Peckham and Gloucester Grove estates south of Burgess Park and north of Peckham Road comprising 216 homes mostly in local authority ownership. The Gloucester Grove Estate was constructed by the GLC between 1971 and 1977 and is a chain of six storey slab blocks linked with elevated walkways. The North Peckham estate, constructed by Camberwell (*later Southwark*) Council between 1965 and 1972, is lower rise with courtyards and constructed on a deck with car parking underneath.

## **6 Background**

7 The development is part of Southwark's Five Estates Peckham Masterplan, approved as Supplementary Planning Guidance by Southwark Council in April 1995. The five estates are: the Sumner; the North Peckham; the Willowbrook; Gloucester Grove and the Camden estates. Five Estates was one of the major projects that resulted from Peckham Partnerships, the biggest Single Regeneration Budget scheme in the country. The total value of the regeneration programme was £290 million, which included a £60 million grant from the Government's Single Regeneration Budget.

8 On 9 December 2002, Southwark Council resolved to grant planning permission subject to conditions for the development but has not as yet referred the required stage 2 documentation to the Mayor.

## **9 Details of the proposal**

10 The application is made by Copthorn Homes' in-house design team and involves the demolition of the 216 existing homes in both estates and the construction of 189 new dwellings comprising 27 x 1bed flats, 102 x 2 bed flats and 60 x 3 bed houses with associated parking and amenity space provision.

11 All the housing is for private sale in this phase. It follows Southwark Council's approved masterplan for the area which introduces a range of housing tenures and choices in the locality. It forms part of an integrated package of projects designed to provide lasting solutions to the area's housing problems, low educational achievement, high unemployment, high crime levels and poor provision of community facilities.

12 This is one of the later stages of the Five Estates project in which 3203 homes are planned for demolition and 2019 to be re-provided in a more balanced tenure mix. Overall, the masterplan results in a net loss of 1184 dwellings but this loss is accounted for in Southwark Council's Housing strategy.

## **13 Strategic planning issues**

14 Although this proposal is strategic in nature by virtue of its referral by Southwark Council, it raises does not raise, in itself, any significant strategic planning issues that require the Mayor's intervention and that cannot be dealt with adequately by the local planning authority.

15 The issue regarding the loss of housing was determined by the 1995 masterplan and subsequent housing corporation funding. In support of its approach, Southwark stated that there was only the need to re-house 87 households as a result of the entire project; a situation that had resulted because of extremely high levels of voids and illegal occupation. This was part of the Council's Housing Investment Programme and strategy agreed in 1995. Given it is largely completed and was a Government sponsored project agreed between Southwark Council and Housing Corporation prior

to the Mayor's powers commencing, this issue can be taken to have been agreed in strategic planning terms.

## **16 Legal considerations**

17 Although Southwark Council was required by article 3 of the Town and Country Planning (Mayor of London) Order 2000 to consult the Mayor of London, there is no requirement for the Mayor to make comments to the local planning authority.

18 Under article 4(2) of the above Order, the Mayor may inform the local planning authority that he does not wish to be further consulted under article 4(1) of the Order in the event that the local planning authority is minded to grant planning permission. In such a case the local planning authority may determine the application without further reference to the Mayor.

## **19 Financial considerations**

20 There are no financial considerations at this stage.

## **21**

## **22 Conclusion**

23 This application raises no significant strategic planning issues and can be left to the Council to determine.

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