



Newington

Statement of Community
Involvement:

Picfare Homes: Southwark

April 2019

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1. Introduction

1.1 Overview

- 1.1.1 This Statement of Community Involvement (SCI) has been prepared by Newington Communications, a company which specialises in political and community consultation throughout the UK. Newington was instructed by Picfare Homes Limited (Picfare Homes hereafter) to undertake a consultation programme with the relevant stakeholders for their site on Consort Road.
- 1.1.2 A previous planning application for the site was submitted in June 2017 by Bluecroft Property Limited and granted consent last year. Newington was appointed to this project, as political and community consultants.
- 1.1.3 After acquiring the site, Picfare Homes has sought to build trust and adopt an open and transparent approach to consultation to enable the groundwork for a constructive relationship with the Council, local community groups and, importantly, residents. While only proposing relatively minor changes to the approved scheme, once it became clear that the proposals impacted on the Coal Line project, Picfare Homes sought to undertake a pre-submission consultation exercise to ensure the proposals coming forward would be in line with the local community's aspirations for the area.
- 1.1.4 This report aims to summarise the processes followed in engaging with the local community and stakeholders. The consultation programme has built on the previous engagement undertaken by Bluecroft Property. To this end, an overview of the history of the site and consultation undertaken by Bluecroft Property has been included in this report.
- 1.1.5 Picfare Homes is committed to open and inclusive consultation. Picfare Homes believes that this approach is the most effective way to bring forward a development that is suitable for the area in which it is situated.
- 1.1.6 The engagement process has sought to meet and exceed the guidelines for consultation set out in Southwark Council's Statement of Community Involvement (SCI), in order to deliver effective community consultation.
- 1.1.7 For the purpose of this report, the applicant and consultant team will be referred to as the 'project team'. The project team consists of the following
- Picfare Homes- Applicant
 - Holden Harper –Architect
 - CMA Planning – Planning Consultants
 - Spacehub – Landscaping Architects
 - Ardent Consultant Engineers – Transport Consultants

2. Consultation Approach

2.1.1 The consultation process was underpinned by the following principles:

- **Openness** – local consultation has been and will continue to be undertaken in a manner which is open and transparent. This approach seeks to encourage a level of trust between the developer and the community.
- **Collaborative and inclusive** – Picfare Homes sought to make a concerted effort to work alongside the local community in developing the final proposals for Consort Road. To this end, a meeting was held with the Peckham Coal Line during the pre-application stage to ensure the proposals for the site help to facilitate the growth and are complimentary to the future aspirations of the Peckham Coal Line.

2.2 Consultation Methods

2.2.1 Based upon the principles set out above, Picfare Homes undertook a consultation programme to engage with the local community and politicians. This was focused primarily on building on the engagement undertaken by Bluecroft Property by seeking meetings with local representatives which included community groups and stakeholders.

2.2.2 The project team held a meeting with the Peckham Coal Line team to ensure that the proposals coming forward would fit in with the wider ambitions for the site in relation to the Coal Line. In the meeting, the Peckham Coal Line spoke positively about the wider plans for the development, but queried about our plans to create more private amenity spaces in the front for residents. They expressed concern that the erection of fences for the private amenity space would undermine the Coal Line's vision of community activities. Discussions were also held about the design of the building elevation. Following this feedback, Picfare Homes has made several alternations to the design of the building elevation and re-arranged private amenity spaces to ensure the scheme helps to facilitate the growth of and is complimentary to the Peckham Coal Line. This dialogue has continued and will remain active through the lifetime of the project and beyond.

2.2.3 Meetings were also sought with the ward councillors for the site and the Cabinet Member for Planning and Social Regeneration.

2.2.4 Picfare Homes remains committed to continuing engagement with local residents, elected representatives and community representatives throughout the lifetime of the project and beyond.

3. Changes in response to feedback

- 3.1 The project team has worked closely with stakeholders to be in a position to submit an application which meets the aspirations of the local community and local stakeholders. The plan is to continue to do so and address any concerns during the consultation period.
- 3.2 Following the meeting with Peckham Coal Line, we re-designed the scheme to reflect our discussions and agreements with them, in order to provide an enjoyable and comfortable thorough-fare for the community and development occupiers in line with PCL's vision, namely:
- The building elevation design will reflect the industrial heritage of the local area;
 - Clear sight lines will be provided running through east-west and north-south views by using a glass stair core for the flats and rear to front terraces for the houses – this will ensure the trees on the Network Rail embankment are visible;
 - Public realm landscaping and seating
 - Potential on flank walls for PCL advertising, promotion and ethos.
 - Removal of private amenity space to the houses in the front so as to ensure fences are not erected along these routes.

4. History of the site

4.1 Previous consultation history

- 4.1.1 Bluecroft Property undertook an extensive consultation programme with local stakeholders and politicians as part of their proposals to develop the site. Picfare Homes has sought to build on this, to ensure an open and transparent line of communication is maintained with the community and Council. As such, Picfare Homes' consultation should be considered in the context of the engagement undertaken by Bluecroft Property. The original application began the process of engagement which Picfare Homes was able to build upon. For this reason, an overview of the consultation undertaken by Bluecroft Property has been included in this report.
- 4.1.2 A consultation event to display Bluecroft Property's proposals was held on 29th September 2017 at the Cossall TRA Hall in Peckham. The exhibition gave an opportunity for the project team to present the scheme design to local residents and interested members of the public and to answer questions put forward.
- 4.1.3 A feedback form was made available for attendees to provide comments on the revised proposals. A total number of 16 people filled out the feedback form.
- 4.1.4 Approximately 26 people attended the public exhibition.
- 4.1.5 Invitations to the public exhibitions were sent to a number of local community groups; Peckham Vision, Peckham Society, Southwark Chamber of Commerce and Living Streets. This included the offer of a face to face meeting
- 4.1.6 Meetings were also sought with the ward councillors for the site and the Cabinet Member for Regeneration and New Homes.
- 4.1.7 Numerous meetings were held with the Peckham Coal Line team to ensure that proposals coming forward would fit in with their wider ambitions for the site in relation to the Coal Line.
- 4.1.8 Since becoming the owners of the site, Picfare Homes remains committed to continuing engagement with local residents, elected representatives and community representatives throughout the lifetime of the project and beyond.

5. Conclusion

- 5.1 In conclusion, Picfare Homes has sought to undertake an open and transparent consultation for their site on Consort Road, which built upon the consultation undertaken previously on the site.
- 5.2 The project team sought to engage with key relevant political and community stakeholders throughout the project and work with those who involved in the previous application. To this end, we have requested meetings with the Cabinet Member Regeneration, and the ward councillors for the site (Nunhead and Queen's Road), to ensure our proposals better reflect the local community.
- 5.3 Our meeting with the Peckham Coal Line helped to better inform our plans for the site. The redesign of public space will be better used by the community and help to facilitate the growth of the Coal Line.
- 5.4 Picfare Homes does not view engagement as ending with the submission of the application. As such, the project team will continue working with local stakeholders to keep them informed on the progress of the scheme.