



# Peckham Town Centre Action Plan

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The Peckham Town Centre Action Plan sets out key areas that businesses, residents and other local stakeholders want to see improved in Peckham Town Centre.

Town centres across Southwark are unique and essential pillars of our community and their appearance is central to the way people feel about where they live. As part of our five-year borough plan, Southwark 2030, town centres play a crucial role. They are essential to delivering our goal of a strong and fair economy where everyone benefits from the borough's economic strength and growth.

## What do we know about Peckham?

Peckham has a lively town centre with a range of daytime and nighttime activities on Rye Lane including a library, a leisure centre, cinema and many shopping opportunities from market traders and independent retailers. It has a thriving sector of small and medium enterprises, many of which are in the creative industries, based in Copeland Park and the Bussey Building, the railway arches, Peckham Rye Station and Peckham Levels.

Peckham's neighbourhood has around 29,300 residents, many of whom have roots worldwide, including West Africa, the Caribbean, Poland, South America, Turkey, and Bangladesh. With 47% of residents identifying as Black British, African, or Caribbean, the area is vibrant and diverse. Languages spoken include Yoruba, Spanish, Portuguese, Polish, Somali, and Sylheti. This creates a cultural mosaic that is at the heart of what makes Peckham special.

High streets and town centres face considerable challenges including the cost-of-living crisis and the rise of online shopping which threaten small and independent businesses. This action plan outlines how we will make our town centres cleaner, safer and more vibrant places for people to visit and shop, and where businesses can rely on consistent and sufficient footfall to be successful.

**Councillor John Batteson**, Cabinet Member for Climate Emergency, Jobs & Business

The town centre also faces significant challenges. Crime and anti-social behaviour (ASB) can affect how safe people feel, besides creating challenges for local businesses. Rye Lane is a hotspot for graffiti, flyposting and litter which impacts on people's enjoyment and experience of the town centre. The council is working closely with the police and other organisations to address these issues in order to ensure that the town centre thrives and serves its local community.

## What is the vision for the town centre?

Development in Peckham aims to complement and improve the town centre with more shops and market stalls, alongside new employment space for small and medium enterprises including start-ups. It aims to celebrate and protect Peckham's unique, cultural heritage whilst creating new homes, education centres and cultural, entertainment and community spaces to bring new footfall to the town centre.

A top priority for the council, the police and other public sector organisations is tackling the challenges of crime and ASB and ensuring that local people and business-owners feel safe. This town centre action plan sets out how we are working together to create a safer town centre. It also sets out what we are doing to tackle the challenges of waste and graffiti and make Peckham cleaner, healthier and more welcoming. The council is committed to a joined-up approach to supporting our town centres and works in partnership with residents and businesses to ensure Peckham remains a place we are all proud of.



## Town centre actions

Action	Description	Delivery Team	Timeframe
<b>Short-term</b>			
<b>Rye Lane Murals</b>	<p>This is an exciting project that will celebrate Peckham as a cultural and creative destination, in line with Southwark's <a href="#">Public Art Policy</a> (an inclusive, anti-racist and community driven approach to public art commissioning).</p> <p>Following public consultation, three murals created by local artists will be installed along Rye Lane. An additional mural will also be funded by the council's Cleaner, Greener, Safer grant scheme. The project will act as a case study for creative responses to graffiti issues across the borough.</p>	<b>Southwark Council and Get It Done</b>	Three murals to be completed by Spring 2025 with a further mural installed by Summer 2025.
<b>Town centre cleanliness: waste, fly-tipping, flyposting, litter and graffiti</b>	<p>The council has introduced a formal timed waste collection scheme on Rye Lane. To support ongoing compliance, regular enforcement patrols are now being undertaken. We are also investing in additional enforcement capacity to tackle waste and fly-tipping. The council offers a free graffiti removal service for any graffiti that is street-facing, below 2 meters in height, or is offensive.</p> <p>The council is piloting a new approach to improve the cleanliness of town centres, targeting fly-tipping, graffiti, fly posting and litter issues. The pilot aims to work collaboratively with businesses and residents to trial new measures that deter and prevent incidents from reoccurring. Focusing on awareness raising, education and enforcement, the council aims to drive the required long-term behaviour changes to effectively address these issues. Lessons from the pilot work will be rolled out across the borough.</p>	<b>Southwark Council</b>	<p>Rye Lane timed waste collections and regular street cleaning and graffiti removal ongoing.</p> <p>Initial pilot work to be completed summer 2025. Approach and key learning expected to be rolled out following the initial pilots.</p>
<b>Peckham Business Forum</b>	The Peckham Business Forum aims to support the local business community to thrive by uniting the voices of businesses and championing change and transformation. It offers small business owners a supportive system that promotes growth, collaboration and shared success. Find out more and get involved: <a href="#">Peckham Business Forum</a>	<b>Peckham Business Forum, supported by Tree Shepherd</b>	Ongoing

Action	Description	Delivery Team	Timeframe
<b>Medium-term</b>			
<b>Rye Lane Street Plan -phase one</b>	<p>Our <a href="#">Streets for People strategy</a> sets out a bold vision and a firm commitment to improve our residents' quality of life, by changing how we all travel and use streets. Following public consultation, improvements are planned to make Rye Lane safer for pedestrians and road users.</p> <p>Phase one will focus on making the cycle lane safer for pedestrians and cyclists. Phase two is still being designed, and consultation is expected later in 2025. This phase will focus on improving pavements and bus routes.</p>	<b>Southwark Council</b>	<p>Construction of phase one due to take place in Autumn 2025</p> <p>Phase two consultation expected in 2025</p>
<b>Peckham Rye Gyratory Improvement Scheme</b>	<p>The council is proposing making changes to the Peckham Rye Gyratory to improve the area for all methods of transport, with a strong emphasis on enhancing cycling and walking routes. We would like to hear from directly affected residents and businesses on the proposed design. The scheme has funding to deliver:</p> <ul style="list-style-type: none"> <li>• Improved bus journey reliability</li> <li>• Improved cycling and walking routes</li> <li>• Reduce traffic on Peckham Rye (east) &amp; on nearby school streets</li> <li>• Improved road safety</li> <li>• Provide public realm improvements</li> </ul> <p><a href="#">Find out more and share your views.</a></p>	<b>Southwark Council and TfL</b>	Consultation between 3rd February and 17th March 2025

Action	Description	Delivery Team	Timeframe
<b>Peckham Library Square</b>	<p>We're working on a major revamp of the existing Peckham Square following extensive public consultation. The designs will be shared in full in 2025, as well as proposals for the arch at the entrance to the square.</p> <p>The first stage of this project is the redevelopment of 91-93 Peckham High Street to provide a new home for the arts charity Peckham Platform.</p>	<b>Southwark Council</b>	<p>91-93 to be completed by 2026.</p> <p>Consultation of detailed designs for phase two in Spring 2025</p>
<b>Community Safety</b>	<p>The council works in partnership with the police, probation service, fire service, developers and health partners to reduce crime and ASB and make the borough safer. The partnership shares information and takes a joined-up approach to reducing violence, including serious youth violence, knife crime and violence against women and girls, robbery, street drug dealing, and retail theft. This includes crime prevention initiatives such as:</p> <ul style="list-style-type: none"> <li>• Wardens that regularly patrol Rye Lane and Peckham Square, along with the police, to offer a visible and reassuring presence and keep people safe.</li> <li>• <a href="#">Southwark Young Advisors</a> who are specially trained to work with young people at risk of crime and can signpost them to specialist services.</li> <li>• Tackling rough sleeping with support from partner charities such as Thames Reach.</li> <li>• CCTV monitoring from at least 11 cameras along Rye Lane.</li> <li>• Working with businesses to deliver training to help prevent violence against women and girls and promote the <a href="#">Women's Night Safety Charter</a>.</li> </ul> <p>It is important for everyone, including businesses, to report crime so that we allocate resources to the places that need it the most.</p> <p>In emergencies such as violent incidents, the council follows a critical incident process to support affected people and ensure ongoing safety in the area by working in partnership with the police and other key partners.</p>	<b>Community Safety Partnership: Southwark Council, police, probation service, fire service and health partners</b>	Ongoing

Action	Description	Delivery Team	Timeframe
<b>Long term</b>			
<b>Peckham Rye Station</b>	<p>The station will undergo an upgrade to improve accessibility. Key improvements include:</p> <ul style="list-style-type: none"> <li>• New lifts to all platforms and accessible toilets.</li> <li>• Wider platforms, larger passageways, new lifts and staircases.</li> <li>• Larger gate lines and entrances.</li> <li>• Improved integration with the surrounding public realm, including better access to the station through the addition of a second station entrance by the arches that lead to Blenheim Grove.</li> </ul> <p>Further to this, the council is developing a brand-new public square in front of the station which will create a new landing platform for visitors.</p>	<p><b>Station upgrade led by Network Rail</b></p> <p><b>Station square led by Southwark Council</b></p>	<p>Enabling works to begin Autumn 2026</p> <p>Main works throughout 2027</p> <p>Scheme completion 2029</p>
<b>Aylesham redevelopment</b>	<p>The proposed redevelopment of the Aylesham site aims to provide new housing, retail units and a new Morrisons. A proposal from a private developer has been received which the council is currently assessing for policy compliance. A decision on the scheme will be made by Southwark's Planning Committee.</p> <p>For more information about what the council wants to achieve from this development, please see the Southwark Plan 2022, pages 449-451.</p>	<b>Southwark Council Berkeley Homes</b>	Scheme to be determined by Southwark's Planning Committee in Summer 2025.

## How we're listening to your feedback

You Told Us	What we are doing
<b>Empowering people:</b> you want to be involved and consulted on changes proposed for Peckham	<ul style="list-style-type: none"> <li>The council is producing an Area Character Study for Peckham which will be used to help inform decisions about the design, scale and style of new developments proposed for the area. The study is informed by extensive consultation with residents during 2024. It captures the story and character of Peckham, consolidating physical and socio-economic data, historic context and the character of areas from street to street. This will be published in Summer/Autumn of 2025.</li> </ul>
<b>A safer Southwark:</b> Crime and ASB are significant concerns	<ul style="list-style-type: none"> <li>Community wardens and the police have increased patrols around Peckham Square.</li> <li>The council is working with the police to identify changes that can be made to our public spaces to deter crime and ASB, including lighting and CCTV coverage inspections.</li> <li>The Safer Business Network worked with the Peckham Business Forum to deliver advice and training to businesses around identifying counterfeit notes and ASB prevention.</li> <li>The Safer Business Network also delivered free violence against women and girls awareness sessions available to all businesses and organisations in Southwark.</li> <li>The council works with charity, Change, Grow, Live, to reach out to and support people with substance misuse problems or who are homeless.</li> </ul>
<b>A strong and fair economy:</b> New and existing small businesses need support and investment.	<ul style="list-style-type: none"> <li>The Peckham Business Forum elected its first Chair and launched in Spring 2024. If you're keen to find out more or a local business interested in joining the forum, you can find out more <a href="#">here</a>.</li> <li>Eight small Peckham-based businesses received grants from the <a href="#">Southwark Pioneers Fund</a> - a council funded programme of support and grants for entrepreneurs at various stages.</li> <li>Four Peckham focused projects have received funding through the Thriving High Streets Fund. The projects provide direct support to local businesses or aim to attract visitors to the town centre through cultural events. For example, the Peckham Business Forum organised a festive market to showcase Peckham businesses. The event was a great success, attracting around 1,000 attendees.</li> </ul>

You Told Us	What we are doing
<b>Staying well:</b> You want to make healthy choices for yourself and those you care for	<p>Health and wellbeing roadshows offer free advice and health checks to residents over 18 across Southwark. You can get advice on stopping smoking, preventing long-term health conditions and how to access local screening for different types of cancer. The roadshow regularly visits Peckham, and you can request Roadshow attendance to any community-led event. <a href="#">Find out more.</a></p>



# Useful Contacts and Information

The Peckham Town Centre Action Plan is updated every six months. We want to hear your ideas and feedback, such as services you'd like in your town centre, or issues the town centre action plan should prioritise. [Share your views](#).

## Safety

- Report a crime
  - If someone is in immediate danger call 999
  - If it's in the past [report online](#)
- Report ASB and noise nuisance
  - Call Southwark Council 020 7525 5777
- Sign up to the council's [community safety newsletter](#) or email [CommunitySafety@southwark.gov.uk](mailto:CommunitySafety@southwark.gov.uk)

## Town Centre and Environment

- [Report a problem in the town centre](#) (like graffiti, fly tipping, broken paving slabs, or street lighting)
- A free [graffiti removal service](#) is available for private residents and businesses.

## Support for Businesses

- [Find out about support and advice for businesses](#)
- [Apply for a street furniture or pavement license](#) (for shop displays, advertising boards or tables outside your premises)
- Sign up to the council's [business newsletter](#)

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