

Early Engagement Strategy Template



Southwark Council's Development Consultation Charter requires the submission of an Early Engagement Strategy (EES) for pre-application discussions with the council. The purpose of this document is to ensure that developers engage with residents and local stakeholders from the beginning of the development process. Early engagement is essential to ensure that residents and local stakeholders have a say in the development that is going on in their area. Early engagement can also help to identify elements in the design of the scheme that may have a detrimental impact on certain individuals or groups before a planning application is submitted.

As part of developing the Early Engagement Strategy, applicants should make drafts of the strategy publicly available for residents and stakeholders, including Ward councillors.

Before submission of a planning application, applicants should make the final version of the EES publicly available and undertake the engagement activities outlined in the strategy. The outcome of this engagement should then be reflected in an Engagement Summary (ES).

Part 1 - Fact-based Audit

In the Fact-based Audit, please provide the details of the local stakeholders and community infrastructure on and around the site.

'On or around the site'- refers to the area beyond the red line of the planning application, taking into account immediate neighbours of the site. Around the site is approximately a 10-minute walking radius from the red line.

For neighbourhood-level data we recommend using:

- [The Southwark Council Joint Strategic Needs Assessment \(JSNA\)](#)
- [The Office for National Statistics Mid-Year Population Estimates](#)
- [The Office for National Statistics Census](#)
- [Fingertips - Public health profiles](#)

For site-level data, we recommend:

- Conducting stakeholder surveys
- Recording observations through site visits
- Desk-based analysis of local infrastructure

Stakeholder Analysis

1. Who are the owners, occupiers and users of the existing buildings on and around the site?

Owner

The current owners of the site are the Cherwell Group.

On site occupiers

The current site contains a former church building occupied by SET Social (a not-for-profit arts and social club), with outbuildings occupied by residential guardians temporarily.

Surrounding Occupiers

The site sits at the edge of Peckham Town Centre. It sits between two residential areas, Sternhall Lane to its north and Nigel Road to its south. These roads play a transitional role from the high street's commercial space to residential areas.

The site is adjacent to the successful high street formed from Peckham Rye and Rye Lane. This area provides a variety of services and amenities to the local area, including food & beverage, hair and beauty and local gyms.

Demographics

Rye Lane ward is within Peckham's commercial and cultural heart in the London Borough of Southwark. According to the 2021 Census, Southwark had a population of 307,600 people, with a relatively even gender split.

Rye Lane's population is relatively young. Its high proportion of 20-44-year-old residents demonstrates a demand for housing from renters, key workers and economically active households. The proportion of 65+ year-old residents is lower than the borough average, though there are some established older communities in the area, particularly within long-standing housing estates.

Rye Lane is ethnically diverse, with one of the borough's highest proportions of residents with a Caribbean background (approximately 18%). Religious affiliation is also diverse, with strong Christian and Muslim communities, alongside smaller faith groups. A large proportion of residents also report no religion.

Health outcomes in Rye Lane are lower than the Southwark average. Rye Lane has higher levels of reported bad or very bad health, and lower life expectancy, particularly for men. Disability and long-term health conditions are similar to or slightly above the borough average, which is driven by broad factors such as housing quality, air quality and income inequality. Fertility rates are also declining at a faster rate than the rest of the borough, declining by 59% from 2011-2021.

Rye Lane is a busy town corridor with high footfall and late-night activity, and therefore records higher crime levels than many residential wards. However, the area benefits from excellent public transport access, nearby employment opportunities and a strong local economy from retail, markets and small business enterprises.

2. How did you identify the stakeholders on and around the site?

At the beginning of the consultation process, the applicant and project team performed a stakeholder mapping exercise which identified businesses, organisations and commercial premises in the site's vicinity. The project team also undertook site visits, ensuring the surrounding commercial context was understood.

3. Is there a Community Plan or Neighbourhood Plan covering the area?

The site is subject to the London Plan, as well as the Southwark Plan. The site is within the Southwark Plan's Peckham Major Town Centre and Peckham and Nunhead Action Areas. This policy application supports intensification of the site, residential uses, employment uses and active frontage.

The proposals will also be subject to the Large-Scale Purpose-Built Shared Living London Plan Guidance, which gives benchmark guidance to the design of private dwellings and communal amenities.

Local Economy and Community Infrastructure

Schools and educational facilities

4. How have you considered the impact on any identified schools or educational institutions which are within or impacted by the scheme?

The closest schools and educational institutions to the site (within a 0.5 mile radius) are:

- Sunhill Day Nursery
- Thomas Calton Centre
- Southwark Adult Learning Service
- Belham Primary School
- Bellenden Primary School
- St Mary Magdalene C of E
- Rye Oak Children's and Family Centre
- Rye Oak Primary School
- Rye Garden Day Nursery

Any institutions within a 300m radius of the site will have received a newsletter outlining the proposals and inviting them to consultation events. These schools will continue to be invited to future consultation events, to ensure engagement and feedback opportunities continue.

Health facilities

5. Are there any health facilities on and around the site?

There are no on-site health facilities. A number of health facilities operate near the site:

- Sternhall Lane Surgery
- Peckham Dental Clinic
- The Gardens Dental Centre
- KGC Foundation

Local Economy and Community Infrastructure

- The Nest
- Gut & Glow Nutritional Therapy
- Anxiety and Wellness
- Bella Eacott Osteopathy and Massage
- Men's Minds Matter
- Peckham Chiropractic

These facilities can ensure residents will have access to a wide range of health services according to their needs, including general health, dentistry, mental health, chiropractic and osteopathy services.

6. How have you considered the impact on any identified health facilities which are within or impacted by the scheme?

The potential impact of the proposals on existing healthcare provision has been considered throughout the design process.

The site comprises a building occupied by SET Social. As part of their offer, they host a number of well-being-related activities/programmes. Integral to the development is the re-provision of a new community building, which will enable SET Social to operate on the same basis.

The Cherwell Group are also assisting Set Social to find meanwhile accommodation during the construction programme to limit any disruption to the range of services they provide to the community.

As part of the development proposals, there will also be a requirement to make financial payments through the Community Infrastructure Levy and S106 Agreement contributions to mitigate impacts from the development.

Local businesses

7. Are there any local or independent businesses on and around the site? How did you determine this?

The site is adjacent to the successful high street formed from Peckham Rye and Rye Lane. This high street contains numerous local businesses, largely providing food and beverage services, as well as hair and beauty and local gyms.

These businesses were identified through a stakeholder mapping exercise at the outset of the consultation process, and site visits.

Local Economy and Community Infrastructure

8. How have you considered the impact on any local or independent businesses within the scheme?

All businesses within a 300m radius of the site were delivered a newsletter outlining the proposals and inviting them to the consultation events. These businesses will continue to be invited to future consultation events, to ensure engagement and feedback opportunities continue.

Sites of Community Importance

9. Are there any sites of significance to the local community on or around the site? How did you determine this?

Several sites of significance to the local community were identified using desk-based research, site visits and stakeholder engagement. Set Social is based on site and is a community hub. The White Horse (174ft), a public house on the local list; the Thomas Calton Centre (0.2 miles), a late 19th century boarding school hosting an adult learning service; Christ Church (0.2 miles), a local church on McDermott Road; Peckham Islamic Centre (0.2 miles), a local mosque on Choumert Grove; Peckham Vision (0.4 miles), a community group and shop keeping Peckham residents informed of community changes; Peckham Heritage (0.7 miles), a community group preserving and enhancing the area's history; The Peckham Society, which works to protect local heritage and the environment.

10. How have you considered the impact on any sites of significance to the local community within the scheme?

As noted in Question 9, SET Social is identified as a site of significance.

Integral to the development, is the re-provision of a new community building which will enable SET Social to operate on the same basis.

The scheme has also been designed to minimise impact on sites significant to the local community. Any sites within a 300m radius of the proposed site have received a newsletter inviting them to attend consultation events. Newsletters will continue to be delivered to ensure the community has the opportunity to engage with the scheme and provide feedback.

The following questions may be covered in supporting documents (e.g. Design and Access Statement, Transport Statement, Energy Statement). Please refer to these strategies where relevant and summarise the key points below.

Heritage, Site Layout, and Climate Mitigation

Heritage

Heritage, Site Layout, and Climate Mitigation

11. Is the site situated in a conservation area? If so, how have you considered this in your proposed scheme?

The Site is not situated in a conservation area. It borders the Rye Lane Conservation Area, defined by Rye Lane's linear commercial streetscape, which comprises a wide range of materials and architectural styles, including classical, revivalist and Art Deco.

The proposal's designs have been carefully considered to ensure they are sensitive to the character of the conservation area. The site currently creates a 'detracting gap' at the edge of the conservation area, which abruptly terminates the curve of locally listed shopfronts. The proposals look to complete this urban block and continue the curved terrace frontage to Rye Lane.

12. Are there any listed or locally listed building on the site? If so, how have you considered this in your proposed scheme?

There are no statutory or locally listed buildings on the site. However, there are locally listed buildings adjacent to the site and statutory listed buildings in close proximity. These heritage assets have been carefully considered in the development of the proposed scheme design, taking into account heritage advice provided by Iceni Heritage Consultants.

Accessibility and Movement

13. How is the site accessed by its current users? How did you determine this?

The site can be accessed by pedestrians and vehicles from Nigel Road.

The site benefits from excellent transport connectivity, with nine bus routes within a 0.5 mile radius, and Peckham Rye Station within a 5-minute walk. It is also on a major cycle network with rapid access to Central London.

Peckham Rye Station is a Zone 2 station with connection to the Underground network, national rail services to Blackfriars, London Bridge and London Victoria, and Overground services to Battersea and Canada Water.

14. What are the important routes through the site and why are they important? Who currently uses these routes? What data or information did you use to come to this conclusion?

The main route into the site is from Nigel Road, which provides pedestrian and vehicular access. There are some small internal pedestrian routes that link the community garden with the main community building, but the site is largely impermeable, with no access from Sternhall Lane.

This has been determined through site visits and desk-based research.

Climate Change and Sustainability

Heritage, Site Layout, and Climate Mitigation

15. What climate change mitigation and adaption measures are relevant for the site?

According to the London Climate Risk Map, the site is of medium-high vulnerability to climate-related risks. This risk factor relates to exposure to climate impacts such as flooding or heatwaves, as well as personal or social factors that affect residents' ability to respond to extreme events.

Southwark Council's Climate Action Plan emphasises cutting carbon emissions and adapting places, infrastructure and services to reduce climate-related weather risks. It also emphasises a 'just transition', ensuring its Action Plan is rooted in inequality, fairness and inclusion measures.

A range of measures will be included within the development to respond to climate change, including sustainable drainage, reducing overheating measures, energy strategies to reduce carbon emissions and providing biodiversity net gain.

16. What carbon reduction measures have you included within the scheme?

The proposed development includes a range of carbon reduction measures, including:

- A high-performance building fabric;
- Enhanced airtightness;
- MVHR ventilation;
- LED lighting;
- All-electric heating via air source heat pumps; &
- Roof-mounted solar PV.

The scheme has also been designed to allow for a future district heating connection if one becomes available.

These measures deliver an overall operational carbon reduction of approximately 62% against the Part L 2021 Building Regulations baseline, reducing annual emissions from 58.4 tCO₂ to 22.3 tCO₂.

The target BREEAM rating for the community centre is BREEAM Excellent, in line with The Southwark Plan, with a projected score of 70.54%.

Part 2 - Approach to Engagement

Based on the Fact-based Audit in Part 1 of this document, outline how you will engage with the stakeholders identified. Engagement activities should be tailored to the needs of local stakeholders.

Examples of engagement activities can include (but are not limited to):

- Stakeholder meetings
- Workshops
- Attending community group meetings
- Leaflets

- Letters
- Website

Activity and Date	Attendees	Format	Justification
Name and type of engagement activity e.g. In-person 'drop-in'. When did the event take place? What time of day did the event take place?	Who will attend the event? Which stakeholder groups are you aiming reach? e.g. Parents and carers	How will participants feedback in the session? e.g. directly to	Why did you choose this format? Why did you choose to target this group in particular?
Our engagement strategy is designed to maximise participation by ensuring the consultation is open, accessible and inclusive for all. A variety of engagement methods will be used to accommodate people of different ages, abilities and backgrounds. We will also work with a broad range of local organisations and community groups. The consultation programme will continue to evolve as engagement progresses, with the approach and outcomes documented in the Statement of Community Involvement, Engagement Summary and Equality Impact and Needs Analysis. To encourage broad participation, a range of engagement activities will be delivered to raise awareness of the proposals and provide multiple opportunities for the community to share feedback with the Applicant. Using a variety of engagement methods will also help ensure the consultation is accessible and meets the needs of different audiences.			
Design Workshop with SET Social 21/04/2026	SET Social Directors/ Managers & Project Team	In-person meeting	This meeting was held with SET Social, who occupy the current community space onsite.
Introductory Meeting 22/04/2026	Councillors Jasmine Ali, Esme Dobson and David Parton	Online meeting	This meeting provided a briefing to local Councillors on the early proposals. Meeting local politicians is best practice for any scheme. It is vital to understand the needs and views of the local community, and as local representatives, Councillors are an excellent way to gain insights and understandings of the area.

Activity and Date	Attendees	Format	Justification
Regular Email Updates to Rye Lane Ward Councillors April 2026 onwards	Councillors Jasmine Ali, Esme Dobson Councillor Popoola from May onwards	Email	The project team has kept local representatives informed and updated throughout the development of the proposals, so they are able to keep their communities informed as the proposals progress.
Contact local groups for briefings 25/06/2026	Peckham Vision Peckham Heritage The Peckham Society	Email	These groups have previously shown a strong interest in local developments and were considered the most pertinent to brief on the project based on a community audit. In line with the DCC, we are focusing our engagement with prominent local groups with established local networks. This approach allows us to reach effectively into the local community, demonstrating our commitment to inclusivity and engagement.
Newsletter delivery to 2087 local residents, at least 14 days before consultation 25/06/2026	Local community and residents	 The image above shows the distribution area used to hand-deliver newsletters.	Newsletters were hand-delivered to 2087 addresses, highlighting the public consultation events and the online Community Hub. The newsletters also publicised the methods for

Activity and Date	Attendees	Format	Justification
			contacting the community liaison team. These included the FREEPOST address, Community Hub, telephone number and email address. In keeping with the DCC, the newsletter was written in clear, plain English, outlining the key points of the proposal as well as providing a map to show where the venue was located in relation to the site.
Consultation Website June 2026 onwards	Public	Online and online form	The provision of a dedicated project website for the local community to view project information, developments and provide feedback online to feed into the scheme. In line with the DCC, an online website has been provided to allow for those that are not able to attend in person. This will provide all the consultation content, alongside feedback mechanisms and contact details for further enquiries. The Engagement Summary will set out the engagement barriers and proposed

Activity and Date	Attendees	Format	Justification
			mitigations further, alongside additional details that will be provided in the Equalities Impact and Needs Analysis (EINA).
Design Workshop with SET Social 06/07/2026	SET Social Directors/ Managers & Project Team	Online meeting	Meeting held with SET Social, who occupy the current community space onsite, to develop the design.
Door Knocking 08/07/2026	Addresses surrounding the site on Nigel Road, Relf Road, Rye Lane and Sternhall Lane	In-person, verbal responses recorded	Door knocking was undertaken to alert residents of consultation events and to provide general information about the project. Door knocking also provides an opportunity to gain valuable insights into the local community. In line with the DCC, this provides an opportunity to ensure local residents and stakeholders are aware of the project, and are given the opportunity to engage with the project team. In particular, this gives the opportunity for those who are time poor and harder to reach via traditional tools the opportunity to engage.
In-person public consultation events	Members of the project team	09/07/2026 – 4pm-8pm 10/07/2026 – 3pm-7pm	In-person exhibition events allow local residents and key

Activity and Date	Attendees	Format	Justification
9/07/2026 and 10/07/2026	Local residents and stakeholders such as Peckham Vision	SET Social Residents and stakeholders could drop in, view the proposals, ask questions to the project team and provide written or verbal feedback.	stakeholders to view the proposals, and ask questions and provide feedback to the project team. Feedback could be given verbally, on written feedback forms or online. In line with the DCC, these consultations were held to allow for direct conversation with the project team. They were held in accessible locations so that any resident could attend. These events were held at strategic times to allow for residents to attend during normal working hours, or in the evening, depending on their needs.
Meeting with Councillor Popoola 10/07/2026	Councillor Popoola, SET Social	In-person meeting	To brief Councillor Popoola on the proposals, and to understand local thoughts.
Meeting with SET Social 23/07/2026	SET Social & Project Team	In-person meeting	To discuss the proposals with SET Social, and to consider their needs on a new community home.
Meeting with neighbours 23/07/2026	Owners of 234 Rye Lane	In-person meeting	To brief neighbours on the proposals for 55 Nigel Road, and to understand their thoughts on the proposals.
Design Workshop with SET Social	SET Social Directors/	Online meeting	Meeting held with SET Social, who

Activity and Date	Attendees	Format	Justification
27/07/2026	Managers & Project Team		occupy the current community space onsite, to develop the design.
Collection and Review of Feedback July 2026 onwards	Local community and residents	Verbal, feedback forms, email, phone, post, online form	Following meetings, events and online publication of resources, residents and community stakeholders can share their questions, feedback and area priorities. These will be reviewed by the project team and considered in the proposal's evolution. In line with the DCC, several feedback methods have been used, including in-person discussions, dedicated email, phone and FREEPOST channels, written and online forms.
Further stakeholder meetings & workshops July 2026 onwards	Key local stakeholders identified following earlier meetings with local community	Online and in-person meetings	Through local engagement and conversations, further groups have been identified and can provide insight on local issues, needs, concerns and priorities.
Meeting with Councillor Popoola 29/07/2026	Councillor Popoola & Project Team	Online meeting	Meeting with local Ward Councillor to update on the proposals and understand local questions and concerns.
Meeting with SET Social	SET Social Directors/	In-person meeting	Further meetings undertaken with SET

Activity and Date	Attendees	Format	Justification
05/08/2026	Managers & Project Team		Social, to consider their needs on a new community home.
Meeting with SET Social 17/08/2026	SET Social Directors/ Managers & Project Team	Online meeting	Further meetings undertaken with SET Social, to consider their needs on a new community home.
Meeting with Owners of 234 Rye Lane 26/08/2026	Owners of 234 Rye Lane & Project Team	In-person meeting	Meeting with neighbour of the site, to speak about the proposals and understand neighbouring questions and concerns.
Newsletters hand delivered to local residents 01/09/2026	Local community and residents	Provision of key details including exhibition event dates and locations, contact email, phone number, mail address and sharing project website link.	Newsletters are to be distributed to residential and business addresses in the area surrounding the site, informing recipients of key consultation updates such as public events, providing contact details for further enquiries, and including information about the consultation website. This aligns with the approach recommended in the DCC and accommodates those without internet access. In addition, we will send direct emails to the local groups we have already identified to ensure

Activity and Date	Attendees	Format	Justification
			they are notified of any events, as well as to any additional groups that are identified later.
Meeting with SET Social 01/09/2026	SET Social Directors/ Managers & Project Team	Online meeting	Further meetings undertaken with SET Social, to consider their needs on a new community home.
Newspaper Advert 03/09/2026	Local residents and wider community	Provision of key details including exhibition event dates and locations, contact email, phone number, mail address and sharing project website link.	We will place an advertisement in the local paper to reach anyone who may have missed the letter or does not live within the immediate catchment area.
Meeting with SET Social 03/09/2026	SET Social Directors/ Managers & Project Team	Online meeting	Further meetings undertaken with SET Social, to consider their needs on a new community home.
Door-Knocking Session 10/09/2026	The site's surrounding neighbours on Nigel Road, Sternhall Lane, Relf Road, and parts of Rye Lane.	Verbal responses to be recorded in the form of notes	Ahead of any events & to gain a better understanding of the local community, door-knocking will be undertaken to alert residents of consultation events and provide general project updates. In line with the DCC, this provides an opportunity to ensure local residents and stakeholders nearest to the site are given the opportunity to engage with the team, in particular

Activity and Date	Attendees	Format	Justification
			those who are time-poor and may be harder to reach via traditional consultation tools.
Update Meeting Rye Lane Ward Councillors 10/09/2026	Councillors Ali and Dobson	Online meeting	Further meetings undertaken to update the Rye Lane Ward Councillors.
Further Public Consultations 14/09/2026 & 15/09/2026	Local residents and wider community	In-person meeting	In-person exhibition events hosted for local residents to view the developing plans for the site and speak with members of the project team, and provide their feedback via comment forms, verbally, or later online. In line with the DCC, we are holding a series of public consultation events to allow for direct conversation with the team. These events are being held in accessible locations so that any resident is able to attend. In addition, these are being held on a weekday evening and weekend morning to allow multiple opportunities for people to attend.
Set Management meeting held with Save Our SET	SET Social Directors/Managers	In-Person	Consultation carried out by SET Social Directors/Managers

Activity and Date	Attendees	Format	Justification
16/09/2026			with Save our SET to understand community group needs for the community space.
Update Meeting Rye Lane & Peckham Ward Councillors 18/09/2026	Councillors Popoola and Peters	Online meeting	Further meetings undertaken with the Rye Lane & Peckham Ward Councillors.
Meetings with local community groups September onwards	Community Groups	In-person and online meetings	Following the in-person events, further groups were identified including KeyRing and Arts for Dementia and meetings will continue to be organised with local community groups, as identified throughout the consultation process.
Attendance at Arts For Dementia Workshop 05/10/2026	Project Team & Arts for Dementia	In-Person at SET Social	The project team attended a workshop with one of the community groups that regularly meets at the venue to better understand how it currently meets the needs of local residents. Participants shared feedback on what they value about the current facilities, as well as areas they feel could be improved.
Attendance at Keyring Meeting	Project Team & Keyring	In-Person at SET Social	The project team attended one of the

Activity and Date	Attendees	Format	Justification
07/10/2026			sessions hosted by Keyring, to allow the Keyring members to ask questions about the proposals and provide any feedback they may have.
SET Social Management holding additional consultation events for users of the space Ongoing	SET Social users	Various	Set Social Management holding consultations on the garden and internal space, to feedback to Cherwell and the project team on their users views.
Website Update Ongoing	Wider Public	Updates to the website undertaken to provide an opportunity to view the latest proposals and provide feedback through multiple channels.	Updates to the dedicated project website for the local community to view project information, developments and provide feedback online to feed into the scheme. In line with the DCC, an online website has been provided to allow for those that are not able to attend in person. This will provide all the consultation content, alongside feedback mechanisms and contact details for further enquiries.
Poster On Site	Local community and residents	A1 poster	A poster will be displayed on site with a QR code linking to the project website, which will be set up to act as a one-stop shop for

Activity and Date	Attendees	Format	Justification
			information and engagement both during and after the events.
Collection of feedback	Local community and residents	Verbal, comment forms, email, phone, mail, online form	Following meetings and events, local residents and community representatives will have the opportunity to share their questions, concerns, and priorities for the area. This feedback will be reviewed by the project team and considered in the development of the scheme where relevant. In line with DCC guidance, a range of feedback methods has been used, including in-person discussions, written comment forms, and other channels such as email, phone, online forms, and freepost mail.

This section should detail how you intend to incorporate feedback received through the engagement activities that take place. We want to see evidence that stakeholders have had a meaningful impact on the design of a scheme. Please detail how you will achieve this.

How will you incorporate feedback received from engagement activities into the proposed scheme?

A feedback tracker has been established, with separate files for different feedback types.

Since comments are discussed in meetings, we regularly update the tracker with our responses. All entries will be collated into a concise feedback summary and incorporated into the Statement of Community Involvement and Engagement Summary.

All feedback received is shared with the project team and considered in the scheme's development.

How will you incorporate feedback received from engagement activities into the proposed scheme?

The project team will consider the feedback received at every stage of the scheme.