

Proposed changes to the Lewisham LDF Proposals Map

Lewisham Town Centre Area Action Plan

January 2012



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1. Introduction

What is this report?

- 1.1 This document sets out the proposed changes to the information detailed on the Council's Local Development Framework Proposals Map (Core Strategy version adopted June 2011), by way of a series of 'inset' diagrams. The changes are a result of the policies contained in the Lewisham town centre Area Action Plan (AAP). This approach reflects advice from the Planning Inspectorate¹, which states that Inspectors have generally found that the use of inset plans is a more pragmatic approach than producing a complete submission version proposals map².
- 1.2 Each Development Plan Document (DPD) submitted to the Secretary of State must include a Submission Proposals Map if the adoption of the DPD would result in changes to the adopted Proposals Map³. The Submission Proposals Map also forms part of the Proposed Submission Documents which the Council must make available and invite representations on prior to Submission⁴.
- 1.3 This document therefore forms part of the AAP Proposed Submission DPD and identifies new or amended site allocations and designations where the AAP puts forward new or amended proposed policies and deletes existing allocations and designations where UDP policies have been deleted by the AAP or they are no longer appropriate.
- 1.4 The proposed changes to the UDP Proposals Map outlined in this document will only apply once the AAP has been found sound by an independent Planning Inspector at an Examination in Public. Adoption is scheduled for early 2013.

Commenting on this report

- 1.5 This document is available for comment by everyone. Comments should be made in relation to the images as a spatial representation of the policies detailed in the AAP. Comments can be made on boundaries or other aspects of the inset maps. Comments on specific AAP policies should be made in response to the relevant section of the AAP.

¹ Contained in the Local Development Frameworks – Examining Development Plan Documents: Learning from Experience, September 2009

² Paragraphs 52-57

³ Regulation 30(1)(b)1 of the Town and Country Planning (Local Development) (England) Regulations 2004 (as amended)

⁴ Regulation 27 of the Town and Country Planning (Local Development) (England) Regulations 2004 (as amended)

The consultation period is from 12th March 2012 to 23rd April 2012.

Comments must be in writing, received by 5pm 23rd April 2012, and sent to:

Planning Service

London Borough of Lewisham

5th Floor, Laurence House

1 Catford Road

London SE6 4RU

Or

E-mail your comments to:

planning.policy@lewisham.gov.uk with 'Proposals Map' as the subject.

- 1.6 If you would like to speak to the Planning Policy Team about this document please telephone us on 020 8314 7400.

What happens next?

- 1.7 After consultation closes, the council will consider if any representations indicate if the AAP is fundamentally unsound. If not, the council will submit the AAP together with the proposed changes to the Proposals Map and all the representations received, to the Secretary of State for Communities and Local Government. There will not be another round of consultation. An independent planning inspector will be appointed to examine whether the AAP meets the 'tests of soundness' and will provide us with a final AAP for our adoption. Adoption is scheduled for early 2013.

2. Town centre boundary

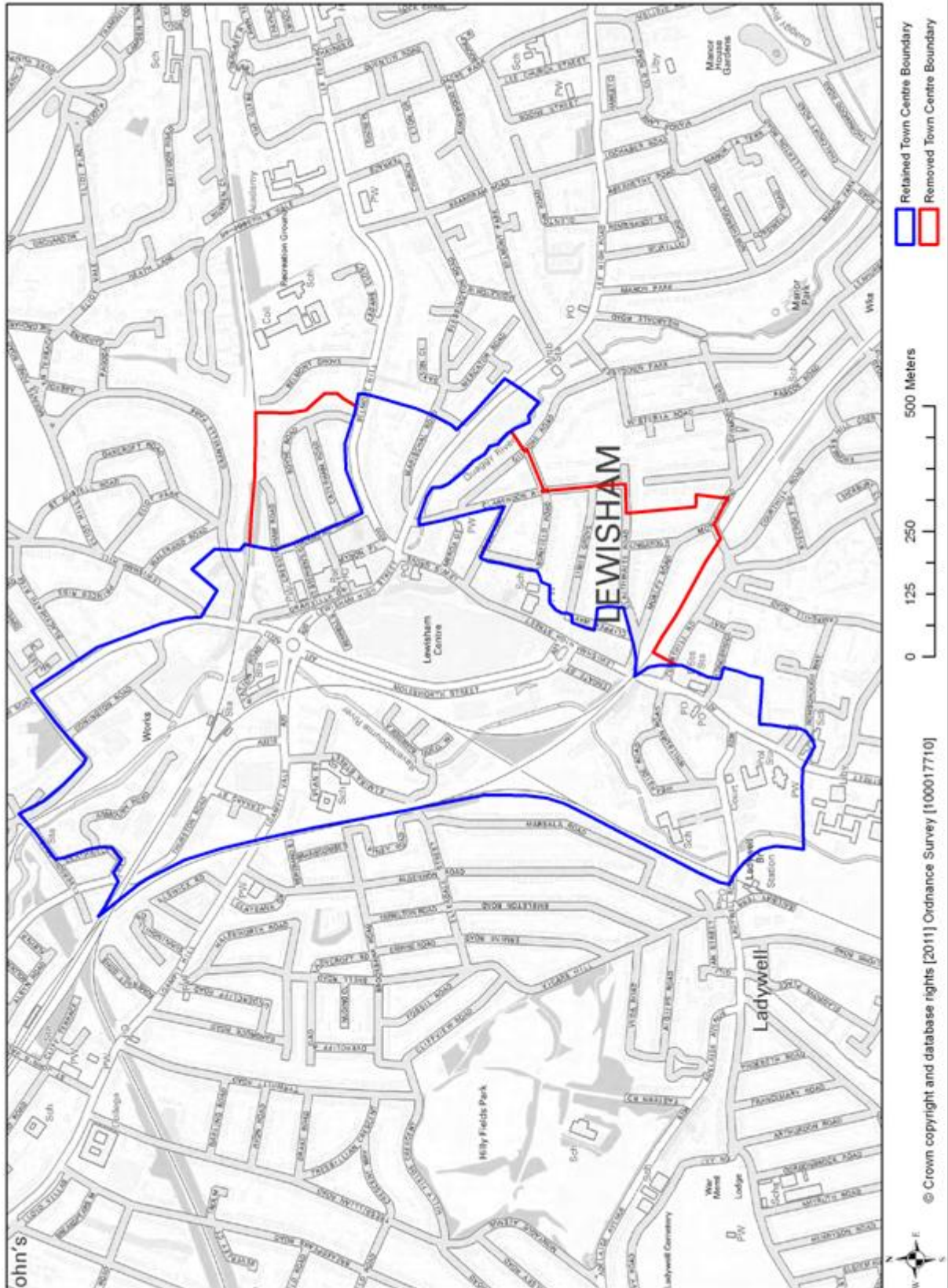
Amended designation

- 2.1 The AAP policy LAAP1 makes amendments to the town centre boundary, removing two areas along the eastern side of the boundary.
- 2.2 The new boundary will replace the “Major centre boundary” shown on the existing proposals map. Mapping detail within this boundary will be displayed using an inset map.

Map 2.1 – Town centre boundary

Map change - The boundary of the town centre has been modified to remove two established residential sections from the designation as they do not contribute to the role and function of the town centre.

Map 2.1 – Amended town centre boundary



3. Town centre areas

New designations

- 3.1 Section 4 of the AAP allocates 6 parts of the town centre as “Town Centre Areas”. These areas contain the key development sites and are vital to the successful regeneration of the town centre.

Map 3.1 – New Gateway Town Centre Area

Town Centre Area as designated through Section 4.1 of the AAP.

Map 3.2 – New Loampit Vale Town Centre Area

Town Centre Area as designated through Section 4.2 of the AAP.

Map 3.3 – New Conington Road Town Centre Area

Town Centre Area as designated through Section 4.3 of the AAP.

Map 3.4 – New Lee High Road Town Centre Area

Town Centre Area as designated through Section 4.4 of the AAP.

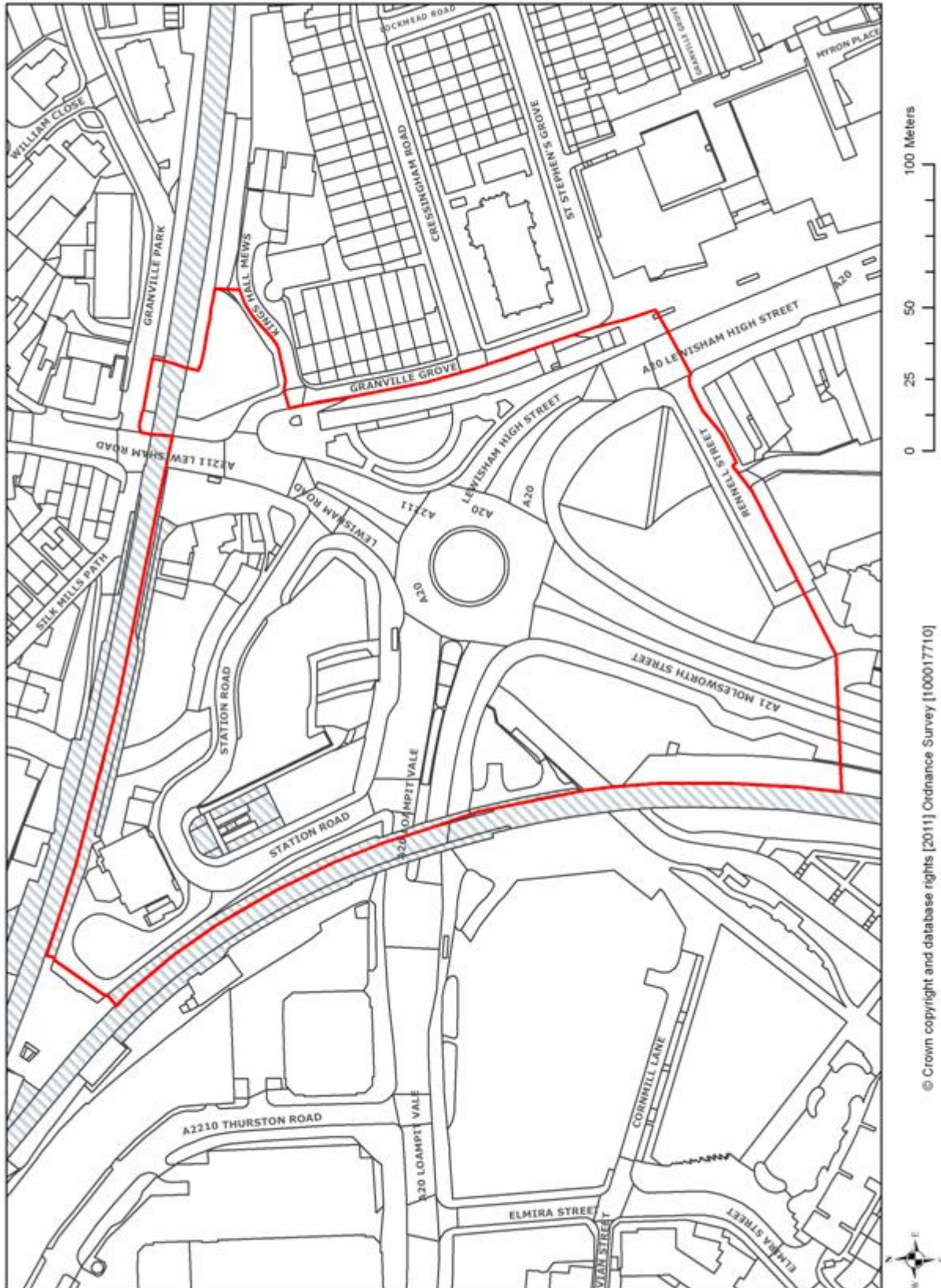
Map 3.5 – New Ladywell Town Centre Area

Town Centre Area as designated through Section 4.5 of the AAP.

Map 3.6 – New Central Town Centre Area

Town Centre Area as designated through Section 4.6 of the AAP.

Map 3.1 – New Gateway Town Centre Area

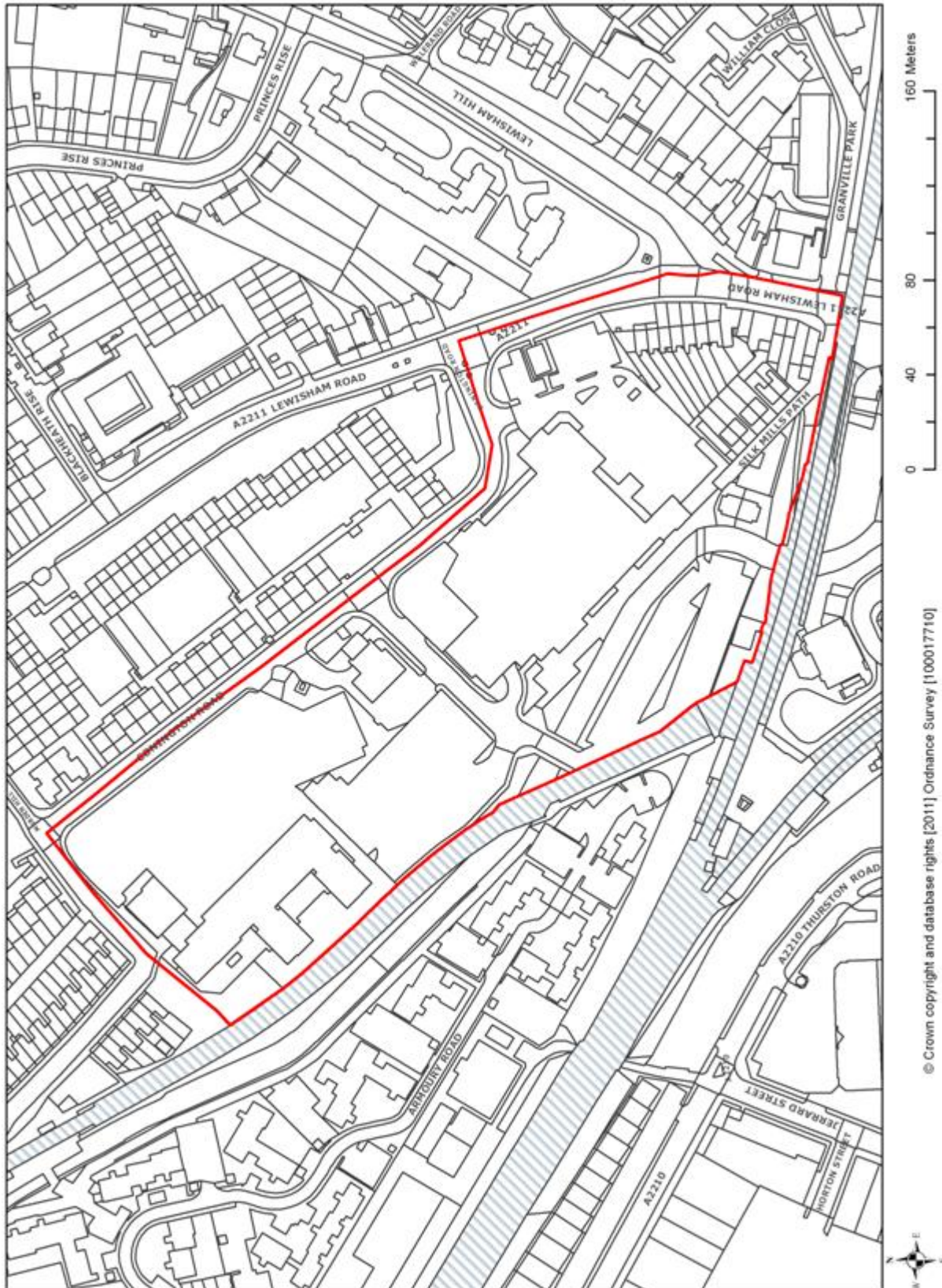


Map 3.2 – New Loampit Vale Town Centre Area

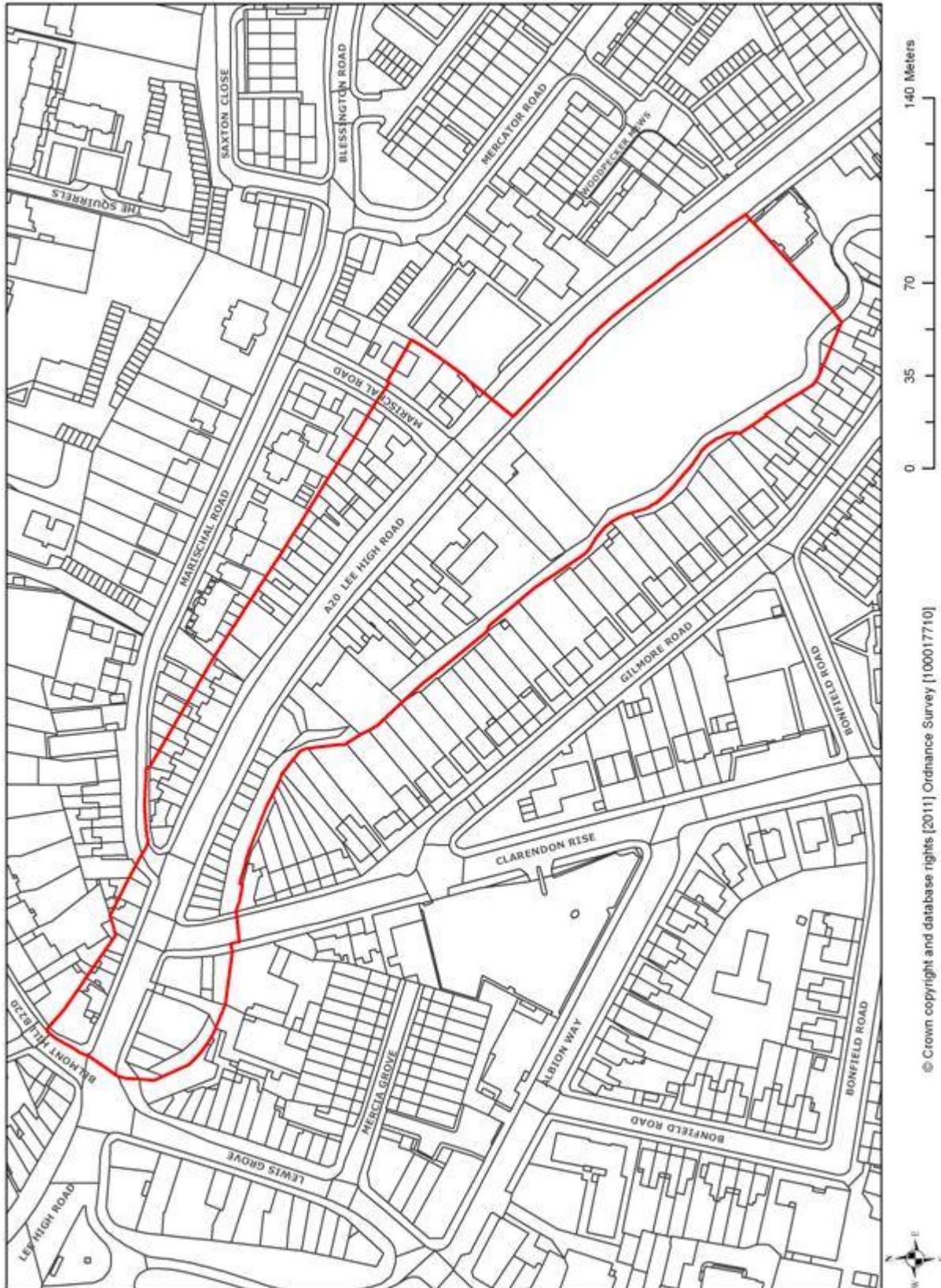


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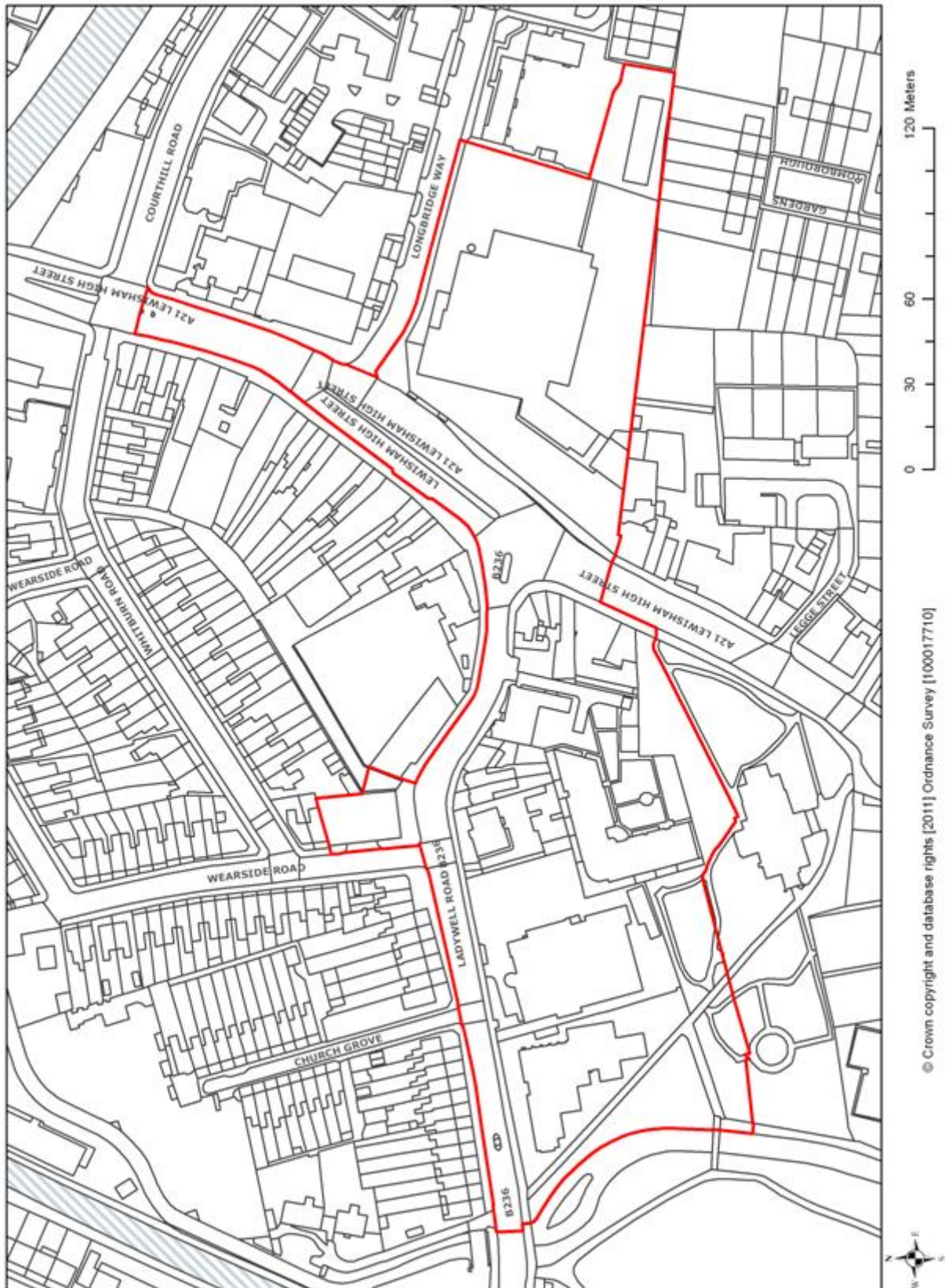
Map 3.3 – New Conington Road Town Centre Area



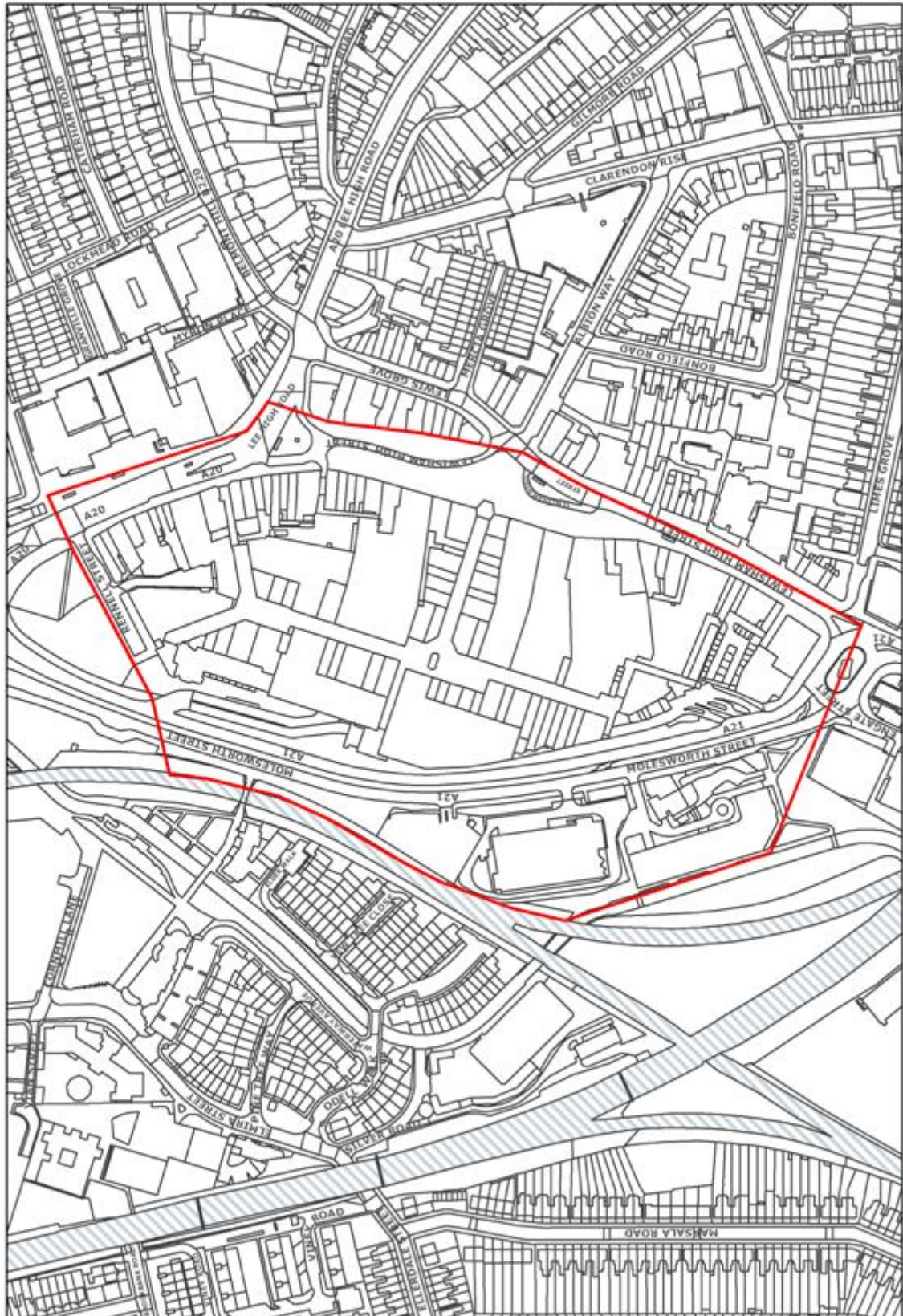
Map 3.4 – New Lee High Road Town Centre Area



Map 3.5 – New Ladywell Town Centre Area



Map 3.6 – New Central Town Centre Area



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4. Development sites

Deleted designations

- 4.1 The following table lists the development sites, as shown in UDP Schedule 1 and on the Proposals Map, that have been implemented or amended so far by changing circumstances as to be replaced by new sites. There is no need to show these sites on the Proposals Map and the site references can be deleted.

Site Ref.	Site Address
37	Lewisham Passenger Transport Interchange site
39	Lewisham Town Centre – Odeon Site
40	Lewisham Town Centre – Riverdale
40a	206 – 210 Lewisham High Street and ‘Model Market’, SE13

New designations

- 4.2 Section 4 of the AAP identifies 11 key development sites within the town centre boundary. These sites will deliver the majority of the growth in the town centre.

Map4.1 – New Site 1: Lewisham Gateway

Development site as designated through Section 4.1 of the AAP.

Map 4.2 – New Site 2: Kings Hall Mews

Development site as designated through Section 4.1 of the AAP.

Map4.3 – New Site 3: Thurston Road – East of Jerrard Street

Development site as designated through Section 4.2 of the AAP.

Map4.4 - New Site 4: Thurston Road – West of Jerrard Street

Development site as designated through Section 4.2 of the AAP.

Map4.5 – New Site 5: Thurston Road – Railway Strip

Development site as designated through Section 4.2 of the AAP.

Map4.6 – New Site 6: Tesco Block

Development site as designated through Section 4.3 of the AAP.

Map4.7 – New Site 7: Lee High Road West

Development site as designated through Section 4.4 of the AAP.

Map4.8 - New Site 8: Ladywell Leisure Centre

Development site as designated through Section 4.5 of the AAP.

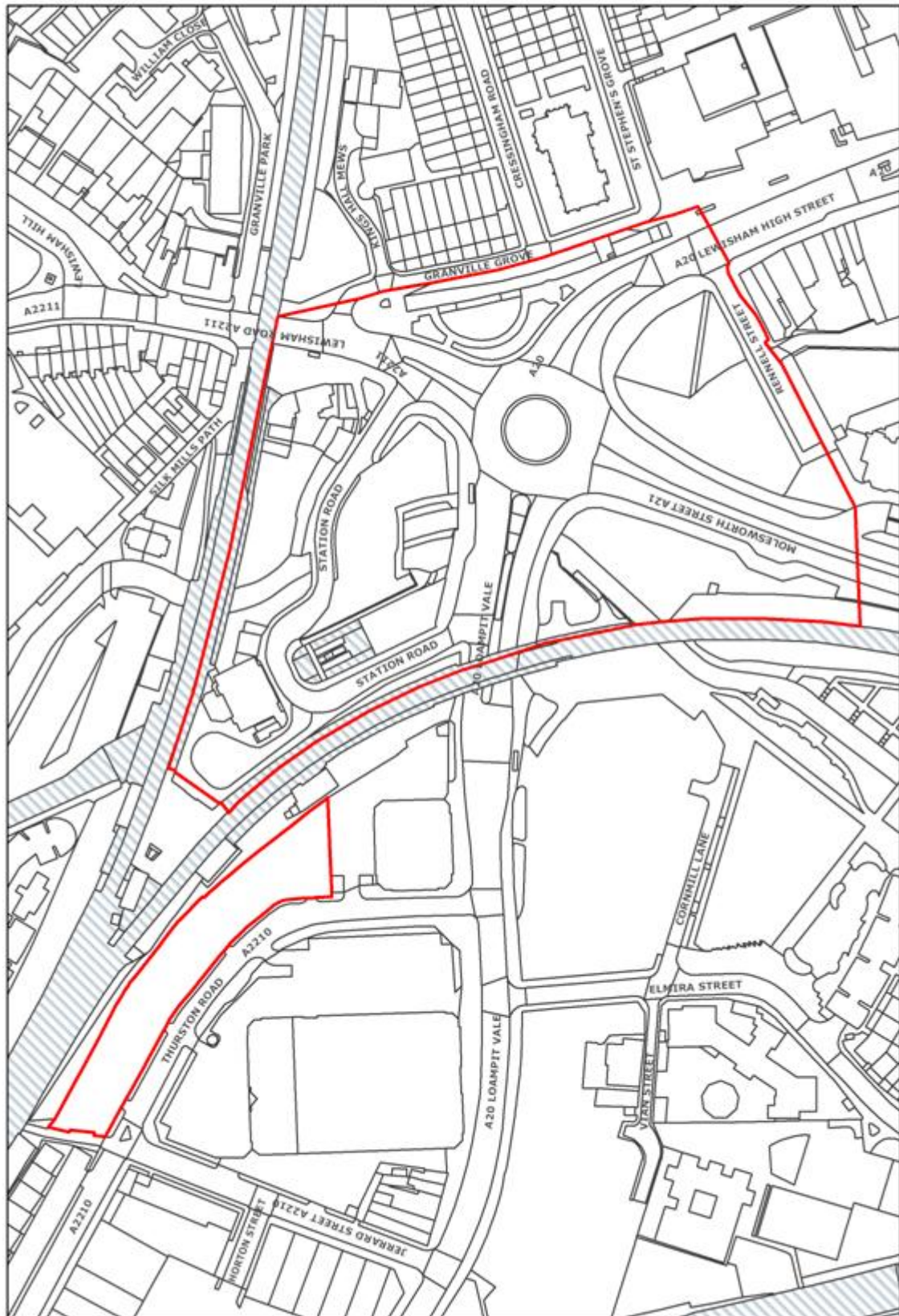
Map4.9 – New Site 9: Land North of Lewisham Shopping Centre

Development site as designated through Section 4.6 of the AAP.

Map4.10 - New Site 10: Land South of Lewisham Shopping Centre

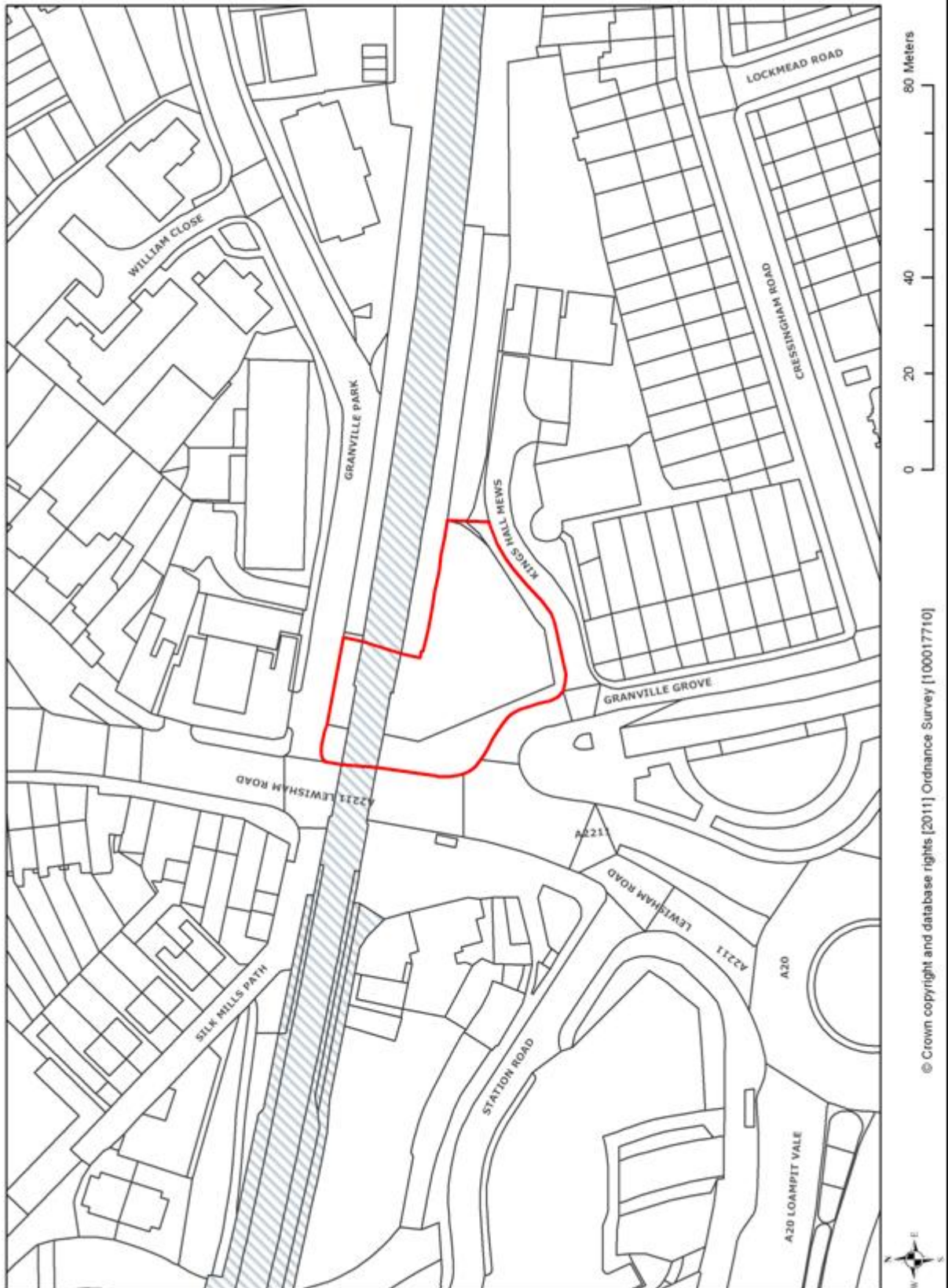
Development site as designated through Section 4.6 of the AAP.

Map4.1 – New Site 1: Lewisham Gateway

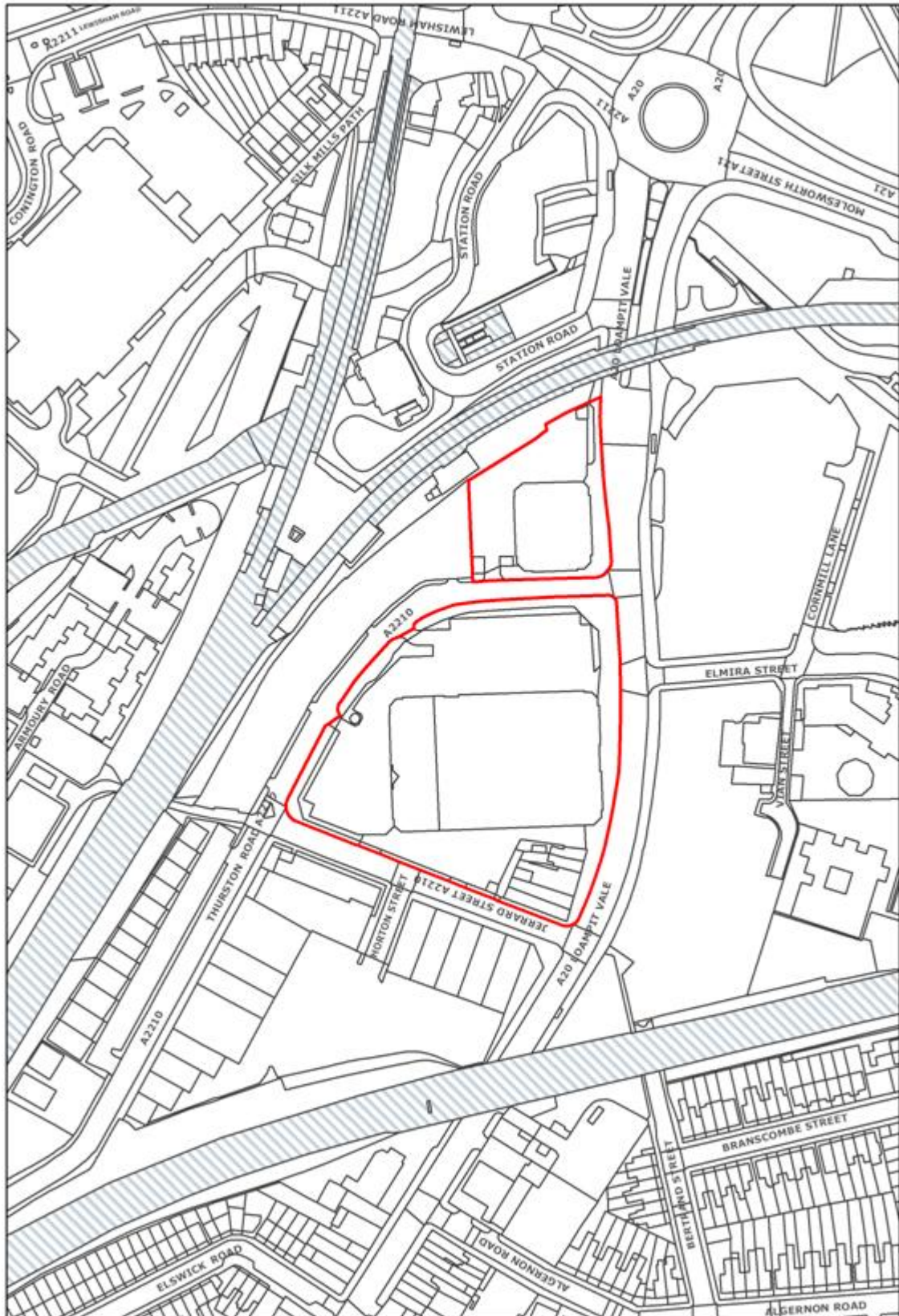


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Map 4.2 – New Site 2: Kings Hall Mews

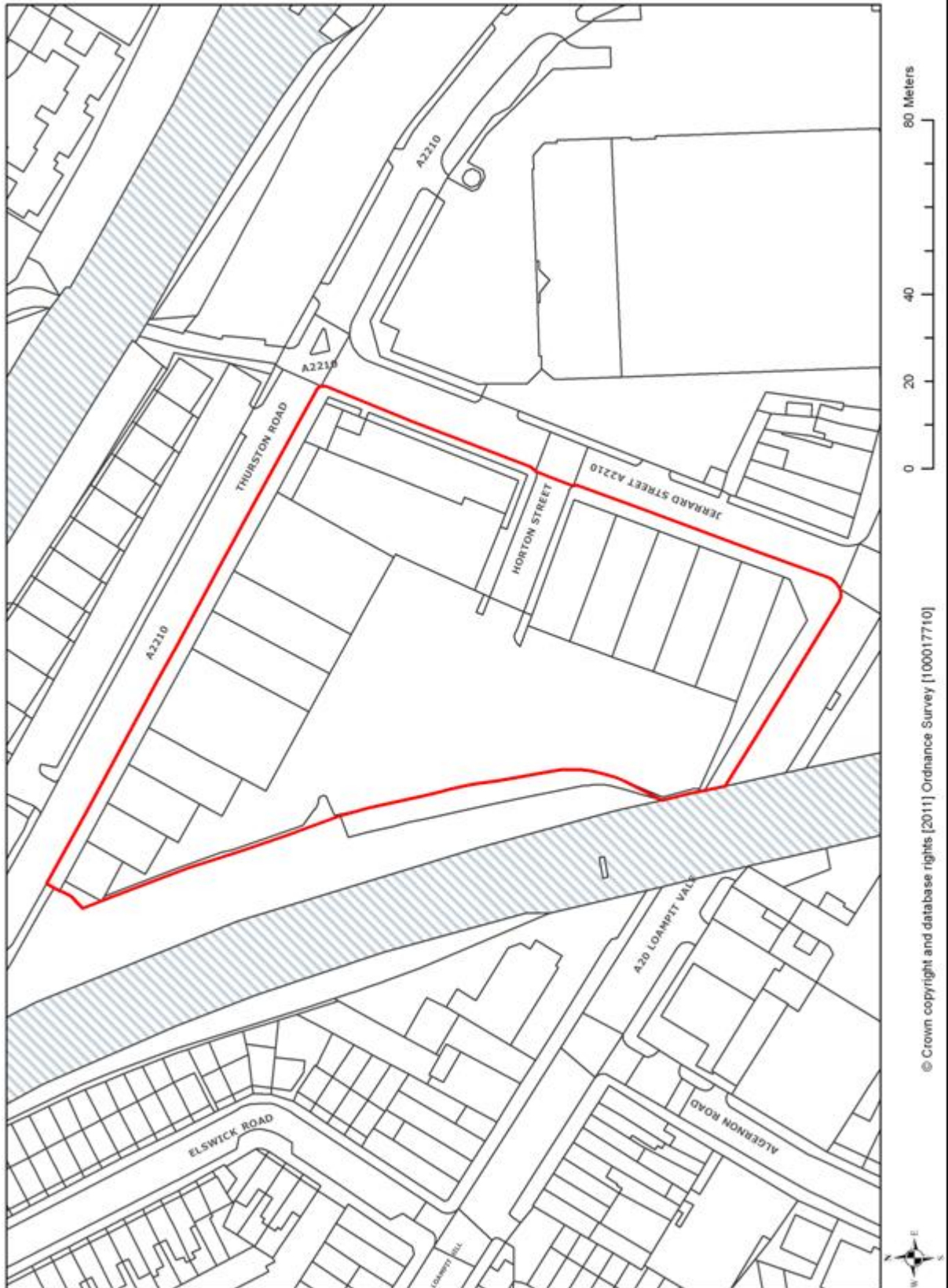


Map 4.3 – New Site 3: Thurston Road – East of Jerrard Street



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Map 4.4 - New Site 4: Thurston Road – West of Jerrard Street

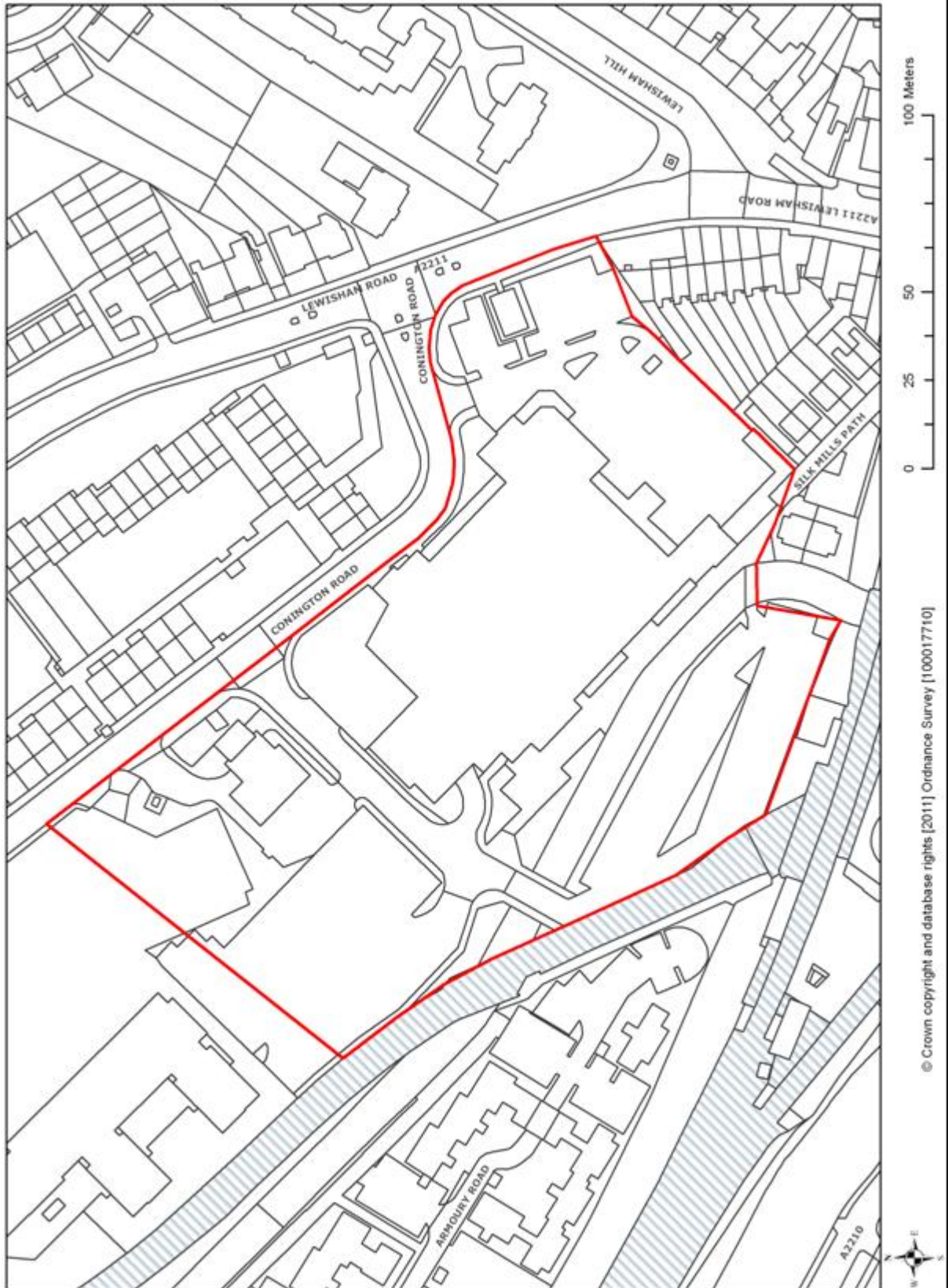


Map 4.5 – New Site 5: Thurston Road – Railway Strip



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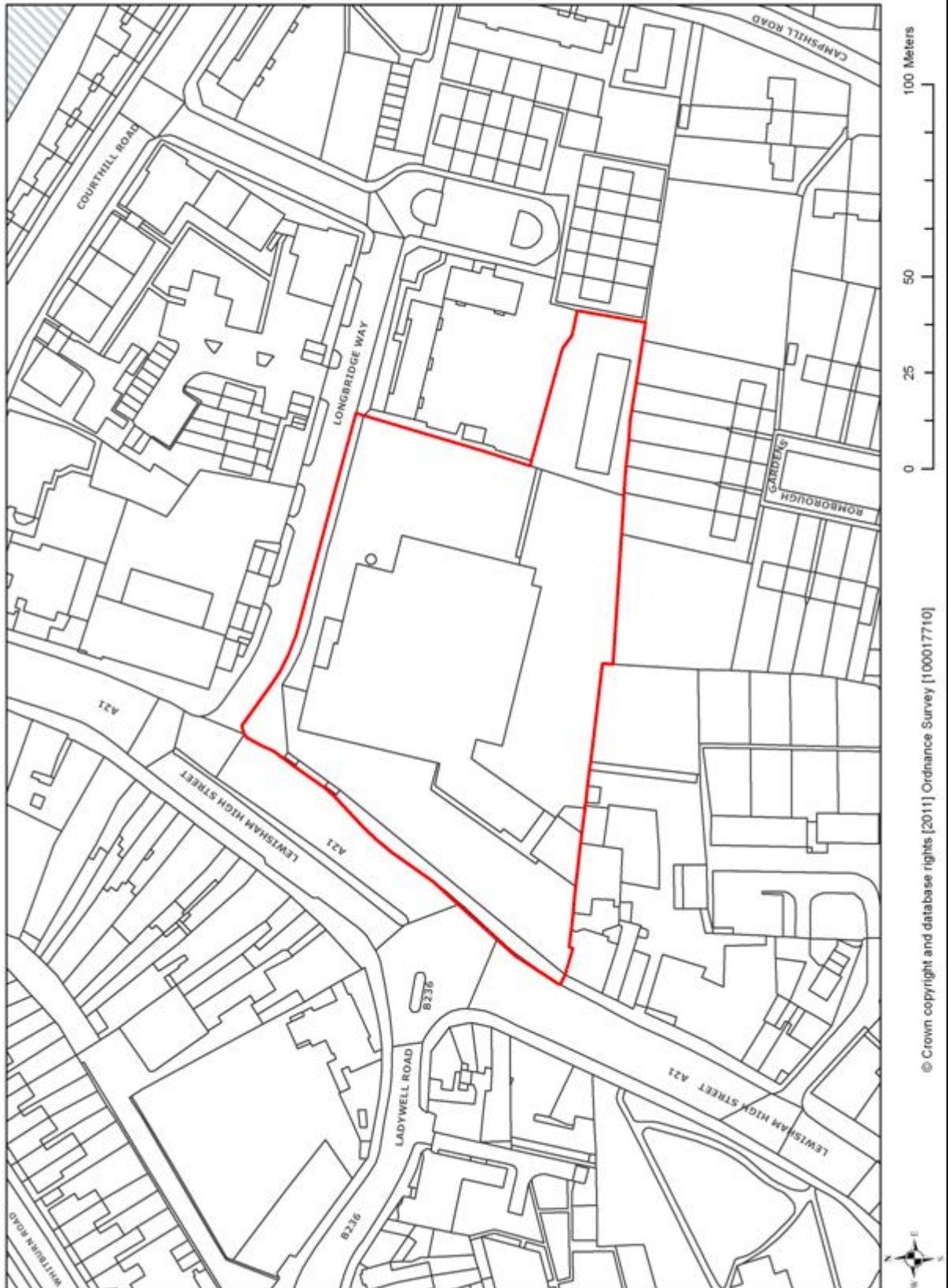
Map 4.6 – New Site 6: Tesco Block



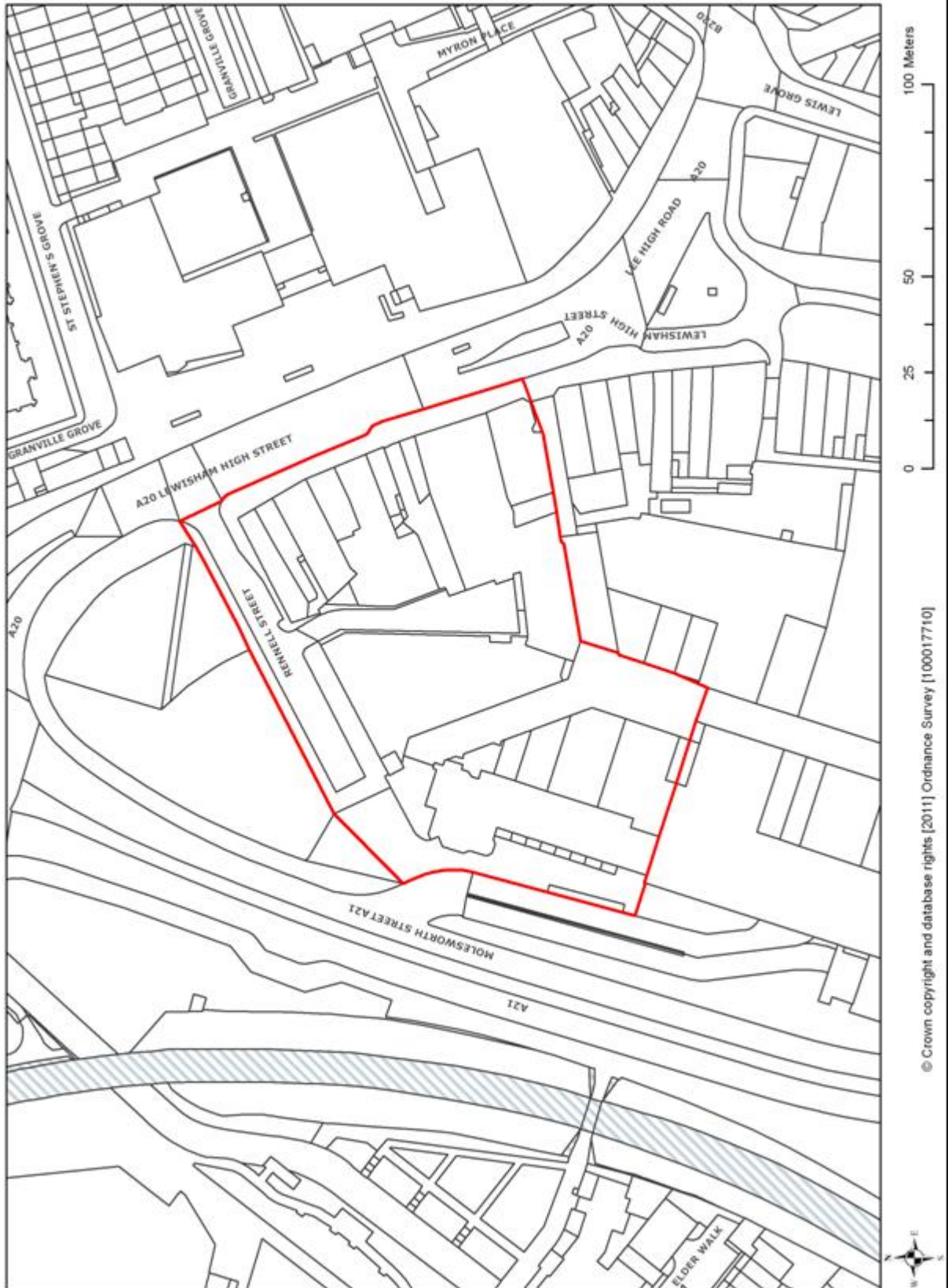
Map 4.7 – New Site 7: Lee High Road West



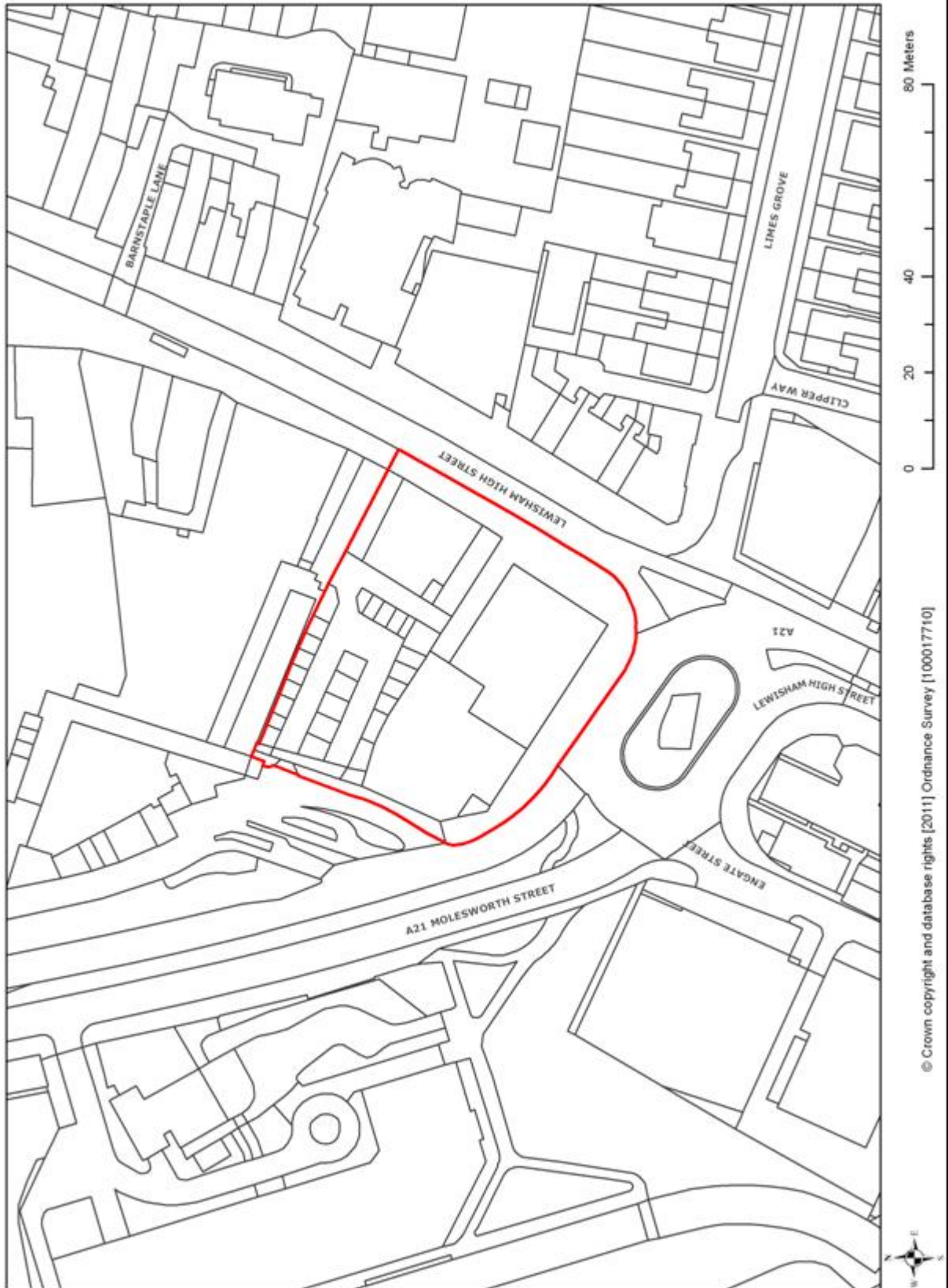
Map 4.8 - New Site 8: Ladywell Leisure Centre



Map 4.9 – New Site 9: Land North of Lewisham Shopping Centre



Map 4.10 - New Site 10: Land South of Lewisham Shopping Centre



5. Employment locations

Deleted designation

- 5.1 The UDP policy regarding Defined Employment Areas was deleted when the Core Strategy was adopted in June 2011. This caused the former Defined Employment Area designation that covered Engate Street to become deleted.

Amended Designation

- 5.2 The UDP policy regarding Defined Employment Areas was deleted when the Core Strategy was adopted in June 2011. This caused the former Defined Employment Area designation that covered Molesworth Street to become deleted. In its place, a Local Employment Location has been designated to cover the same area.

6. Road improvement

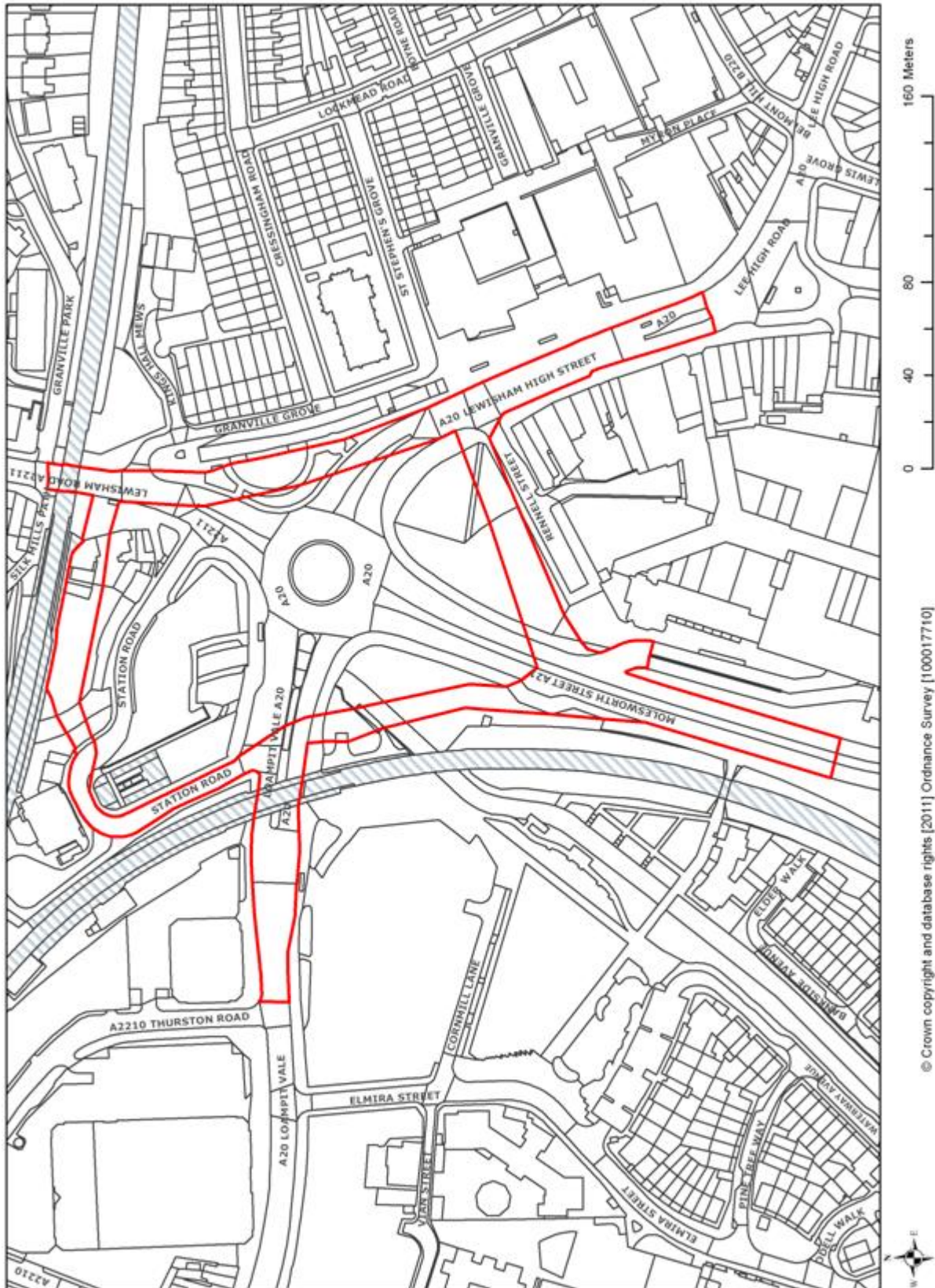
New designation

- 6.1 The Core Strategy introduced the Lewisham Gateway Strategic Development Site. The AAP provides spatial detail to the site, identifying the 'Low H' road improvement scheme.

Map 6.1 – Low H Road Improvement

Map change – the Low H road improvement scheme requires inclusion on the Proposals Map.

Map 6.1 – Low H Road Improvement



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7. Shopping frontages

Deleted designation

- 7.1 A number of buildings along Lewisham High Street have ceased to be used as retail units and are therefore no longer considered as Secondary Shopping Frontage as follows:
- 33 – 63 Lewisham High Street is now Lewisham Police Station
 - 65 – 71 Lewisham High Street is now used as a college and a gym.

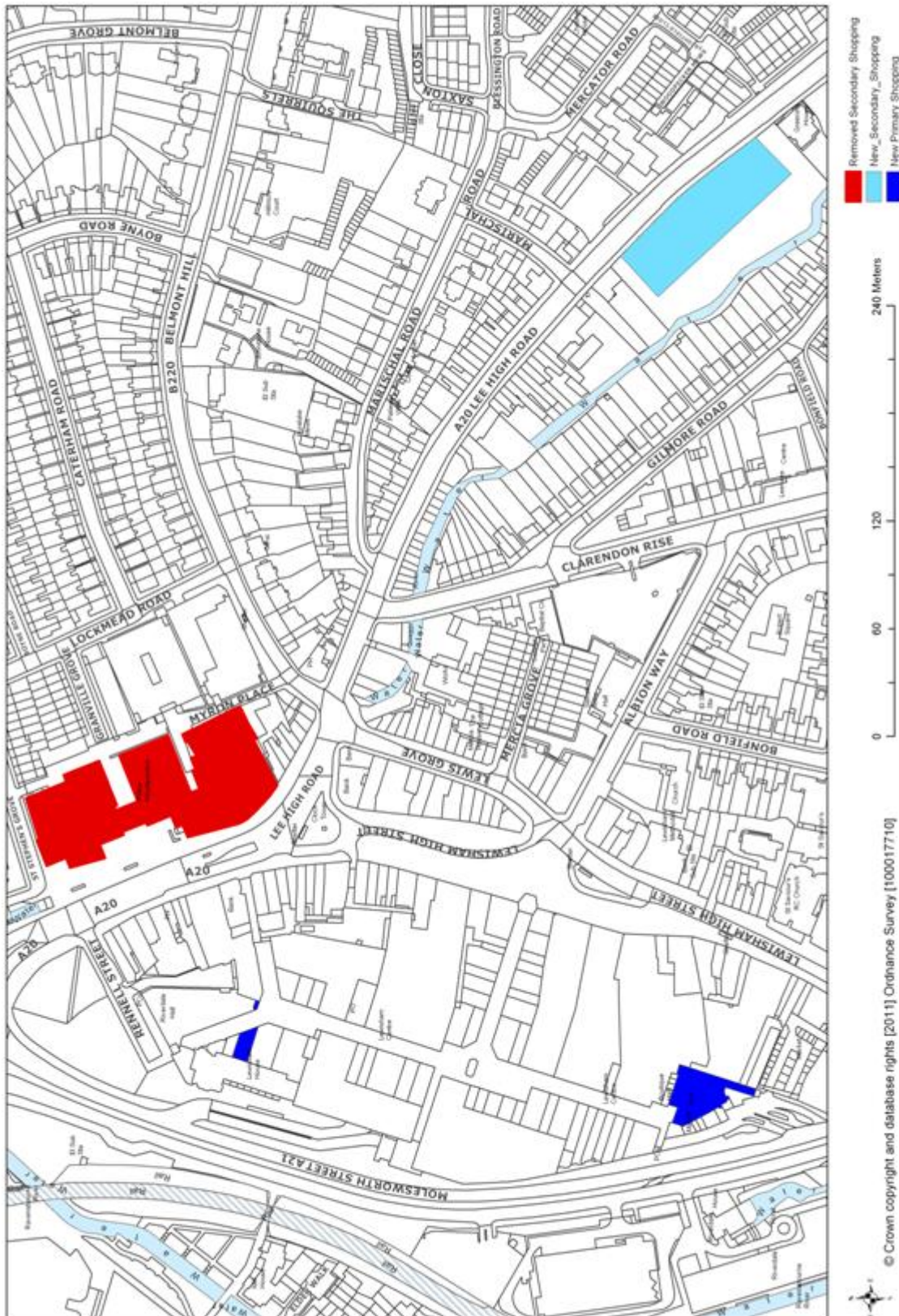
New designations

- 7.2 A number of buildings have commenced usage as retail units and are therefore now considered as Primary or Secondary Shopping Frontage as follows:
- 3 additional units in the Lewisham Shopping Centre providing new Primary Shopping Frontage
 - Demolition of existing units at 104 – 116 Lee High Road and construction of a supermarket from 104 – 120 Lee High Road has extended the Secondary Shopping Frontage.

Map 7.1 – Amended Shopping Frontage

The deletion and additions to shopping frontage as described above are not the result of a change in policy, but are a reflection of actual uses in the town centre. The annual Town Centre Health Checks monitor retail frontage yearly.

Map 7.1 – Amended Shopping Frontage



8. Local landmarks

New designations

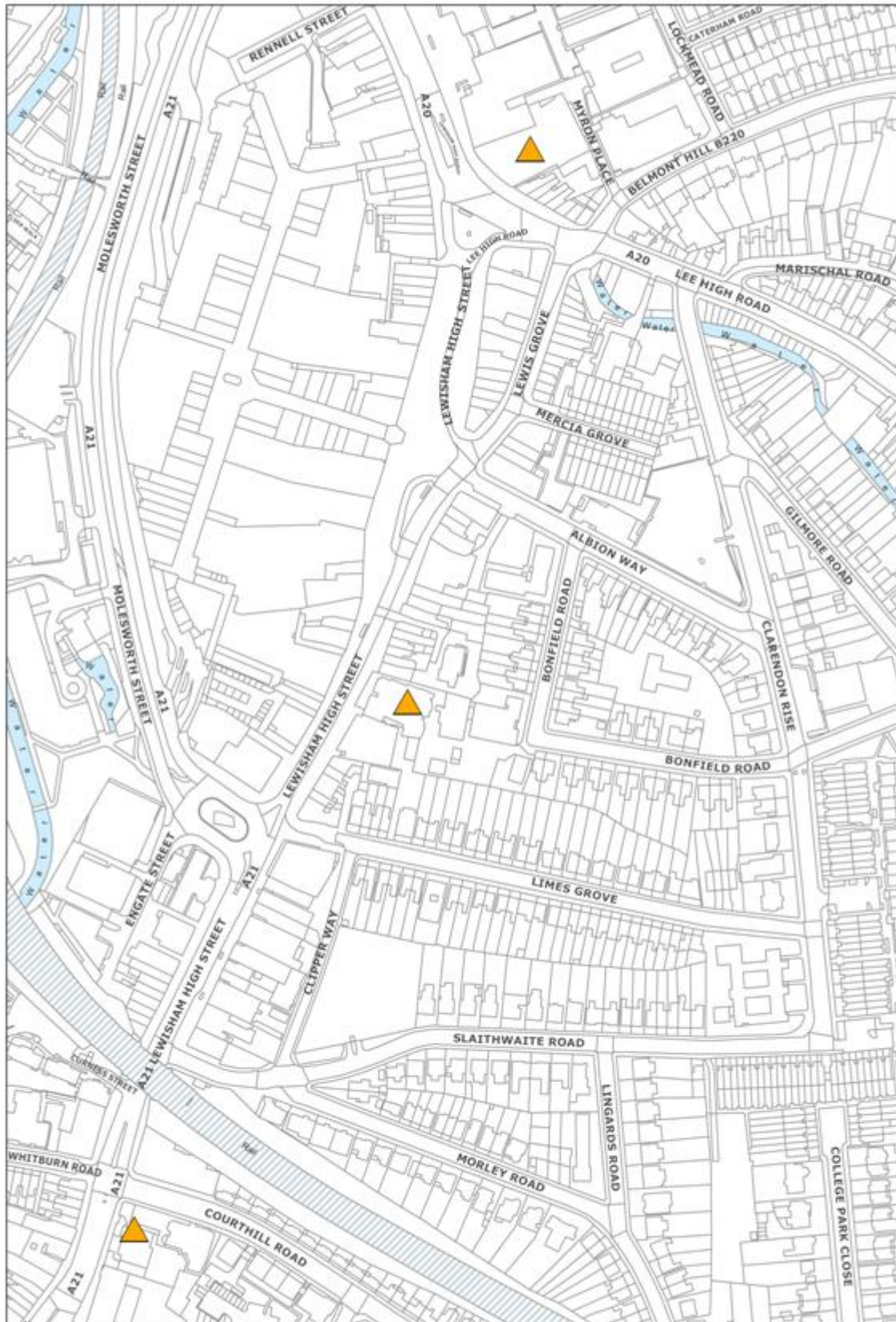
8.1 In addition to the previously designated Local Landmarks of the Clocktower and St Mary's Church, the Tall Buildings Study 2010 identified three buildings on Lewisham High Street that require recognition as Local Landmarks in the town centre.

Map 8.1 – New Local Landmarks

The following locations have been designated as Local Landmarks:

- St Saviour's Church – Lewisham High Street
- United Reformed Church tower
- 65-71 Lewisham High Street

Map 8.1 – New Local Landmarks



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