
LOCAL DEVELOPMENT FRAMEWORK

SITE ALLOCATIONS DOCUMENT

Submission version

Consultation statement
Regulation 22 (1) (c)

August 2012

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1. Introduction

This document provides a record of the consultation undertaken by the London Borough of Lewisham in preparing the Lewisham Site Allocations Local Plan (LP). The Site Allocations LP is a key document in the Lewisham Local Plan. Once adopted it will in part replace the Unitary Development Plan (UDP). The Site Allocations LP will identify sites which are likely to be developed during the lifetime of Lewisham's Local Plan (2011 – 2026). These sites are necessary to support the delivery of the Lewisham Core Strategy's objectives and priorities and to implement its spatial strategies. As part of the Local Plan, the Site Allocations LP will in part replace the Unitary Development Plan (UDP).

Under the provisions of The Planning and Compulsory Purchase Act 2004, the process for preparing documents for inclusion in the LDF, a strong emphasis is placed on consultation and engagement with the community. This consultation statement serves as a summary of the key consultation stages so far in the preparation of the Site Allocations DPD.

This consultation statement is intended to demonstrate how the Council has satisfied the requirements of its Statement of Community Involvement and Regulation 22 (1) (c) of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The document reports on representations made at what was previously Regulation 28 stage of the process for preparing the Site Allocations LP. The former Regulation 28 was included in the Town and Country Planning (Local Development) (England) Regulations 2004 (as amended) which were revoked by the Town and Country Planning (Local Planning) (England) Regulations 2012.

This consultation statement also reports on the former Regulation 25 stage of the process for preparing the Site Allocations LP and sets out which persons and bodies were invited to make representations as well as summaries of the main issues raised.

The format and organisation of the documents that will comprise the Lewisham Local Plan has changed considerably since 2005 when the preparation process started. Originally a combined Development Policies and Site Allocations Document was proposed that would deal comprehensively with local development management policies and the identification and allocation of sites throughout the borough and was consulted on accordingly. After the Preferred Options Stage in 2007 a decision was taken to split this into two separate documents.

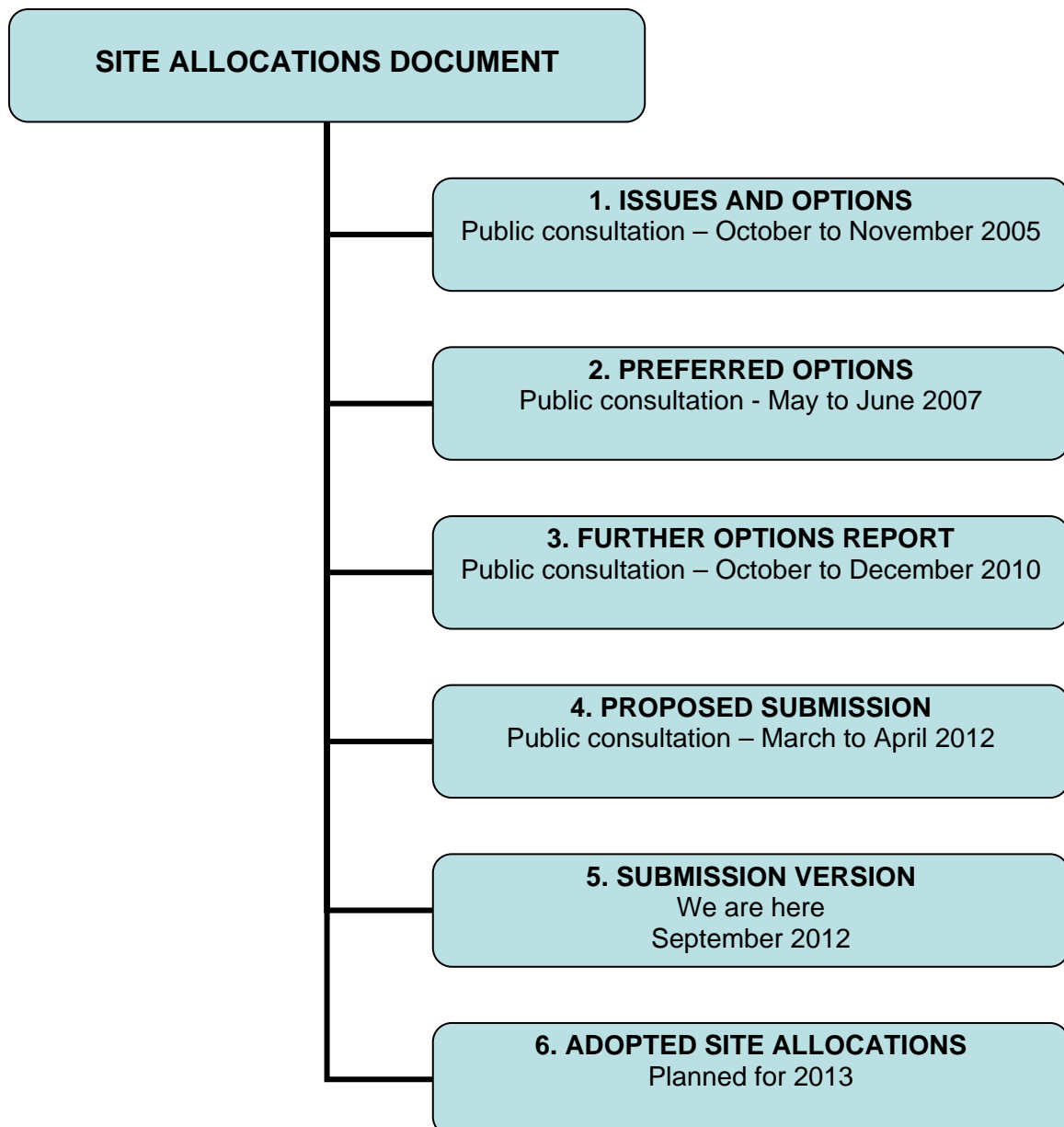
The Adopted Core Strategy has now allocated the major strategic sites in the borough considered essential for the delivery of the plan in terms of regeneration and housing delivery. Development Management policies will be included in a Development Management Local Plan. The Site Allocations LP deals with smaller mixed use sites, designated employment sites (Local Employment Locations), primary and secondary shopping frontages, smaller housing sites, safeguarded waste sites, and new sites of Importance for Nature Conservation. This Consultation Statement will focus on the consultation undertaken on these sites and will omit discussion of those sites that were taken forward in the Core

Strategy, and of the policy and development management issues that will be carried forward in the Development Management LP.

Full details of all comments received during each consultation stage are to be found on the Planning Policy pages of the council's website at

<http://www.lewisham.gov.uk/myservices/planning/policy/LDF/site-allocations/Pages/default.aspx>

A summary of the key stages in preparing and consulting on the Site Allocations LP is provided below.



2. Pre-production consultation (2005)

2.1 Consultation Process

In order to obtain input from stakeholders at this early stage of preparation, the Council prepared an information brochure entitled 'A guide to the New Planning System' – Introducing Lewisham's Local Development Framework'. This provided a general introduction to the new planning framework and explained the terminology that would be used in the new planning system.

The information brochure was sent to all individuals and organisations on the planning consultation database on 16th May 2005. Comments were to be received by 20th June 2005. Copies of the information brochure and the consultation newsletter were distributed to all the borough libraries and were available at the Planning Information Desk.

The Council also prepared a consultation newsletter called 'Lewisham's Local Development Framework: Consultation on the Spatial Vision, Objectives and Issues'. This summarised the preliminary vision, objectives and issues relevant for Lewisham as it applied to preparing a Core Strategy. The content was informed by the preparation of what is termed a Sustainability Appraisal Scoping Report which systematically examined all the legislation and policy documentation affecting Lewisham.

These documents are to be found on the following link:

2.2 Sustainability Scoping Report statutory consultation

The Sustainability Scoping Report is the first statutory stage of preparing a planning document for inclusion in the Local Development Framework (LDF). The requirement to prepare a Scoping Report is outlined in the following documents:

- European Directive 2001/42/EC on the 'assessment of the effects of certain plans and programmes on the environment' and the Environmental Assessment of Plans and Programmes regulations 2004
- Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents (November 2005).
- Planning Policy Statement 12 – Local Spatial Planning

On 16th May 2005, the Council sent by post the 'Scoping Report for the Core Strategy, Development Policies and Site Allocations Development Plan Documents' to the following authorities with environmental responsibilities:

- The Countryside Agency
- The Environment Agency
- English Heritage and
- English Nature.

The requirements for carrying out this consultation are to be found in the Environmental Assessment of Plans and Programmes 2004 and are reiterated in 'Sustainability Appraisal of Regional ~Spatial Strategies and Local Development Documents (November 2005). Comments on the Scoping Report were to be received by 20th June 2005.

A copy of the Scoping Report consultation letter dated 16th May 2005 is to be found in Appendix 2. A copy of the Sustainability Scoping Report was made available at the borough

libraries and the Planning Information Desk. It is on the following link <http://www.lewisham.gov.uk/myserVICES/planning/policy/LDF/site-allocations/Pages/default.aspx>

2.3 Response to consultation

Development Policies and Site Allocations

There were 42 responses from the community in relation to the information brochure and consultation newsletter. Responses generally related to the need for continued community involvement in planning policy, planning applications and the preparation of master plans. It was questioned whether town centres were suitable locations for higher density residential development.

Scoping Report

Two formal responses were received from the Environment Agency and the Greater London Authority.

The Environment Agency commented that:

- the vision should include references to biodiversity enhancement
- the Strategy should aim to achieve environmental protection and enhancements as well as economic and social improvements
- the Core Strategy objectives should ensure that flood risk assessment and managements should be applied on a catchment wide basis for the full range of flood mechanisms
- the baseline section of the document should establish a clear picture of the presence and function of biodiversity on the borough
- biodiversity issues should be considered on all site allocations
- Sustainable Urban Drainage techniques (SUDS) should be identified as an environmental issue
- a number of biodiversity indicators should be included

The Greater London Authority (GLA) welcomed the early consultation on the documents and supported the overall policy thrust of the evolving LDF. There were some concerns raised in relation to the need for more details and emphasis to reflect London Plan policy and inclusion of references to strategic designations in the borough. The vision needed to acknowledge Lewisham's location within the Thames Gateway growth area and refer to the London Plan designations for areas such as the Deptford Creek/Greenwich Riverside Opportunity Areas. The GLA also commented that the work on the Green Grid should be referred to and the renewable energy and energy efficiency sections should be strengthened.

2.4 Consultation outcomes and reporting back

The community responses were fed into the preparation of the Statement of Community Involvement and informed the preparation of the Core Strategy and the accompanying Sustainability Appraisal.

The statutory responses were taken on board and informed the preparation of the Core Strategy and the accompanying Sustainability Appraisal.

3. Issues and Options Consultation (2005)

This section details the consultation undertaken for the Issues and Options stage and the community response to the consultation.

Regulation 25 required authorities to ensure development plan documents (DPD) are genuinely front-loaded by informally involving communities in the development of issues and alternative options that can be assessed prior to inclusion in a DPD such as the Core Strategy.

3.1 Consultation process

The Council undertook an extensive public consultation programme based around Issues and Options papers which summarised the key issues, questions and choices though relevant to the preparation of a new planning framework for the borough and included a detailed questionnaire. Planning ‘focus’ meetings were also arranged specifically targeting active community groups and hard to reach groups as listed below.

A total of 1,700 individuals, groups, associations and government agencies and specific consultation bodies were consulted during the process. The contact lists was taken from the planning policy consultation database, which has been compiled over a number of years and is continuously amended and updated.

Action	When
Issues and Options Papers were published covering eleven topics. The Issues and Options papers covered issues relevant to site allocations in that they set an overall policy context in which uses for sites could be proposed. The Council consulted on these topic papers in four stages.	July – November 2005
Part 1: Housing Urban Design and Conservation Sustainable Environment Waste Management	25 th July to 12 th September 2005
Part 2: Open Space and Biodiversity Employment Transport	2 nd September to 24 th October 2005
Part 3: Retail and Town Centres Site Allocations	10 th October to 21 st November 2005
Part 4: Community Facilities, Health and Education	26 th October to 30 th November 2005
The Issues and Options papers were made available for public viewing at the borough’s libraries and the Planning Information Office throughout the public consultation period for each paper as indicated.	
Two newsletters were produced providing the public with a summary and update	

on the Issues and Options consultation (see Appendix 6), which were sent to all addresses on the planning policy consultation database.	
The Issues and Options papers were posted on the Council's website for the relevant consultation periods and can be viewed on the Council's website at: http://www.lewisham.gov.uk/myserVICES/planning/policy/LDF/core-strategy/previous-consultation/Pages/Issues-and-options.aspx .	
Meetings to which local groups were invited were held as follows:	
Deptford Business Forum	23 rd August 2005
FOCAS (Conservation & Amenity Societies)	17 th October 2005
Faith Groups	16 th November 2005
Older People	21 st October 2005
Black and Minority Ethnic Groups	21 st October 2005
Council Officers were invited to attend a meeting of the Lewisham disability Coalition	12 th December 2005

A list of the specific consultation bodies that were consulted as required by the Regulations is provided in Appendix 1. A list of all the generation consultation groups consulted is also provided in Appendix 1. Copies of all relevant consultation letters are in Appendix 3. Letters were also sent to addresses within the Defined Employment Areas of the borough that were designated in the Lewisham Unitary Development Plan (UDP) informing occupiers of business and industrial premises that the future use of these areas was under review and advising them where to view the Employment Land and Site Allocations Issues and Options Papers..

The Issues and Options papers can be found on the web link below. The Issues and Options Papers directly relevant to the Site Allocations Document are:

- Part 1: Waste Management
- Part 2: Employment
- Part 3: Retail and Town Centres and Site Allocations

The Issues and Options Papers presented a thumbnail sketch for each site discussed and presented possible options for each of the sites and requested suggestions for new uses. The Issues and Options papers can be found on the link below:-

<http://www.lewisham.gov.uk/myserVICES/planning/policy/LDF/site-allocations/Pages/Issues-and-options.aspx>

3.2 Response to Consultation

The council received a total of 521 written responses to this consultation exercise, many of which were of relevance to strategic issues (Core Strategy DPD) or to development policies (Development Management DPD). This paper discusses responses directly relevant to the Site Allocations DPD. There were 349 responses to the Site Allocations Retail and Town Centres Issues and Options Paper. The Employment Land Issues and the detailed comments together with a site by site summary can be found on the web link below:-

<http://www.lewisham.gov.uk/myservices/planning/policy/LDF/site-allocations/Pages/Issues-and-options.aspx>

Most sites presented in the Site Allocations Issues and Options Paper received less than 6 comments or less. 13 sites received no comments.

Strong support for the retention of sites as open space was evident. Two open space sites were suggested for redevelopment by their owners as a result of the preliminary consultation exercise. Over 30 comments for each site were received in support of the retention of an open space designation. An allotments site proposed for redevelopment received 84 comments in support of retention with 5 in favour of redevelopment.

The redevelopment of a car park in a Conservation Area proposed for redevelopment by the site owners was opposed by 9 respondents.

A high number of responses was received in respect of two sites, one where the loss of a day centre for older people was proposed and another where this facility could potentially be replaced. These sites attracted over 100 comments each.

One other small site in a residential area attracted 52 comments in support of retaining a small industrial use.

The retail issues and options report did not propose detailed amendments to policy designations in the Shopping Centres that protect primary and secondary shopping frontages but discussed ways of protecting shopping areas from changes of use, and other ways to strengthen and improve the shopping areas of the borough such as, for example, good quality design and environment, encouraging the evening economy, supporting a variety of shops and/or specialist provision, and improving public transport. The consultation questions were structured around the role and function of each shopping centre, vitality and viability issues, accessibility and car parking and high quality environment and design.

Responses to this issues paper were very low, less than three per shopping area/centre. However those people who did respond supported retaining and strengthening shopping centres by various means.

3.3 Summary of Consultation Comments on Site Allocations and Employment Land Issues and Options Papers

The table below presents the options that were consulted on for sites in this Issues and Options Paper. The sites were compiled from various sources and noted against each site:

- Schedule 1 of the Unitary Development Plan 2004 – unimplemented sites (UDP)
- Sites from Supplementary Planning Documents
- Brockley Cross Urban Design Framework and Development Strategy (Brockley Cross)
- Deptford Urban Design and Development Framework Supplementary Planning Guidance 2004 (Deptford Urban Design)
- Draft Urban Design Framework and Development Strategy for Hither Green (Hither Green Urban Design)
- Forest Hill Urban Design Framework and Development & Development Strategy Supplementary Planning Guidance 2003 (Forest Hill Urban Design)
- Sites suggested as part of the Local Development Framework consultation process 'call for sites' (originator noted on each site)

- Sites arising from other Council programmes such as New Deal for Communities or Lewisham Council documents such as the Lewisham Housing Capacity Study.
-

In addition to the options listed below stakeholders and the public were invited to suggest other options and proposals for all sites.

Site Allocations Issues and Options Paper			
Site Ref & Address	Options	Comments Summary	Outcome in Preferred Options Report 2007
1. 16 A Algernon Road (UDP)	1. Housing 2. Retain MOT Station and Garages	50 responses were in favour of retaining the MOT station providing local employment, and thought the site would be difficult to develop for housing 2 responses were in favour of housing development	Site 1: Preferred Option for retention of MOT Station and garages. Housing was considered to present a less practical option as the site had not been sold for housing.
2. Site at New Cross Station Amersham Vale (UDP)	1. Housing 2. Retain open storage use 3. Commercial/residential 4. Community residential	6 responses were received. Three responses were in favour of option 3	Site 2: Preferred Option for Housing or mixed use housing with commercial or community development. This sort of development was considered to have the potential to support the vitality and viability of New Cross, although it was acknowledged that the site would remain in storage use by Network Rail in the short term.
3. New Cross Hospital Site Avonley Road (UDP)	1. Mixed use including housing 2. Housing	Six responses were received, two in favour of housing and 4 in support of a mixed use site	Site 3: Preferred option for housing with the inclusion of a community facility to replace some of the facilities lost by the redevelopment of the hospital and support the needs of an increased residential population.
4. Former United Dairies Site Baring Road (Lewisham Council)	1. Mixed use site including housing 2. Housing 3. Employment (office/light industry/warehousing)	Seven responses were received 5 in favour of housing on site with one in favour of a mixed use site including housing.	Site 4: Preferred option for housing only development to meet housing provision targets and improve the urban quality of this prominent site on the South Circular Road.
5. Land between Railway Line and Baring Road with Access from Hoser Avenue (Woodland Environmental - landowners)	1. Retain open space (Metropolitan Open Land) 2. Residential development on part of site to facilitate open space/nature conservation importance	39 responses were received in favour of retaining open space with no residential development .	Site 5: Preferred option for retention in open space due to the strategic importance of Metropolitan Open Land for the whole of London and a recent reassessment by the Greater London Authority of the nature conservation importance of the site.

Site Allocations Issues and Options Paper

Site Ref & Address	Options	Comments Summary	Outcome in Preferred Options Report 2007
6. Bell Green Gasworks (Castlemore Securities – landowner, and Lewisham Council)	Various options for the mixed use retail/residential/employment development of various phases of the site	3 responses were received in favour of residential use on Phase III and 1 in favour of a mix of uses. For Phase II one respondent said that despite costs to clean the site residential and open space was most appropriate or suitable for a high technology and science park.	Site 6: Preferred option for development of the whole site for a mix of uses in order to ensure a comprehensive approach.
7. Blackheath Station Car Park (Network Rail – landowner)	<ol style="list-style-type: none"> 1. Network Rail proposed high density housing scheme with decked car parking 2. Retain car park also used for a farmer's market 3. Other form of mixed use development 	9 responses were received with 7 in favour of retaining the car park and farmers market, 1 in favour of mixed use development and 1 in favour of high density housing.	Site 7: Preferred option to retain current use as car park and weekly use as a farmers market which would preserve the current character of Blackheath Village.
8. Sites at Brockley Station, Coulgate Street, Mantle Road and Endwell Road Site 1 Mantle Road Furniture Workshop Site 2 Mantle Road Scaffolding Yard Light Industrial Units r/o St Norbert Road (Brockley Cross)	<ol style="list-style-type: none"> 1. Coulgate Street Site mixed use development with retention of 19th century cottages and public garden 2. Mantle Road Site 1 and 2 – mixed use development with commercial ground floor uses to strengthen natural surveillance and residential over or housing Or employment uses or community uses 3. Light Industrial units r/o St Norbert Road – new residential terrace 	<p>Coulgate Street: 3 responses were received one in favour of housing, 1 in favour of community uses, 1 in favour of mixed use development.</p> <p>Mantle Road Site 1: 1 response was received in favour of Mixed use housing and commercial and 1 in favour of community use.</p> <p>Mantle Road Site 2: 2 responses were received in favour of mixed use housing and live work units.</p>	<p>Site 8: Preferred options</p> <p>Coulgate Street: Mixed use development and retention of Coulgate Street cottages with an amended boundary to reflect the development that had already taken place</p> <p>Mantle Road Sites 1 and 2: Preferred option for residential block with a ground floor for commercial use.</p> <p>These options were considered to meet the urban design aims for development at Brockley Cross.</p> <p>Industrial Units St. Norbert Road: Preferred Options for residential development and a mix of commercial uses to replace or increase employment generating uses. The options was considered to increase the commercial viability of the site which is close to public transport and to provide a contribution to housing provision targets.</p>
Site 9 Brockley Station – 111 – 115 Endwell	1. Residential on upper floors, and live/work or	1 response was received in favour of mixed use, live work, housing and	Site 8: Preferred Option for mixed use development with housing and ground

Site Allocations Issues and Options Paper

Site Ref & Address	Options	Comments Summary	Outcome in Preferred Options Report 2007
Road (Timber Yard and Community College) (Brockley Cross)	employment units on the ground floor 2. Other uses such as housing	commercial units.	floor employment/ community uses. The boundary was amended to include the Place of Worship and the access way from the Shardeloes Road frontage to ensure a developable site. A mixed use scheme was thought to make a positive contribution to the local economy and the urban and pedestrian environment.
Site 10 Brockley Station – 100 – 106 Endwell Road (Bridge House) and 16 – 28 Brockley Cross (Brockley Cross)	1. Comprehensive mixed use scheme such as retail commercial units with residential over 2. or Mixed use scheme with live/work on the ground floor and residential above 3. or Housing	1 response was received in favour of Mixed use housing/live work/commercial	Site 8: Preferred Option for a mixed use development considered to enhance the vitality, viability and urban quality of this important location.
Site 11 Seager Buildings Brookmill Road (UDP and Site owners MacDonald Egan)	1. Mixed use development with B1 offices, live/work units, housing 2. Housing 3. Community use 4. Employment (offices/industrial/ware housing)	No consultation responses were received	Site 9: Preferred option for Mixed use development to take full advantage of a sustainable location , provide new employment, contribute to housing provision and help the regeneration of Deptford.
Site 12 Clyde Street SE8 (suggestion from Positive Mental Attitude Deptford High Street)	1. Proposal from local group to use an area in the grounds of Grinling Gibbons School for a community facility	No consultation responses were received	Site 10: Preferred option for the retention of the current use of the site as an environmental study area and garden attached to the school.
Site 13 Former Alfred Morris Day Centre, Clyde Street, SE8 (Lewisham Council)	1. Mixed use commercial and residential 2. Housing 2. Housing and Community use	No consultation responses were received	Site 11: Preferred Option for housing only development suitable for this site.
Site 14 Comet Street, SE8 (Deptford Urban Design)	1. Promotion of creative/ cultural industries in Theatre Place 2. Promotion of live/work accommodation 3. Housing 4. Mixed housing and commercial uses	1 respondent was in favour of promotion of creative/cultural industries and for retaining employment accommodation.	Site 12: Preferred option for a mix of housing and commercial uses considered to meet the aims of the Deptford Supplementary Planning Guidance.
Site 15 Giffin	1. Redevelopment of	No consultation	Site 13: Preferred option

Site Allocations Issues and Options Paper

Site Ref & Address	Options	Comments Summary	Outcome in Preferred Options Report 2007
Street, SE8 (Deptford Urban Design)	Council Offices integrated with public square, leisure development, use of railway arches for market storage 2. Housing 3. Mixed use housing and commercial development	responses were received.	for a mixture of Option 1 and Option 3 to enhance the overall commercial and leisure functioning of Deptford High Street and market and include housing development.
Site 16 Hamilton Street, Deptford SE8 (Lewisham Council)	1. Housing 2. Mixed use commercial/residential development 3. Live work units	No consultation responses were received.	Site 14: Preferred Options for market traders storage (new options) providing for the continued regeneration of Deptford High Street.
Site 17 Convoys Wharf (UDP)	1. The only option presented related to an outline planning application for mixed use development.	No consultation responses were received.	Site C6: Convoys Wharf Mixed Use Employment Location. Preferred option for mixed use development which would meet the Council's aims in the Core Strategy for the Major Growth Corridor (para. 4.4.2)
Site 18 Creekside – Sun Wharf, Kent Wharf, Thanet Wharf and 18 Creekside (Cockpit Arts) SE8 (UDP)	1. Housing 2. Mixed use commercial and residential 3. Promotion of cultural industries and activities/	One response was received in favour of retaining existing warehouse and industrial uses.	Site C7: Sun and Kent Wharf preferred option for mixed use commercial and residential and promotion of cultural activities and industries in order to contribute to the overall vision for Deptford and north Lewisham
Site 19 Octavius Street Deptford High Street (Deptford Urban Design)	1. Mixed use with improvements to Deptford Station and the Listed Carriage Ramp	108 responses were received in favour of retaining or replacing on site the Rose Apple Day Centre for Elders which would be moved if the site were to be redeveloped.	Site 15: Preferred option for mixed use commercial and housing development with improvements to the station and Listed Carriage Ramp. This option was considered to lead to the improvement of the important area around Deptford Station, and enhance the economy, street scene, and the conservation area. The suggestion to replace or retain the Rose Apple Day Centre was not carried forward as it would be provided by other facilities in the area.
Site 20 De Frene Road Allotments SE26 (suggested)	1. Redevelopment for affordable housing 2. Retain allotments	84 responses were received in favour of retaining allotments use	Site 16: Preferred Option to retain allotments (urban green space) as the site

Site Allocations Issues and Options Paper

Site Ref & Address	Options	Comments Summary	Outcome in Preferred Options Report 2007
by site owners de Frene Allotment Club)	and urban green space	with 5 in favour of development for housing.	performs a valuable open space function in the area and there is a waiting list for allotments in Lewisham.
Site 21 Sites at Forest Hill Sites 21.1 (west of the railway line) and 21.2 (east of the railway line including the 'Finches' site on Perry Vale and Site 21.3 on Clyde Terrace (Forest Hill Urban Design and UDP)	1. Sites 21.1 and 21.2 proposed for intensive mixed use development with improvements to the passenger transport interchange facility, and comprehensive redevelopment of land on Perry Vale with commercial development on the ground floor with two or three floors of residential accommodation above. 2. Site 21.3 should have development that faces on to the pedestrian route to provide activity and be a mix of uses. 3. A further option could be housing.	Four responses were received in favour of mixed use development.	Site 17: Preferred Option Sites 17.1 and 17.2 (Sites west and east of the railway line) is for mixed use development with improvements to the station, pedestrian facilities including path to the Station and comprehensive redevelopment of land on Perry Vale with commercial on the ground floor and residential accommodation above. This options was considered to provide visual and physical improvement to the town centre. Site 17.3 Clyde Terrace Preferred option for mixed use development with office use, live/work development and residential use will add to the mix of uses in Forest Hill Town Centre, its vitality and viability and contribute to housing. This could also add to the successful creative cluster of businesses at Havelock Walk.
Site 22 Forest Hill Library, Pools and adjacent open space (Forest Hill Urban Design)	1. Continuation of uses on site (library pools and open space) 2. Retain and refurbish swimming pools 3. Build brand new swimming facility	7 responses were received in favour of community use and open space uses (current uses) Three responses were received in favour of refurbishment of the three Victorian buildings on site including the swimming pool. 1 response was in favour of replacement of the pools building.	Site 18: Preferred option to continue current community and open space use in order to retain an important concentration of community facilities.
Site 23 Honor Oak Road Covered Reservoir (suggested by site owners Thomas Wrenn Homes Limited)	1. Redevelopment for housing 2. Retention of open space use	8 responses were received in favour of retaining open space use. 1 response was received from the site owner in favour of housing development.	Site 19: Preferred option to retain as Site of Nature Conservation Importance and Open Space. The nature conservation importance of the site has been confirmed several times and this therefore outweighs the provision of a housing site.

Site Allocations Issues and Options Paper

Site Ref & Address	Options	Comments Summary	Outcome in Preferred Options Report 2007
Site 24 r/o Christian Fellowship Centre, Honor Oak Road, SE23 (Lewisham Housing Capacity Study)	<ol style="list-style-type: none"> Proposals for housing Other suggested use 	Three responses were received in favour of housing development. One response was in favour of a playground use.	Site 20: Preferred option for a brownfield site was housing development.
Site 25 r/o 161-172 New Cross Road (UDP)	<ol style="list-style-type: none"> Housing Mixed use commercial residential 	No responses were received.	Site 21: Preferred Option for housing. this was chosen as, although mixed use would contribute to the vitality of New Cross Gate the site was small and not directly on a main street frontage.
Site 26 Site between New Cross Gate Station and 267 New Cross Road, and 17-25 Goodwood Road (UDP)	<ol style="list-style-type: none"> Mix of retail, B1 offices, residential Other suggested use 	No responses were received	Site 22: Preferred option for a mix of retail, B1 offices, residential and community facility with emerging proposals for a pedestrian route across the site and rebuilding New Cross Gate station. This option was chosen as it presented an opportunity to regenerate New Cross Gate station and therefore improve the image of the town centre and provide uses to improve the vitality and viability of the local economy.
Site 27 Kender Estate New Cross Gate (New Cross Gate New Deal for Communities)	<ol style="list-style-type: none"> Healthy Living Centre Housing Mixed use commercial and residential 	107 responses were received in favour of an elderly care centre on the site.	Site 23: Preferred option was for an amended Option 1 for a local community facility with public space and high density residential units over community uses including doctor's surgery, library, gym, community hall, café and crèche. The option would replace housing, provide new open space and be an important part of the New Deal for Communities proposals for the area.
Site 28 Somerville Adventure Playground Queens Road (New Cross Gate New Deal for Communities)	<ol style="list-style-type: none"> Use part of adventure playground adjacent to Fire Station Change frontage of shops from Wild Goose Drive to Queens Road 	No responses were received.	Site 24: Rearrange elements on site to provide a better frontage to Queens Road and an improved adventure playground building retaining the adventure playground.

Site Allocations Issues and Options Paper

Site Ref & Address	Options	Comments Summary	Outcome in Preferred Options Report 2007
	3. Use site on Wild Goose Drive for housing, replacement of lost playground space, other use		
Site 29 Sites at Nightingale Grove Hither Green (Hither Green Urban Design)	1. Housing 2. Mixed Use commercial and residential 3. Employment uses (office, industry, warehousing) 4. Community uses	No responses were received.	Site 25: Combination of Options 2 and 4 chosen to improve and upgrade the approaches to Hither Green Station and contribute to housing targets.
Site 30 - 9 Staplehurst Road and r/o Leahurst Road Hither Green (Lewisham Council)	1. Part housing, part mixed use, commercial, live work and residential development 2. Retail on part of site	No responses were received.	Site 26: Preferred Option is a combination of Option 1 on the Leahurst Road part of the site and Option 2 on the 'Plumb Centre' site. Housing development was started on the Leahurst Road part of the site, mixed use development in the Plumb centre site was considered to improve the approaches to Hither Green station and contribute to housing targets.
Site 31 Tanners Hill (UDP)	1. Housing 2. Site for a school (including the adjacent Local Employment Location on Lewisham Way)	No responses were received.	Site 27: Preferred Option was for housing considered to provide appropriate for a site that does not have wide road access and contribute to housing provision targets. The suggestion for a new secondary school suggested by the New School Campaign was not accepted as the Council intended to protect the continued industrial/commercial functioning of the Lewisham Way Industrial estate adjacent to the site.
Site 32 O'Rourke Transport/Sivyer Transport Site, 154-160 Sydenham Road (Lewisham Housing Capacity Study)	1. Mixed use employment/residential scheme 2. Housing	1 response in favour of a housing only scheme on site.	Site 28: Preferred option for a mixed use employment/residential scheme to replace the employment use on site and contribute to housing provision.
Site 33 113-157 Sydenham Road SE26 (UDP)	1. Mix of retail, leisure employment and housing with retention	No responses were received.	Site 29: Preferred option for mixed use development (retail, employment and

Site Allocations Issues and Options Paper

Site Ref & Address	Options	Comments Summary	Outcome in Preferred Options Report 2007
	of cottages 2. Residential		housing) on a high profile site that will enhance the town centre, add to vitality and viability and contribute to housing provision.
Site 34 Rival Envelope Company Trundleys Road (Lewisham Council)	1. Residential and live/work 2. Employment 3. Housing	No responses were received.	Site 30: Preferred option was for a mixed use commercial and residential development. The site was considered unlikely to be renewed by solely commercial development and residential would improve the environment of the housing on the opposite side of the road.

Employment Land Issues and Options Paper

General Comments on Strategic Employment Locations

15 respondents commented on these industrial sites and their future use. Comments were very varied. One respondent thought that all these sites should be redeveloped for mixed use development with high density housing, open space and commercial uses. One respondent considered that where industrial uses are declining the sites should be used for schools, leisure facilities and open space while another thought that it should be creative industries that should be supported.

Site Allocations in Strategic Employment Locations

Surrey Canal Strategic Employment Location (SEL)

Waste Transfer Sites around Landmann Way (South East London Combined Heat and Power station, Hinkcroft Skips (Hinkcroft Transport Ltd recycling centre), Civic Amenity Site, British Wharf and Gemini Industrial Estates, Silwood Triangle	Single option presented for continuation in current industrial/ warehousing and waste processing use.	The Greater London Authority commented that these sites should be retained in industrial use. Other comments were that if the sites have outlived their usefulness then they would be better used for other purposes and that small and medium enterprises and creative businesses should be protected and where a site is removed from SEL the preferred use is open space.	These sites were included in the Preferred Options report with a Preferred Option for retention in Surrey Canal Strategic Employment Location.
Elizabeth Industrial Estate, Juno Way Industrial Estate, Lewisham Vehicle Pound and railway lands Juno Way/ Coldblow Lane	Single option presented for retention in industrial and warehousing uses.	The Greater London Authority commented that these sites should be retained in industrial use. Other comments were that if the sites have outlived their usefulness then they would be better used for other purposes and	These sites were included in the Preferred Options report with a Preferred Option for retention in Surrey Canal Strategic Employment Location.

Site Allocations Issues and Options Paper

Site Ref & Address	Options	Comments Summary	Outcome in Preferred Options Report 2007
		that small and medium enterprises and creative businesses should be protected and where a site is removed from SEL the preferred use is open space.	
Apollo Business Centre and other industrial premises on Trundleys Road	Single option presented for retention in industrial and warehousing uses	No responses were received.	These sites were included in the Preferred Options report with a Preferred Option for retention in Surrey Canal Strategic Employment Location.
Blackhorse Road: Deptford Trading Estate and other and Evelyn Court on Evelyn Street	Single option presented for retention in industrial and warehousing uses	No responses were received.	These sites were included in the Preferred Options report with a Preferred Option for retention in Surrey Canal Strategic Employment Location.
Part of railway lands at Coldblow Land r/o Joseph Hardcastle Close	Option suggested by local resident for redevelopment of this site for housing. The site would remain undeveloped following the construction of the east London Line.	Network Rail responded that the future of this sites will be reassessed at the completion of local transport projects and that it would not be available in the medium term.	This site was included in the Preferred Options report with a Preferred Option for retention in Surrey Canal Strategic Employment Location.
Enterprise Industrial Estate, Bolina Road	Option presented for retention in industrial and warehousing uses or options for alternative uses	No responses were receive specific to this Estate. A number of suggestions for alternative uses were received.	The site was carried forward into the Preferred Options Report with a Preferred Option as a Mixed use Employment Location forming part of the Surrey Canal Road Mixed use Employment Location. Other options were rejected.
Industrial premises on Grinstead Road,	Option presented for retention in industrial and warehousing uses or options for alternative uses	One response was received from the owners of Parkside House on Grinstead road that due to its poor condition it should be redeveloped for housing.	This site was included in the Preferred Option Report as a Mixed Use Employment Location. Retention in current employment use was rejected
Rollins Street/ Stockholm Road – Warehouses on Stockholm Road, Excelsior Industrial Estate and Rollins Wharf	Option ROLL 1: Mixed Use Commercial/Residential live/work – builds on the existing mix of uses ROLL 2: Housing and Community Use: high density residential	Suggestions for alternative uses were received for mixed use commercial/residential/ live – work on Excelsior Estate with employment uses retained on Stockholm Road and Rollins Wharf.	The site not carried forward into the Preferred Options Report with a Prefereed Option as Mixed use Employment Location (Oxestalls Road MUEL). Other options were rejected.

Site Allocations Issues and Options Paper

Site Ref & Address	Options	Comments Summary	Outcome in Preferred Options Report 2007
	development ROLL 3: Protect employment uses on the site ROLL 4: Waste Management		
Orion Business Centre Surrey Canal Road	Option ORION 1: Retention of area in employment use. ORION 2: Housing and community use ORION 3: Mixed use development ORION 4: Waste Management	Responses specific to the business centre were that light industrial uses should always buffer residential areas from heavy industrial areas. Three responses were in favour of mixed use development. The GLA stated that if this business centre were not retained as part of the Surrey Canal SEL then a robust demand study would be needed.	The site was carried forward into the Preferred Options Report with a Preferred Option as a Mixed use Employment Location forming part of the Surrey Canal Road Mixed use Employment Location. Other options were rejected.
Oxestalls Road	Option OXE 1: Retention of area in employment OXE 2: Allocate land for housing OXE 3: Mixed Use – Employment, Housing and Community Use OXE 4: Waste Management OXE 5 Option put forward by land owner for mixed use development on eastern half of the site.	Twelve respondents from the Pepys Estate were in favour of redevelopment due to environmental problems cause by the operation of a firm in the area. Respondents favoured Option 3 with removal of employment land protection and the creation of new affordable floorspace through S106 contributions. One respondent wanted the area used as an environmental education and job training centre with a nature conservation area.	The site not carried forward into the Preferred Options Report with a Preferred Option as a Mixed use Employment Location forming part of the Surrey Canal Road Mixed use Employment Location. Other options were rejected.
Childers Street	Option CHI 1: Retain employment uses CHI 2: Housing development CHI 3: Mixed use employment/ housing CHI 4: Mixed use Employment/Live work units, housing	No comments were received on this site.	This site was carried forward as a site reference in the Core Strategy designated as a Mixed use Employment Location together with the site on Arklow Road. Other options were rejected.
Arklow Road	Option ARK 1: Retain employment uses on site	Eight respondents supported various mixed use options	This site was carried forward as a site reference in the Core Strategy

Site Allocations Issues and Options Paper

Site Ref & Address	Options	Comments Summary	Outcome in Preferred Options Report 2007
	<p>ARK 2: Development for a mix of housing plus community facility ARK 3: Development for mixed use employment/housing ARK 4: Mixed use employment, live work units, housing ARK 5: Option put forward by landowner of Donway Building within the Arklow Road Site: redevelopment for B1 employment space and mixed tenure housing.</p>	<p>involving housing and with employment or a community facility. Three of these respondents supported a similar proposals with an element of live/work provision.</p>	<p>designated as a Mixed use Employment Location together with the site on Childers Street. Other options were rejected.</p>
<p>Waste transfer site on Bolina Road</p>	<p>Option to include in Strategic Industrial Location</p>	<p>One respondent supported the addition of the site to the Strategic Employment Location. The Greater London Authority supported the retention of employment uses on the site. One respondent thought that in principle residential uses should be buffered from heavy industrial uses.</p>	<p>This site was not carried forward in to the Core Strategy or into the Site Allocations Document. The site will be required in the short to medium term for infrastructure works for Thameslink rail project.</p>
<p>Bromley Road Strategic Employment Location (SEL)</p>			
<p>Options for sites within the Bromley Road SEL. 1. Bellingham Trading Estate Franthorne Way 2. Catford Bus Garage 3. Initial Textile Services 4. Police Garage Aitken Road 5. Depot Fordmill Road 6. Corner Site Randlesdown Road and Bromley Road 7. Bromley Road Retail Park</p>	<p>The following options/questions were presented for all of these sites: 1. Should the site continue in employment use 2. Would any of the sites be suitable for waste processing 3. Should other uses be promoted on the site:</p> <ul style="list-style-type: none"> • housing • mixed use commercial and housing • other use <p>An option was put forward by the owners of Site 3 that it should be redeveloped without indicating what uses</p>	<p>Two people made comments on the sites in the Bromley Road SEL. Site 1: Two comments were received in support of continuing in employment use. One of these comments also favoured waste processing as an alternative. Site 2: One comment was in favour of either continued employment use or waste processing Site 3: One comment supported continuation in employment use or redevelopment for other uses. One comment supported continuation</p>	<p>Preferred Option for retention of all Sites in the Bromley Road Strategic Employment Locations. Alternative options presented in the Issues and Options paper were rejected.</p>

Site Allocations Issues and Options Paper

Site Ref & Address	Options	Comments Summary	Outcome in Preferred Options Report 2007
	<p>would be appropriate</p> <p>An option was proposed by the owners of 206-210 Bromley Road (part of Site 6) that it should be redeveloped for high density residential development</p>	<p>in employment use or waste processing.</p> <p>Site 4: One comment supported use of the site for employment, waste use or other use</p> <p>One comment supported continuation in employment use and mixed use commercial development</p> <p>Site 5: One comment was in support of favour of continuation in employment use, waste processing or mixed use. One comment supported continuation in employment use.</p> <p>Site 6: One comment supported high density residential development. One comment was in support of retention of employment use.</p> <p>Site 7: No comments were received in respect of Bromley Road Retail Park</p>	
Site Allocations for Defined Employment Areas (DEA)			
<p>Blackheath Hill Clyde Vale/ Perry Vale, Endwell Road, Evelyn Street, Lewisham Way, Malham Road, Manor Lane, Stanton Square, Willow Way, Worsley Bridge Road Defined Employment Areas</p>	<p>Options were presented for</p> <p>(a) retention in current employment use</p> <p>(b) housing</p> <p>(c)affordable housing</p> <p>Mixed use affordable housing/ commercial</p> <p>(d) Other potential suggested use</p>	<p>No responses were received in relation to Blackheath Hill LEL.</p> <p>On response was received in favour of retaining employment uses on Evelyn Street LEL.</p> <p>No responses were received in relation to Lewisham Way LEL.</p> <p>Two responses were received in favour of retaining employment uses on Malham Road LEL.</p> <p>Two respondents favoured the retention of employment uses on Manor Lane LEL.</p> <p>Four responses favoured the retention of employment uses on Stanton Square LEL. A</p>	<p>These sites were proposed with a Preferred Option for retention in Employment Use. Alternative options were rejected.</p>

Site Allocations Issues and Options Paper

Site Ref & Address	Options	Comments Summary	Outcome in Preferred Options Report 2007
		<p>fifth response was in favour of redeveloping Stanton Square as mixed use including residential and commercial floorspace. Two responses were in favour of retaining the area in employment uses.</p> <p>Three respondents were in favour of retaining Worsley Bridge Road LEL for employment uses.</p>	
Creekside Defined Employment Area	Options (a) – (d) above were presented plus questions about the importance of Creative industries and whether parts of the area could be released from employment use	Responses were received in favour of releasing from employment use that part of the area that is currently vacant and also the Faircharm Estate. A mixed use development should be considered for the areas that would regenerate the area by replacing older buildings.	This area were proposed with a Preferred Option for retention in Employment Use. Alternative options were rejected.
Goodwood Road Defined Employment Area	Options (a) – (d) above were presented plus and extra option for town centre uses	Two respondents were in favour of retaining employment on the site to keep local trades in London. A third respondent was generally in favour of redevelopment of the area due to problems with lorry deliveries and complaints from residents.	This site was not carried forward as into the Site Allocations Further Options Report. The site had already lost a large building in employment use and was becoming fragmented. As the area was close to New Cross Gate station and would be in a high profile location with the new Overground service, it was considered that town centre uses were more appropriate for the site and that the remaining industrial uses could be assessed for retention by Core Strategy Policy 5 Other employment Locations.
Plough Way Defined Employment Area	Options (a) – (d) above were presented. A further option was put forward by the owners of 19 Yeoman Street suggested that this part of the DEA should be	Two respondents promoted the mixed use development of all or part of this area. The owner of 19 Yeoman Street proposed either	This Site was included in the preferred Option Report as a Mixed Use Employment Location. the other options were rejected.

Site Allocations Issues and Options Paper

Site Ref & Address	Options	Comments Summary	Outcome in Preferred Options Report 2007
	used for a mixed use housing and commercial development.	housing for the site or a viable commercial ground floor use with housing. One respondent was in favour of retaining employment uses. .	

4. Preferred Options Consultation (May 2007) Development Policies and Site Allocations

4.1 Introduction

This section details the consultation undertaken on the Preferred Options stated of preparing the Development Policies and Site Allocations Development Management Document, and the community response to the consultation.

Regulation 26 (2004) required Authorities to set the strategic direction of the development plan document having prepared issues and alternative options in conjunction with the community. The preferred options document should build on the previous Issues and Options stage, setting out an authority's proposed policy direction together with relevant issues, proposals including sites and alternative approaches where appropriate.

4.2 Consultation Process

The consultation undertaken involved the following:

- All individuals and groups on the planning consultation database, including the specific consultation bodies listed in Appendix 1 were notified by letter of the consultation event and were also supplied with the consultation documents on CD-ROM
- The consultation documents were made available on the Council's web site, with hard copies available at the Planning Information Desk in Laurence House, and in all libraries in the borough.
- A web based form was available on the Council's web site for the public and stakeholders to respond to this consultation
- Meetings with local community groups

Action	When
<ul style="list-style-type: none"> • Consultation letter (Appendix 4) • Newspaper notice (Appendix 4) • Planning Newsletter (as listed in Appendix 6) • CD-ROM 	22 nd June to 3 rd August 2007
Newspaper Notice (South London Press)	22 nd June 2007
Meeting with Federation of Conservation and Amenity Societies (FOCAS)	25 th June 2007
Meeting at the Sure Start Group at the Shaftesbury Christian Centre, Deptford	10 th July 2007
Meeting at the Pensioners Forum	3 rd July 2007
Elders Summer School Goldsmiths College	8 days during July 2007
Meeting at the Vietnamese Project, Deptford	26 th July 2007
Meeting at Pepys Community Forum, Deptford	26 th July 2007
Planning Stall at the 'Made in Deptford Festival' in Deptford High Street	7 th July 2007 all day

This consultation exercise was a development of the previous Issues and Options Consultation stage. The range of options presented for each site at the .Issues and Options stage was represented and the Council's Preferred Option from these options was presented for public consultation. Reasons were given for why the alternative options for each 113 groups, landowners, other stakeholders and individuals responded to the consultation on site

allocations . The options presented were taken from the Issues and Options papers for Site Allocations and Employment Land. The number of responses relating to the sites and is noted below for each site consulted on. 199 individual responses were received. Some sites received no consultation response at all.

The approach taken in the Preferred Options Report was to present the Council's Preferred Option for each site and state why the alternative Options presented in the earlier Issues and Options papers had been rejected.

The consultation response from the Government Office for London at this point considered that this approach did not meet the requirements of Government guidance on the preparation of these document and would be considered 'unsound'. as it appeared to prematurely terminate discussion of appropriate options for each site. The document would therefore not be able to proceed to adoption by the Council. The Council was advised It would be necessary to repeat this stage of document preparation and so a 'Site Allocations Further Options Report' which did not deal with Development Management policies was published in July 2010, which is discussed in the next section of the document.

The material relating to Site Allocations was extensively reorganised. Several Mixed Use Employment Locations were identified, some of which were considered sufficiently large to merit inclusion in the Core Strategy as it was considered that the regeneration of the borough, and delivery of housing targets depended on the redevelopment of these sites. These sites, mostly on industrial sites considered to provide a low jobs density and a poor overall environment were designated as Mixed Use Employment Locations and Strategic Site Allocations in the Core Strategy.

4.3 Summary of consultation comments received on the Site Allocations Preferred Options Report 2010 and Outcomes

A summary of the main comments on sites arising out of this consultation is given below:

Site Ref in Preferred Options Report May 2007	Options	Summary of Comments/Objections received	Outcome of Consultation including Recommended Option in the Site Allocations Further Options Report 2010
Site 1: 16a Algernon Road	Preferred Option: MOT Testing Station and Garage (current use)	Six respondents supported the continued use of the site as an MOT station and did not support residential development.	At the time of preparation of the Preferred Options document there were indications that the site owners would not release this backland site in a residential area for housing and so Option A was recommended as the Preferred Option. This situation changed before the publication of the Further Options Report in 2010. The site was considered appropriate for housing development and was designated as Site SA37.
	Other Options (s) Residential		
Site 2: Site at New Cross station, Amersham Vale	Preferred Option: Residential or Mixed Use and Residential	One comment in support of preferred option for mixed use development.	Not carried forward into the Further Options Report as it emerged that there would be no certain proposals for development of the site during the lifetime of the Plan. A decision was also taken to
	Other Option: Open Storage used by		

Site Ref in Preferred Options Report May 2007	Options	Summary of Comments/Objections received	Outcome of Consultation including Recommended Option in the Site Allocations Further Options Report 2010
	Network Rail		exclude sites below a 0.25 ha. threshold.
Site 3: New Cross Hospital Site Avonley Road	Preferred Option: Mixed Use including housing	No comments received.	Carried forward as Site SA1 in the Further Options Report with a recommended option for housing. No alternative options were recommended.
	Other Option: Housing		
Site 4 Former United Dairies Site Baring Road	Preferred Option: Housing	Council put forward a preferred option for former employment site for redevelopment as housing supported by residents group and opposed by Site owner which supported a mixed use option.	Carried forward as Site SA 38 in the Further Options Report
	Other Options: Employment (office/light industry/ warehousing)		
Site 5: Land Between Railway line and Baring Road	Preferred Option: Retain Metropolitan Open Land and Site of Nature Conservation Importance	Three respondents supported retention of the site as Metropolitan Open Land and Site of Nature Conservation Importance.	Not carried forward into the Site Allocations Further Options Report due to Metropolitan Open land and Site of Importance for Nature Conservation status
	Other Option: Release part of Site for housing in exchange for enhancement of nature conservation importance		
Site 6: Bell Green Gasworks	Preferred Option: Development of the whole site for a mix of uses	Responses were received relating to loss of biodiversity, (Lewisham Green Group) lack of infrastructure specifically waste water services to the site (Thames Water). and that the part of the Castlemore Securities were in agreement with the promotion of Phases II and III of the site to be redeveloped and disagreed with the Council's approach to the existing Sainsbury's store at Bell Green.	Carried forward in to the Site Allocations Document as Site SA 25 Former Bell Green Gas Works (Phases II and III). The Council's recommended option for Phase II was for a mixed use business, industrial or warehouse, non-food retail and associated garden centre, restaurant and use of Livesey Memorial Hall as a social club. and for Phase III as Mixed use housing and retail. The Council's recommended alternative option was for mixed use housing and commercial and use of the Livesey Memorial Hall as a social club.
	Other Options were for specific uses on future phases of the site's development.		
Site 7: Blackheath Station Car Park	Preferred Option: Retain as car park used as a weekly farmers market	Two comments were made in support of the retention of the car park and its use as a weekly farmers market and one comment by the site owner supporting redevelopment.	Not carried forward in the Further Options document as the Network Rail proposal would not accord with the Blackheath Conservation Area Appraisal (adopted March 2007) or English Heritage Guidance on appraising the character of Conservation Areas.
	Other Options: Housing with decked car parking, or mixed use development proposed by Network Rail.		
Site 8 Sites	Preferred Options:	One respondent thought	With respect to the disused station

Site Ref in Preferred Options Report May 2007	Options	Summary of Comments/Objections received	Outcome of Consultation including Recommended Option in the Site Allocations Further Options Report 2010
<p>at Brockley Station, Coulgate Street, Mantle Road, St Norberts Road:</p>	<p>Coulgate Street Site: Option with an amended boundary with mixed use development and retention of cottages on Coulgate Street.</p> <p>Mantle Road Sites 1 (Furniture Workshop) and 2 (Scaffolding Yard): Residential block with ground floor commercial uses</p> <p>Industrial Units r/o St Norbert Road: Mix of housing and retention of existing employment uses</p> <p>111 & 115 Endwell Road (Timber Yard and Community College): Option for Mixed use development with housing and ground floor/community use with retention of church.</p> <p>100-106 Endwell Road: Option for Mixed use development.</p> <p>Other options presented:</p> <p>Coulgate Street Site: A mix of uses Housing, Employment Uses, Community Use .</p> <p>Mantle Road Sites 1 and 2: Housing, Employment Uses, Community Uses, Retain current uses (furniture workshop and scaffolding yard, reduce size of site of nature conservation importance to increase developable area.</p> <p>Light Industrial Units rear of St Norbert Road: Community use</p> <p>111 & 115 Endwell</p>	<p>the sites should include the Endwell Road Local Employment Location so that it could be redeveloped as a mixed use/housing site. One respondent suggested that a disused station near the sites should be re-opened.</p>	<p>Network Rail has investigated this issue and found that provision of railway stations locally was adequate, with Brockley Station and Nunhead Station close by which served the same line as the disused station would do if it were to be reopened.</p> <p>The boundaries for these sites were taken from a draft SPD for Brockley Cross. The preferred option chosen for the Coulgate Street site reflects the fact that development took place which meant that original site boundary required amendment. The sites were taken forward as follows:</p> <p>Carried forward as SA26 Coulgate Street: - Recommended option Mixed use housing with commercial and retention of existing Coulgate Street Cottages with a recommended alternative option for housing.</p> <p>Carried forward as SA27: Mantle Road (Scaffolding Yard): - Recommended option for Mixed use housing with commercial with a recommended alternative option for housing.</p> <p>Carried forward as SA28: 5 St Norbert Road: - Recommended option for mixed use housing with commercial with a recommended alternative option for housing.</p> <p>Mantle Road Site 1 (Furniture Workshop): This site was not carried forward into the Further options report as the development was implemented.</p> <p>100 – 106 Endwell Road: This site was not carried forward into the Further options report as the development was implemented.</p>

Site Ref in Preferred Options Report May 2007	Options	Summary of Comments/Objections received	Outcome of Consultation including Recommended Option in the Site Allocations Further Options Report 2010
	Road and 100-106 Endwell Road (Bridge House): Housing or retain current uses		
Site 9: Seager Buildings Brookmill Road	Preferred Option: Mixed use development with offices, retail, gallery, live work units and housing Other Options were housing, community use or employment uses.	One comment in support of mixed use development preferred option from the site owner and agent.	Carried forward as Site SA2 in the Further Options Report with a recommend option for mixed use housing with employment/commercial and community use.
Site 10: Clyde Street	Preferred Option: Retain uses as Environmental Study Area and Wildlife Garden in association with a school Other option: Use as a Community facility	Preferred Option for the retention of site as a School Study garden welcomed by one respondent	The suggestion for reuse of the site as a community facility was made by a local group from the invitation to suggest new sites. The site was in fact in use, and was therefore not carried forward into the Further Options Report
Site 11: Former Alfred Morris Day Centre, Clyde Street	Preferred Option: Housing Other Options: Mixed commercial and residential use, or housing and community use.	No comments received on this site	The day centre had recently been demolished at the time of the publication of the Preferred Options report and was not carried forward into the Further Options report. Development on site has now been implemented.
Site 12: Comet Street, Deptford	Preferred Option: Mix of housing and commercial uses Other Options: Creative uses and live/work accommodation on part of the site, or housing, or other use or mix of uses	One respondent supported the preferred option for the site while noting that it should be recognised that permission had been granted on portions of the site for houses and flats	This site was not carried forward into the Further Option Report as development on the site had been completed.
Site 13: Giffin Street, Deptford	Preferred Option: Uses from the Deptford Urban Design and Development Framework including redevelopment of Council offices, leisure development, market storage, housing and Commercial development.	Two respondents commented on the detail of the preferred option in particular the possibility of including living roofs and sustainable urban drainage techniques, and to the inclusion of the south east corner of the site . Thames Water commented about	The site was carried forward into the Further Options Report as Site SA 3 with a recommended option for Mixed use commercial/creative floorspace, relocation of Tidemill School, relocation of library, housing and community use (work/office space and community café). No alternative options were recommended.

Site Ref in Preferred Options Report May 2007	Options	Summary of Comments/Objections received	Outcome of Consultation including Recommended Option in the Site Allocations Further Options Report 2010
	Other Options: Housing, other use	possibly inadequate waste water infrastructure.	
Site 14: Hamilton Street Deptford	Preferred Option: Other use proposed during issues and Options consultation – market traders car parking.	No comments or objections were made in respect of this site.	This site was not considered appropriate for inclusion in the Further Options Report. The site was identified as available for, and used for Market Traders storage and no longer available for development.
	Other Options: Housing or Mixed use commercial and residential or live/work development		
Site 15: Octavius Street and Deptford Station	Preferred Option: : Mixed use commercial and housing development with improvements to Deptford Station and the listed carriage ramp.	Network Rail supported improvements to Deptford Station. Comment from Cathedral Ltd that the site should be widened to include St Pauls House Deptford High Street. Lewisham Green Group thought that the listed carriage ramp could be provided with a green roof.	Carried forward as Site SA4 Octavius Street/Deptford Station:- Recommended option for mixed use commercial and housing, station redevelopment and renovation of the listed carriage ramp. No alternative options were recommended. Issues around the provision of green roofs are dealt with in general policies in the Core Strategy. St Paul's House is in a different ownership from the rest of the site.
	Other Options: Suggestions were requested.		
Site 16: De Frene Road Allotments Sydenham	Preferred Option: Retain as allotments (urban green space)	Support from one respondent for the Preferred Option to retain allotments on this sites.	This site was not carried forward in the Further Options Report. These allotments are designated Urban Green Space in the UDP. There is also a long waiting list for allotments within Lewisham as indicated in the Lewisham Leisure and Open Space Study. Retention of the allotments is consistent with national, regional and local plans and strategies.
	Other Options: Redevelop for affordable housing		
Site 17: Sites at Forest Hill	Preferred Option: Sites 1 and 2 to the west and east of Forest Hill Station. Site 3: Site on Clyde Terrace	Sites 1 and 2: Support from Network Rail for mixed use development preferred option and the reference to improvements to the interchange and station.	These sites were carried forward into the Further Options Report as: Site Ref: SA 18 Site at Forest Hill Station (formerly Site 1 Forest Hill) Site Ref: SA17 Site at Waldram Place/Perry Vale (formerly Site 2 Forest Hill) Site Ref: SA 19 Fairway House r/o 53 Dartmouth Road These three sites had a recommended option for mixed use retail, business/employment with housing and a recommended alternative option for
	Other Options: Forest Hill Site 1 and 2 Housing Forest Hill Site Site 3: Site on Clyde Terrace		

Site Ref in Preferred Options Report May 2007	Options	Summary of Comments/Objections received	Outcome of Consultation including Recommended Option in the Site Allocations Further Options Report 2010
			business/employment uses.
Site 18: Forest Hill Library Pools and Open Space	Preferred Option: Continue current use for community use and open space Other Options: Retain or refurbish pools on site	Support from one respondent for preferred option to retain community uses and existing open space.	This site was not carried forward into the Further Options document. A complex decision making process within the Council took place in relation to various assessments made of the structural stability of the pools and viable options for development which resulted in a new scheme for refurbishment of and extensions to the pools buildings and provision of redesigned open space. This is currently being implemented.
Site 19: Honor Oak Road Covered Reservoir	Preferred Option: Retain as Site of Nature Conservation Importance and Open Space Other Option(s): Redevelop for housing	One respondent in support of preferred option to retain as a site of nature conservation importance.. The landowner objected that the site or part of it could be developed for housing.	This site was not carried forward to the Further Options Report. The site supports some of the most interesting grassland in Lewisham and is home to several rare plants and invertebrates. The site was successfully preserved in open space use at the Lewisham UDP Public Local Inquiry in 2003, and at an appeal against refusal of planning permission for housing. The importance of preserving the site for nature conservation outweighs the provision of a housing site.
Site 20: rear of Christian Fellowship Centre Honor Oak Road	Preferred Option: Housing Other Options: Alternative use as play park	Over sixty respondents objected to the preferred option of housing development for this site and supported an open space use. Questions were raised over the need for more flatted development as opposed to family housing.	This site was included in the Further Options Report as Site Ref SA39 Land off Tyson Road and Honor Oak Road (r/o Christian Fellowship Centre) with a recommended option for housing, and a recommended alternative option for housing and provision of open space. The site was categorised as a brownfield site falling adjacent to the rear of existing housing and was therefore considered suitable for housing. Although open space for part of the site was included in the alternative option it was noted that there would be implications for the maintenance of the site.
Site 21: r/o 161 – 171 New Cross Road	Preferred Option: Housing Other Option: Mixed Use Commercial residential	No comments received on this site.	This site was considered too small for inclusion in the Further Options Report and the development has in any case been implemented.

Site Ref in Preferred Options Report May 2007	Options	Summary of Comments/Objections received	Outcome of Consultation including Recommended Option in the Site Allocations Further Options Report 2010
Site 22: Site between New Cross Gate Station and 267 New Cross Road	<p>Preferred Option: Mixed use retail, business and housing</p> <p>Other Options: Mixed use retail and business</p>	<p>Three comments made in support of redevelopment of this site for mixed use development in accordance with the Preferred Option. The comment from Network Rail welcomed the reference to improvements to New Cross Gate Station. The comment from Sainsbury's sought the promotion of a high density residential development. Transport for London supported the redevelopment of the site particularly if it opened up opportunities to improve the station and its integration with the surrounding area.</p>	<p>This site was split into two in the Further Options Report: Site SA 5 Site between New Cross Gate Station and 267 New Cross Road and Site Ref SA 6 New Cross Gate Retail Park/ Sainsbury's Site.</p> <p>The recommended option for Site SA 5 was for mixed use retail, business and housing with a recommended alternative option for mixed use retail and business. The recommended option for Site SA 6 was for mixed use retail, housing, community facilities and a new station access and public space (station square).</p>
Site 23: Kender Estate New Cross Gate	<p>Preferred Option: Local community facility with public space and high density residential units over community uses including doctor's surgery, library, gym, community hall, café and crèche, with public space.</p> <p>Other Options: New Deal for Communities centre with commercial uses, or housing, or mixed use commercial and residential development.</p>	<p>No responses received.</p>	<p>Included in the Further Options Report as Site SA 7. Proposed NDC Centre, Kender Estate New Cross Gate: Council's recommended option, community uses at ground floor (including a doctors' surgery, library, gym, community hall, café, crèche and public square) with residential above. There was no recommended alternative option presented.</p>
Site 24: Somerville Adventure Playground Queens Road	<p>Preferred Option: Rearrangement of the shops on the site (Wild Goose Drive) and provide residential above to provide an improved Adventure Playground building and retain the adventure playground.</p> <p>Other Options: Replace shops on Wild Goose Drive with residential or Replace</p>	<p>No responses were received.</p>	<p>Included in the Further Options Report as Site SA 42 Somerville Adventure Playground, Queens Road. The Council's recommended option was for mixed use housing, community and retail uses. The Council did not recommend an alternative option.</p>

Site Ref in Preferred Options Report May 2007	Options	Summary of Comments/Objections received	Outcome of Consultation including Recommended Option in the Site Allocations Further Options Report 2010
	playground on the site of the Wild Goose Drive shops.		
Site 25: Sites at Nightingale Grove Hither Green	Preferred Option: Mixed Use Commercial and Residential	Two comments supporting principle of redevelopment and one suggesting need to incorporate green roofs.	<p>This cluster of sites at Nightingale Grove was carried forward into the Further Options Report as separately referenced sites:</p> <p>Sites SA 30: 72-78 Nightingale Grove: - Recommended Option for mixed use housing and business with recommended alternative option to retain as existing mixed use comprising commercial and industrial.</p> <p>SA 31: Nightingale Mews/Works 80-84 Nightingale Grove: - Recommended option for mixed use housing with business and recommended alternative option to retain as existing mixed use comprising commercial and industrial.</p> <p>SA32: Driving Test Centre, Nightingale Grove: - Recommended option for mixed use housing with business/employment and recommended alternative option for retention of existing commercial use</p> <p>Site SA33: 35 Nightingale Grove: - Recommended option for mixed use housing with business/employment and a recommended alternative option for retention of existing industrial use)</p> <p>Site SA34: 37-43 Nightingale Grove: - Recommended option for housing with business/employment and retention of existing nursery facility and recommended alternative option for retention of existing mixed use industrial and nursery facility.</p>
	Other Options: Housing, or Employment Uses (office, industry, warehousing) or community use		
Site 26: 9 Staplehurst Road and rear of Leahurst Road, Hither Green	Preferred Option: Mixed Use commercial, live-work and housing	One comment in support of retention as Employment Land and one in support for the preferred option for Mixed use Development (MacDonald Egan Developers).	Carried forward as Site SA35: : 9 Staplehurst Road and rear of Leahurst Road, Hither Green: Recommended option for mixed use commercial with housing and with no recommended alternative option.
	Other Options: Housing, or retail		
Site 27 Tanners Hill	Preferred Option: Housing	One detailed comment about the potential for green roofs on the site	Carried forward as Site SA40: 120, 122a, 136 and 136a Tanners Hill St Johns:- Recommended
	Other Options; Site for		

Site Ref in Preferred Options Report May 2007	Options	Summary of Comments/Objections received	Outcome of Consultation including Recommended Option in the Site Allocations Further Options Report 2010
	new secondary school		option for housing and no recommended alternative option presented.
Site 28: O'Rourke Transport/Sivyer Transport Site, 154-160 Sydenham Road	Preferred Option: Mixed use employment/residential scheme	No comments received	Carried forward as Site SA20: O'Rourke Transport/Sivyer Transport Site, 154-160 Sydenham Road - Recommended option for mixed use employment with housing and a recommended alternative option to retain in the existing employment use.
	Other Options: Housing		
Site 29: 113-157 Sydenham Road	Preferred Option: Mixed use development, retail, employment and housing	No comments received	This site was carried forward into the Further Options Report as Site SA21 113-157 Sydenham Road with a recommended option for mixed use retail, employment and housing and no recommended alternative option.
	Other Options: Housing		
Site 30: Rival Envelope Company Trundleys Road	Preferred Option: Mixed use commercial and residential	Comment that the development on the site was already under construction	This site was not carried forward to this stage as the development was under construction.
	Other Options: Employment or housing		
Site 31: Nature Reserve corner of Vesta Road and Brockley to New Cross Gate Railway Cutting	Preferred Option: Retain the Site of Nature Conservation Importance and Nature Reserve	Four comments in support of retention of Site of Nature Conservation Importance. One comment from Network Rail that a portion of the site if suitable for housing and this could open the area up for public access	This site was not carried forward in to the Further Options Report for further consultation. The site was considered to perform a valuable open space function in the areas, with some of the finest railside habitats in London (Site of Importance to Nature Conservation).
	Other Options: Redevelop for housing		
Site 32: Downham Lifestyles Project	Preferred Option: Development and land swaps of a number of sites in Downham in connection with the Downham Lifestyles Project. Already implemented.	Comments from Thames Water were that the sewerage infrastructure might not be adequate	Sites were not put forward for inclusion in the Further Options Report as they had been largely implemented.
	Other Options: none		
Education Sites			
Site 33: Lewisham College, Lewisham Way	Preferred Option: Mixed use or residential development with relocation of the campus to Deptford or	College supported preferred option for redevelopment for either residential or mixed uses	This site was not carried forward into the Further Options Report. The redevelopment of the Lewisham Way site and intensification of the Deptford

Site Ref in Preferred Options Report May 2007	Options	Summary of Comments/Objections received	Outcome of Consultation including Recommended Option in the Site Allocations Further Options Report 2010
	Lewisham Gateway		Campus (or relocation to Lewisham Gateway) is now unlikely to occur due to lack of funding.
	Other Options: Site safeguarded for continuing education use		
Site 34: Sedgehill School and Sites on Beckenham Hill Road	Preferred Option: Relocation of the school within the site. Other Options: None	Two out of seven responses supported the option for continuing use of the site for educational purposes.	This site was not carried forward as the development was completed.
Site 35: Bonus Pastor School (Secondary)	Preferred Option: retain the two sites on which the school is located in their current use Other Options: Relocation of school to a single site or redevelopment of existing sites for other uses providing a new school site was found, or develop one of the school sites at a higher density to house the school.	Two out of five responses supported the option for redevelopment of one of the school sites at a high density to accommodate the single school.	Included in the Further Options report as Site SA51 with a recommended option that both sites should be safeguarded secondary school sites. The other options were not considered feasible as alternative sites were not found and high density development was not considered appropriate.
Site 36: Deptford Green School	Preferred Option: At the time of the Preferred Options document a decision was awaited as to the retention of the Main site as well as the Edward Street Annex. Other Options: Redevelop a single school on the Edward Street Annex site adjacent to Fordham Park.	Comment in support of living roofs and other ecological features on this site	Included in Further Options Report as Site SA16 with a recommended option to provide a new school (upper and lower on Edward Street Annex and to redevelop the Amersham Vale/upper school site for new public open space and residential.
New School Site – Lewisham Bridge School	Preferred Option: New Secondary school for the north of the borough Other Options: No options presented	No responses were received.	Included in Further Options Report as Site SA15 with a recommended option for the redevelopment of a primary school to cater for both primary and secondary levels.
New School Site - Floating School on River Thames	Preferred Option: No option proposed. This project was not considered feasible. Other Options: None proposed	No comments received	Not carried forward into the Further Options Report
New	Preferred Option:	No comments received	Not carried forward into the Further

Site Ref in Preferred Options Report May 2007	Options	Summary of Comments/Objections received	Outcome of Consultation including Recommended Option in the Site Allocations Further Options Report 2010
School Site Florence Road Deptford	Retain site in current proposed usage see Site 27 Tanners Hill and B7 Lewisham Way		Options Report. This site was designated as employment land (Lewisham Way LEL) and Housing (Tanners Hill)
	Other Options: None proposed		
New School Site Evelyn Street Deptford	Preferred Option: Designate the site as mixed use development	No comments received.	Carried forward as part of Oxestalls Road Mixed Use employment Location and Strategic Site Allocation in the Core Strategy. The need for employment and housing considered to outweigh the need for a school site in this location and proposed school at Convoys Wharf and school at Lewisham Bridge..
	Other Options: None		
Employment Sites			
Site A1 Sites within Surrey Canal Road:	Preferred Option: Employment Location	No comments received	Sites allocated as Strategic Industrial Location in the Core Strategy and not included in the Site Allocations Further Options Report.
	Other options		
Site A1 Surrey Canal Strategic Sites for Waste Uses	Preferred Option: Waste	No comments received	These sites were allocated in the Core Strategy as Strategic Industrial Location and not included in the Site Allocations Further Options Report.
	Other Options		
Site A2: Bromley Road	Preferred Option: Employment Location	Designation of the site as a Strategic Employment Location was supported by GLA	Designated as Strategic Industrial Location in the adopted Core Strategy.
	Other Options: Waste Processing, other uses such as housing and mixed use commercial and housing		
Site B1: Plough Way:	Preferred Option Employment Location	Comment by site owner that the Council's Preferred Option included the 'Concord Stationery Factory' (formerly Jet Stationery) as part of the LEL. Stated that the factory was vacant, unlikely to be redeveloped for solely employment use, and unsuitable for continued use it, should be designated for Mixed Use development.	Designated as part of Plough Way Mixed Use Employment Location and Strategic Site Allocation 5 in the Core Strategy. The factory on the site was demolished and was unlikely to be replaced with a sole industrial use development. It was considered that development of the sites as a Mixed Use Employment Location would support the regeneration aims of the Core Strategy.
	Other options: Housing or Affordable housing or mixed use site with housing		

Site Ref in Preferred Options Report May 2007	Options	Summary of Comments/Objections received	Outcome of Consultation including Recommended Option in the Site Allocations Further Options Report 2010
Site B2: Evelyn Street	Preferred Option: Local Employment Location – retained in B Class use	No comments or objections were received	Retained as Local Employment Location in Further Options Report Site SA12 . The site has a recommended option for designation as a Local Employment Location with no recommended alternative option.
	Other Options: Housing or Affordable Housing, or Mixed Use Employment and Housing		
Site B3 Creekside:	Preferred Option: Local Employment Location – retained in B Class use	Three landowners within the LEL objected to the preferred option as a Local Employment Location and that more flexibility in the uses allowed, including mixed use/housing development to deliver sustainable development	Retained as Local Employment Location Site SA13 in the Further Options Report. The creative industries on this site were considered to provide a valuable centre of gravity for a cluster of these uses in Deptford. There was no recommended alternative presented.
	Other Options: Housing, affordable housing, or mixed use affordable housing and commercial use.		
Site B4: Endwell Road	Preferred Option: Employment Location	Request that an element of residential accommodation should be allowed on the site.	Retained as Local Employment Location Site SA36 in the Further Options Report:
	Other Options: Housing and/or affordable housing		
Site B5: Blackheath Hill	Preferred Option: Designation as Local Employment Location	No comments or objections were received	Proposed as Local Employment Location in the Further Options Report Site SA45 .
	Other Options: Housing, affordable housing, Mixed Use commercial and housing, or other use or mix of uses		
Site B6: Clyde Vale/Perry Vale	Preferred Option: Designation as Local Employment Location	No comments or objections were received	Proposed as Local Employment Location in the Further Options Report – Sites SA23 and 24 . Two small business estates were represented as two sites for clarity.
	Other Options: Housing, affordable housing, Mixed Use commercial and housing, or other use or mix of uses		
Site B7: Lewisham Way	Preferred Option: Designation as Local Employment Location	No comments or objections were received	Proposed as Local Employment Location Site SA14 in the Further Options Report. No alternative option was recommended.
	Other Options: Housing, affordable housing, Mixed Use commercial and housing, or other use or mix of uses		

Site Ref in Preferred Options Report May 2007	Options	Summary of Comments/Objections received	Outcome of Consultation including Recommended Option in the Site Allocations Further Options Report 2010
Site B8: Manor Lane	Preferred Option: Designation as Local Employment Location	No comments or objections were received	Recommend option as Local Employment Location in the Further Options Report – Site SA46 Manor Lane Local Employment Location. No alternative option was recommended.
	Other Options: Housing, affordable housing, Mixed Use commercial and housing, or other use or mix of uses		
Site B9: Stanton Square	Preferred Option: Designation as Local Employment Location	No comments or objections were received	Recommended Proposed as Local Employment Location in the Further Options Report – Site SA47 Stanton Square Local Employment Location. No alternative option was recommended,
	Other Options: Housing, affordable housing, Mixed Use commercial and housing, or other use or mix of uses.		
Site B10: Willow Way	Preferred Option: Designation as Local Employment Location	No comments or objections were received	Proposed as Local Employment Location in the Further Options Report Site SA48 . No alternative option was recommended,
	Other Options: Housing, affordable housing, Mixed Use commercial and housing, or other use or mix of uses.		
Site B11: Worsley Bridge Road	Preferred Option: Designation as Local Employment Location	No comments or objections were received.	Proposed as Local Employment Location Site SA49 in the Further Options Report. No alternative option was recommended,
	Other Options: Housing, affordable housing, Mixed Use commercial and housing, or other use or mix of uses.		
Site B11: Malham Road	Preferred Option: Designation as Local Employment Location	No comments or objections were received.	Proposed as Site SA50 Malham Road Local Employment Location in the Further Options Report. The recommended option was for Local Employment Location – retention of offices, warehouses and workshops (Class B uses) and no alternative option was recommended.
	Other Options: Housing, affordable housing, Mixed Use commercial and housing, or other use or mix of uses.		
Site: B12: Goodwood Road	Preferred Option: Allow for a mix of uses including employment uses and town centre uses	No comments or objections were received.	Not put forward as a Local Employment Location in the Further Options Report as residential (hostel) development has already taken place over a substantial proportion of the site and it no longer represents a coherent area in employment use. The remaining employment uses would be protected by Core Strategy Policy 5 'Other
	Other Options: Retain employment uses on sites (Local Employment Location), or housing or affordable housing or a mixed of		

Site Ref in Preferred Options Report May 2007	Options	Summary of Comments/Objections received	Outcome of Consultation including Recommended Option in the Site Allocations Further Options Report 2010
	housing and commercial uses.		Employment Locations'.
Mixed Use Employment Locations			
Site C1 Arklow Road/ Childers Street :	<p>Preferred Option Mixed Use Employment Location – Redevelopment for a mix of uses including employment, housing and new affordable business space</p> <p>Other Options: Retention in Employment Use (Defined Employment Areas), or other mixed or employment, live/work/housing, or housing and community facility. Part of the site was suggested for a mixture of light industrial/office and affordable housing.</p>	<p>Three responses were received from developers were made that the policy for the site did not adequately reflect the regeneration potential of the site, and that each built element of the mixed use site should be considered on an individual basis.. The GLA commented that the mixed use designation was not in accordance with the London Plan which allocated the site as a Strategic Industrial Location. This objection was withdrawn in the light of the evidence in the Lewisham Employment Land study.</p>	<p>Carried forward as Site SA8 Childers Street and Arklow Road Mixed Use Employment Location in the Site Allocations Further Options Document. The Council's Recommended Option was for B1 (light industrial/office) with housing.</p>
Site C2: Oxestalls Road:	<p>Preferred Option Mixed Use Employment Location: Defined Employment Area not retained and redevelopment for a mix of uses (employment, housing, community use)</p> <p>Other Options: retention in Employment Use, use a criteria based approach for judging</p>	<p>A community group made detailed comments on the policy and facts presented for this site, and that several valuable local businesses would need to disappear. The landowner of a substantial portion of the site supported the preferred option. The GLA objected that a mixed use proposal would not be in conformity with the London Plan as the site was considered to be in the Surrey Canal Road Strategic Industrial Location. This objection was subsequently withdrawn when the Lewisham Employment Land Study was published.</p>	<p>This site was included in the Core Strategy as a Mixed Use Employment Location and Strategic Site Allocation 4 due to its size and contribution to achieving the regeneration aims of the Core Strategy. More discussion of the site in the Further Options Report was not considered necessary.</p>

Site Ref in Preferred Options Report May 2007	Options	Summary of Comments/Objections received	Outcome of Consultation including Recommended Option in the Site Allocations Further Options Report 2010
Site C3: Plough Way:	Preferred Option: Mixed Use Employment Location	Two comments supported the proposed designation making comments also about the detail of the site and the proportion of residential development that might be allowed. A Community group commented that the possibility of affordable business start up units should not be excluded, and that the site should be retained for employment or for a new secondary school.	Inclusion of the Site as a Mixed Use Employment Location and Strategic Site Allocation in the Core Strategy due to the strategic size of the site and its contribution to the regeneration strategy for the borough (Strategic Site Allocation 5). More discussion of the site in the Further Options Report was not considered necessary.
	Other Options: Retain sites employment use, remove protection from business uses, or housing or affordable housing, and a mixed redevelopment of part of the Plough Way site at 19 Yeoman Street		
Site C4: Surrey Canal Road:	Preferred Option Mixed Use Employment Location: Various options and combinations of Mixed use development with residential uses (The site comprises Enterprise Industrial Estate Bolina Road, Millwall Football Stadium and associated grounds and buildings, warehouse/industrial buildings on Stockholm Road, Orion Business Centre, Excelsior Industrial Estate and Rollins Wharf)	Two potential developers made detailed representations in respect of this site, but supported the principle of the preferred option. The Greater London Authority (GLA) stated that the preferred option was not in conformity with the London Plan which designated these sites as part of the Surrey Canal Strategic Industrial Location. The GLA's objection was withdrawn following the publication of the Lewisham Employment Land Study.	The site was included in the Core Strategy as Strategic Site Allocation 3 Surrey Canal Triangle and Mixed Use Employment Location. The site allocation reflected comments on the site and proposed a new 'destination' development capitalising on the opportunities represented by the football stadium with a high density mixed use development.
	Other Options: Inclusion of the entire site within the Surrey Canal Strategic Industrial Location, and or Waste Management uses on these sites.		
Site C5: Grinstead Road:	Preferred Option: Mixed Use Employment Location – mixed use housing and commercial development.	The Greater London Authority objected to the release of this site from designation as a Strategic Industrial Location. This objection was withdrawn following the publication of the Lewisham Employment Land Study. Two	Included as Site SA 9 Grinstead Road Mixed Use Employment Location with recommended option for a range of B Class uses and residential. The Council's alternative recommended option was for retention as Strategic Industrial Location.
	Other Options: Inclusion in the Surrey Canal Strategic Employment Location		

Site Ref in Preferred Options Report May 2007	Options	Summary of Comments/Objections received	Outcome of Consultation including Recommended Option in the Site Allocations Further Options Report 2010
	(renamed later as Surrey Canal Road Strategic Industrial Location)	developers supported the option of a Mixed Use Employment Location.	
Site C6: Convoys Wharf	<p>Preferred Option: Mixed Use Employment Location: development for a mix of uses including residential, employment space, wharf and moorings, retail, restaurants and bars, cultural, community and leisure uses</p> <p>Other Options: No other options were presented at the time of the Preferred Options document as the Preferred Option related to an application for outline planning permission which had been referred to the Mayor of London as part of the normal process for a development of this size.</p>	Port of London Authority objected to the Preferred Option for a mixed use designation of the site. The policy tests from the London Plan on safeguarded Wharves should be incorporated. A local resident commented that other river related uses should take priority over other uses.	Due to the size of the site and its strategic implications this site was carried forward into the Core Strategy as a Mixed Use Employment Location and Strategic Site Allocation, in line with the regeneration aims of the Core Strategy. (Strategic Site Allocation 2 and Mixed Use Employment Location)
Site C7: Sun & Kent Wharf	<p>Preferred Option: Mixed Use Employment Location with mixed use commercial and residential and promotion of cultural activities and industries</p> <p>Other Options: Housing.</p>	No responses were received	Inclusion in Further Options Site Allocations document, Site SA10 . Council's recommended option for the site is designation as a Mixed Use Employment Location for employment uses including creative industries, office, workshops and residential. The recommended alternative option was retention in employment use.
Deptford Creek Opportunity Area	<p>Preferred Option: Area should show Convoys Wharf, Deptford High Street and the Creekside area</p> <p>Other Options: Minimum Area including Convoys Wharf only, or medium area</p>	No comments were received	It was considered that this designation was appropriately shown in the London Plan rather than in Local Development Documents.

New Sites suggested during at the Preferred Options Report Stage		
Site Reference in Preferred Options Report	Council's Recommended Option	Council's Alternative Option
Site SA 11 Thanet Wharf Mixed Use Employment Location Copperas Street	Designate as a Mixed use Employment Location for a range of business (B1) employment uses, including provision for cultural and creative industries and housing.	No alternative options were recommended.
Site SA 22 Leegate Centre	Retail led mixed use including housing, offices and hotel	Retain as existing – retail, residential and offices
Site SA 41 Former Green Man Public House, 355 – 357 Bromley Road	Housing	Commercial or retail and community space at the ground floor with residential to the upper floors
Site SA 42 Former Tiger's Head Public House, 350 Bromley Road	Housing	No recommended alternative option was presented.
Site SA44 The Former Courts Site, 335-337 Bromley Road	Mixed use incorporating housing and retail	Commercial or retail uses at ground floor including a pharmacy and a community use with catering facilities; residential on upper floors
Site SA 52 Former Watergate School, Church Grove Ladywell	Gypsies and Travellers site to encompass five pitches, each with an amenity block, external area, and areas for both static and travelling caravans as well as a car parking space.	No recommended alternative option was presented.
Sites of Importance to Nature Conservation (SINC)	A number of amendments and additions to the Sites of Importance to Nature Conservation were put forward arising from a review of the sites conducted by the Greater London Authority in 2006.	

5. Site Allocations Further Options Consultation (2010) (Regulation 25)

5.1 Introduction

This section gives details on the public consultation undertaken for the Site Allocations Further Options Report and Sustainability Appraisal. This followed advice from the Government Office for London on the Preferred Options Report as discussed in para. 4.4 The Site Allocations Further Options Report built on the Issues and Options and the Preferred Options stage. It showed the possible options and content that the Council could develop and include as part of the publication version of the Site Allocations DPD. The purpose of the Site Allocations Further options report was to ensure that all stakeholders and members of the public had the opportunity to not only comment in detail on what options should or could be taken forward but also on any alternative options. Each option was open to comments and all representations received were considered and reviewed in preparing the Site Allocations Proposed Submission Version.

5.2 Consultation Process

The consultation undertaken involved the following:

- The documents were placed online on an internet based consultation portal (<http://consult.gov.uk/portal>) and it was possible as a result to comment on the documents on line as well as by other means such as a printed form or by letter.
- The Planning Service consultation database (see Appendix 1) was used to send consultation letters to 1700 individuals, community groups, and other stakeholders including other public and statutory bodies and the specific consultation bodies.
- An email was sent to those on the consultation database
- A Planning Newsletter was produced which was circulated to all addresses on the database as above
- Planning Officers undertook consultation directly by offering to meet developers landowners and community groups. Two meetings took place detailed below.
- Full hard copies of all documents were held at the Councils' planning offices and all libraries in the borough.

Action	When
<ul style="list-style-type: none"> • Consultation letter (Appendix 5) • Newspaper notice (Appendix 5) • Planning Newsletter Issue 10 (as listed in Appendix 6) • CD-ROM 	25 th October 2010 to 6 th December 2010
Newspaper Notice (South London Press)	22 nd October 2010
The document was available for comment on line (interactive consultation portal)	25 th October 2010 to 6 th December 2010
Meeting with Federation of Conservation and Amenity Societies (FOCAS)	22 nd November 2010
Meeting with Site Owner of Ref; SA26 Coulgate Street	16 th December 2010

5.3 Summary of Consultation Results for Site Allocations Further Options Report 2010

119 individual comments were received from 20 respondents. The questionnaire was not couched in terms of supporting comments or objections, but instead requested comments, corrections, constraints and barriers, and suggestions for new sites. Comments on the Sustainability Appraisal were also requested.

General Comments

The Greater London Authority made the general comment that the document proposes positive policy options that would effectively implement the London Plan and provide managed growth. They commented that the document is in general conformity with the London Plan.

The GLA commented that existing heating and cooling networks supplied by decentralised energy, and new ones should be identified and safeguarded. The Council commented that there were no existing networks in the borough, but that the Core Strategy and recent work with applicants for large schemes would seek to maximise opportunities.

The GLA also offered recommendations for improvement which are noted against the individual sites below.

Thames Water commented that there was no site allocated to allow the construction of the Thames Tunnel. The Council considered that this allocation would be inappropriate as a separate public consultation exercise on a potential site was still ongoing. They also

commented that they were unable to clearly determine the infrastructure needs of the developments proposed and welcomed the opportunity to work closely with Lewisham (and neighbouring councils) to better understand the potential impact on the waste and water infrastructure. They requested various amendments to the introductory section of the document which were added. Detailed comments were provided on the sites.

English Heritage welcomed the Council's commitment to addressing gaps in the evidence base for the borough particularly the Lewisham Character study, but that it had not been used to inform the suitability of the sites in the draft Site Allocations document. They expressed doubts as to how thorough the assessment of the site capacity to accommodate change in respect of heritage assets. They considered that for sites where it was possible to draw on the heritage of the borough opportunities should be taken to capitalise on the social, cultural and economic benefits of heritage assets and be used to assist in developing a sense of place. They considered that a map could be provided showing the location of heritage assets to enable them to understand how the sites fitted in with the Core Strategy policy framework.

English Heritage commented that more information should be included in the Site Allocations Document about the range of heritage assets that might be on these sites falling within the PPS 5 definition and a more thorough assessment of the site's capacity to accommodate change in respect of heritage assets using the Lewisham Characterisation and Tall Buildings Studies. They thought that it would be useful if the heritage assets were mapped in relation to the Regeneration and Growth Areas. The Council considered that reference to a range of heritage assets had been included in the Site Allocations document which would point to where further information for each site could be found. Changes had been made providing references to the Lewisham Character Study. In addition, each Site Allocations includes references to heritage assets that would require assessment as part of any planning application. Any applicant would also need to refer to the whole range of other policy documents including the Lewisham Core Strategy and the London Plan.

The Environment Agency commented generally that the Lewisham SFRA had been used to inform the site allocations in an appropriate way.

The Forest Hill Society commented that due to the shortage of primary school places over the next few years over the whole of Lewisham and a new primary school is being provided in the north of the borough, the remaining areas are likely to have a shortage of primary school places and this critical factor had not been addressed in the document. Additional sites needed to be found in the south of the borough either for new schools or for the expansion of existing schools.

The Council considered that a wider review of education provision was taking place and short term provision was being planned for outside of the Site Allocation DPD process.

The main comments relating to individual sites are summarised below. The complete set of consultation comments and responses can be found at <http://www.lewisham.gov.uk/myservices/planning/policy/LDF/site-allocations/Pages/further-options.aspx>

Site	Options	Summary of Comments/objections received	Outcome for the Pre-Submission DPD
SA1: New Cross Hospital Site, Avonley Road	1. 100% housing	Thames Water were concerned in relation to waste water and sewerage capacity for this site.	Option 1 was carried forward to the Proposed Submission DPD
	2. None		
SA2: Seager Buildings, Brookmill Road	1. Mixed use housing with employment/ commercial and community use	Thames Water expressed concerns regarding both water supply capacity and waste water services/ sewerage network capacity. Environment Agency commented that access to the adjacent watercourse should be provided for maintenance reasons.	Option 1 was carried forward to the Proposed Submission DPD
	2. None		
SA3: Giffin Street	1. Mixed use commercial/creative floorspace, relocation of Tidemill School, relocation of library, housing and community use (work/office space and community café)	Thames Water commented in relation to concerns re: water supply and waste water capacity/sewerage for this site.	Option 1 was carried forward to the Proposed Submission DP D
	2. None		
SA4: Octavius Street and Deptford Station	1. Mixed use commercial and housing; Station redevelopment and renovation of the Carriage Ramp	Thames Water had no concerns in relation to water supply or waste water for this site.	Option 1 was carried forward to the Proposed Submission DPD
	2. None		
SA5 Site between New Cross Station, 267 New Cross Road and 19-25 Goodwood Road	1. Mixed use retail, business and housing	Thames Water had concerns in relation to waste water services to this site.	Option 1 was carried forward to the Proposed Submission DPD.
	2. Mixed use retail and business		
SA6: New Cross Gate Retail Park/Sainsbury's Site, New Cross Road	1. Mixed use retail, housing, community facilities and a new station access and public space (station square)	Thames Water had concerns in relation to waste water services to this site.	Option 1 was carried forward to the Proposed Submission DPD.
	2. Mixed use retail and business		
SA7: NDC Centre, Kender Estate	1. Community uses at ground floor (including a doctors' surgery, library, gym, community hall,	Thames Water commented in relation to waste water services/sewerage capability for this site.	Option 1 was carried forward to the Proposed Submission DPD.

Site	Options	Summary of Comments/objections received	Outcome for the Pre-Submission DPD
	<p>café, crèche and public square) with residential above</p> <p>2. None</p>		
SA8: Childers and Arklow Road MEL	<p>1. Designate as a Mixed Use Employment Location (MEL) incorporating employment (B1 Use Classes industrial/offices) with housing</p> <p>2. Retain as existing employment use</p>	<p>Comments from the developers were received in support of the mixed Use allocation with requests to make the requirement for uses within the B Use Class more flexible, and also for the site which is in multiple ownership to be developed more flexibly. Thames Water commended in relation to concerns on Water supply and sewerage infrastructure.</p>	<p>Option 1 was carried forward to the Proposed Submission DPD. Site was split into 2: SA 8(a) Childers Street MEL and SA 8(b) Arklow Road MEL to promote flexibility of development. Requirement for B use Classes maintained in the context of a site in employment use.</p>
SA9: Grinstead Road MEL	<p>1. Designate as a Mixed Use Employment Location, comprising a range of Business (B class) uses and residential</p> <p>2. Retain as a Strategic Industrial Location</p>	<p>Thames Water commented in relation to waste water services/sewerage capability for this site. Environment Agency noted that the SFRA showed issues for flood risk for this development.</p>	<p>Option 1 was carried forward to the Proposed Submission DPD.</p>
SA10: Sun and Kent Wharf MEL	<p>1. Designate as a Mixed Use Employment Location comprising employment uses including creative industries, office, workshop development and housing</p> <p>2. Retain in employment use</p>	<p>Developers of Kent Wharf part of the site requested the removal of a requirement for a master plan for the whole site as a joint venture with adjacent owners was unlikely. Environment Agency commented that the enhanced river frontage would need to be retained in any development.</p>	<p>Option 1. carried forward to the Proposed Submission DPD. Request for no reference to a master plan not supported as based on good practice. The Environment Agency comment was included. N/A</p>
SA11: Thanet Wharf MEL	<p>1. Designate as a Mixed Use Employment Location providing a range of Business (B1) employment uses, including provision for cultural and creative industries and housing</p> <p>2. None</p>	<p>Environment Agency supported statements to protect and enhance the ecological value of the Creek.</p>	<p>Option 1 was carried forward to the Proposed Submission DPD</p>
SA12: Evelyn Street LEL	<p>1. Designate as a Local Employment Location to enable protection for B Use Class Employment</p>	<p>No comments received</p>	<p>Option 1 was carried forward to the Proposed Submission DPD.</p>

Site	Options	Summary of Comments/objections received	Outcome for the Pre-Submission DPD
	Uses 2. None		
SA13: Creekside LEL	1. Designate as a Local Employment Location which entails protection for B Use Class Employment Uses 2. None	Environment Agency commented in relation to proximity to creek and river wall requiring sensitive treatment and would seek riverside enhancements on the site. Landowner of the 2 and 3 Creekside used for open storage and parking, and church. Objects to LEL designation. Should be designated a residential led mixed use development with genuine employment potential.	Option 1 was carried forward to the Proposed Submission DPD. Area retains a strongly industrial character and is a centre for the creative industries.
SA14: Lewisham Way LEL	1. Designate as a Local Employment Location which entails protection for B Use Class Employment Uses 2. None	No comments were received.	Option 1 was carried forward to the Proposed Submission DPD.
SA15: Lewisham Bridge School Site, Elmira Street	Redevelopment of Primary School to cater for both primary and secondary education levels – ages 3 to 16.	No comments received	This option was carried forward to the Proposed Submission DPD.
SA16: Deptford Green School, Edward Street, Amersham Vale	Provide a new School (upper and lower) on Edward Street Annex, to include a small section of land at the north-east corner of Fordham Park. Redevelop Amersham Vale/upper school site for new public open space and residential.	Thames Water commented on concerns re water supply to the site.	Option 1 was carried forward to the Proposed Submission DP
SA17: East of Forest Hill Station, Waldram Place/Perry Vale	1. Mixed use retail, business/employment with housing 2. Business/employment	Transport for London commented that sites east and west of the station have been identified as a possible location for a terminal station for the Docklands Light Railway. If a housing option were to be pursued on the site then the DLR option will not be progressed.	Option 1 was carried forward to the Proposed Submission DPD. The Council considered that as the identification was a potential option and currently unfunded then it was not at the moment appropriate to include this forward in the DPD. Support for owner of the site for Option 1. Local amenity society commented on wording

Site	Options	Summary of Comments/objections received	Outcome for the Pre-Submission DPD
			allowing up to eight storeys for development on this site and that it should be reduced to six. The landowner requested the removal of the reference in order not to pre-empt the form of the development. Wording was changed to say that any development would need take to take account of the adjacent Conservation Area and the reference to a particular height was removed.
SA18: West of Forest Hill Railway Line	1. Mixed use retail, business/employment with housing	Transport for London commented that sites east and west of the station have been identified as a possible location for a terminal station for the Docklands Light Railway. If a housing option were to be pursued on the site then the DLR option will not be progressed.	Option 1 was carried forward to the Proposed Submission DPD. The Council considered that as the identification was a potential option and currently unfunded then it was not at the moment appropriate to include this forward in the DPD
	2. Business/employment		
SA19: Fairway House, Forest Hill	1. Mixed use retail, business/employment with housing	No comment was received	Option 1 was carried forward to the Proposed Submission DPD.
	2. Business/employment		
SA20: O'Rourke Transport/Sivyer Transport, 154-160 Sydenham Road	1. Mixed use employment with housing	Thames Water had no concerns re water supply or waste water/sewerage capacity.	Option 1 was carried forward to the Proposed Submission DPD.
	2. Retain as existing employment use		
SA21: 113-157 Sydenham Road	1. Mixed use retail, employment and housing	Thames Water commented that no water or sewerage infrastructure problems were envisaged.	Option 1 was carried forward to the Proposed Submission DPD.
	2. None		
SA22: Leegate Centre, Lee Green	1. Mixed use retail led with housing, offices and hotel	Thames Water had concerns about water supply capability but none in relation to waste water infrastructure. Site owners requested an amendment to the site boundary.	Option 1 was carried forward to the Proposed Submission DPD.
	2. Retain as existing - retail, residential and offices		
SA23: Clyde Vale LEL	1. Designate as Local Employment Location to offer	No comments were received.	Option 1 was carried forward to the Proposed Submission

Site	Options	Summary of Comments/objections received	Outcome for the Pre-Submission DPD
	<p>protection for B Use Class Employment Uses</p> <p>2. None</p>		DPD.
SA24 Perry Vale LEL	<p>1. Local Employment Location to offer Protection for B Use Class Employment Uses</p> <p>2. None</p>	No comments were received.	Option 1 was carried forward to the Proposed Submission DPD
SA25: Former Bell Green Gasworks	<p>1. Phase II: Mixed use business, industrial or warehouse, non-food retail units and associated garden centre restaurant and retention of Livesey Memorial Hall as a social club. Phase III: Mixed use residential and retail.</p> <p>2. Mixed use residential and commercial & use of Livesey Memorial Hall as a social club</p>	Support for recommended option from owner (National Grid)) Comment from Environment Agency that flood alleviation works might mean adaptations to the river channel adjacent to the site. Comment from the GLA that phases should be linked to ensure that redevelopment delivers residential with protection of the community use.	Option 1 was carried forward to the Proposed Submission DPD. The Council considered that phase III of the site had already started and that the community use was safeguarded by an s106.
SA26: Site at Coulgate Street,	<p>1. Mixed use retail and commercial on the ground floor with residential above and retention of Coulgate Street cottages (a row of early 19th century cottages)</p> <p>2. Housing 100%</p>	Thames Water were concerned about waste water services/sewerage network capacity in relation to this site. The site owner supported the option for the site.	Option 1 was carried forward to the Proposed Submission DPD. Proposal accords with the Hither Green Urban Design Framework and Development Strategy.
SA27: 6 Mantle Road	<p>1. Mixed use housing with commercial</p> <p>2. Housing 100%</p>	Thames Water expressed concerns in relation to waste water services and the sewerage network capacity. Site owner for 6 Mantle Road considered that a solely residential scheme would be most appropriate for this sites and that the site capacity should be raised from 20 to 35 residential units.	Option 1 was carried forward to the Proposed Submission DPD. Proposal accords with the Brockley Cross Urban design Framework and Development strategy. The site capacity figure of 20 is considered to be indicative and would not preclude a higher number of units.
SA28: 5 St. Norberts Road, Brockley Cross	<p>1. Mixed use commercial and housing</p> <p>2. Housing 100%</p>	No comments received	Option 1 was carried forward to the Proposed Submission DPD. Proposal accords with the Brockley Cross Urban design

Site	Options	Summary of Comments/objections received	Outcome for the Pre-Submission DPD
			Framework and Development strategy.
SA29: Site at 111 & 115 Endwell Road (Timber Yard and Community College)	1. Mixed use commercial/ employment uses to the ground floor with housing above	Thames Water commented about concerns with waste water services to this site.	Option 1 was carried forward to the Proposed Submission DPD.
	2. None		
SA30: 72 to 78 Nightingale Grove	1. Mixed use housing with business	Thames water commented on concerns regarding waste water/sewerage capacity.	Option 1 was carried forward to the Proposed Submission DPD.
	2. Retain as existing mixed use comprising commercial and industrial		
SA31: Nightingale Mews & adjoining works, 80-84 Nightingale Grove	1. Mixed use housing with business	Thames Water expressed concerns in relation to waste water services/sewerage network capacity.	Option 1 was carried forward to the Proposed Submission DPD. Proposal accords with the Hither Green Urban Design Framework and Development Strategy.
	2. Retain as existing mixed use comprising commercial and industrial		
SA32: Driving Test Centre, Nightingale Grove	1. Mixed use housing with business/employment	Thames Water commented on concerns about water supply and sewerage infrastructure.	Option 1 was carried forward to the Proposed Submission DPD. Proposal accords with the Hither Green Urban Design Framework and Development Strategy.
	2. Retain as existing commercial use		
SA33: 35 Nightingale Grove	1. Mixed use housing with business/employment	No comments were received in respect of this site.	Option 1 was carried forward to the Proposed Submission DPD.
	2. Retain as existing industrial use		
SA34: 37 to 43 Nightingale Grove	1. Housing with business/employment and retention of existing nursery facility	Thames Water expressed concerns in relation to sewerage network capacity.	Option 1 was carried forward to the Proposed Submission DPD. Proposal accords with the Hither Green Urban Design Framework and Development Strategy.
	2. Retain as existing mixed use industrial and nursery facility		
SA35: 9 Staplehurst Road and rear of Leahurst Road (former Plumb Trade Centre)	1. Mixed use commercial with housing	Thames Water raised concerns over waste water services/sewerage network capability.	Option 1 Carried forward to the Proposed Submission DPD
	2. None		

Site	Options	Summary of Comments/objections received	Outcome for the Pre-Submission DPD
SA36: Endwell Road LEL	1. Designate as Local Employment Location thereby protecting B Use Class Employment Uses 2. None	No comments were received	Carried forward to the Proposed Submission DPD
SA37: 16a Algernon Road	1. Housing 2. None	Thames Water raised no concerns re water supply or waste water capacity.	Option 1 was carried forward to the Proposed Submission DPD
SA38 Former United Dairies Depot, Baring Road,	1. Housing 2. Mixed use housing, employment and community use	Site owner welcomed both options for redevelopment but considered that the proposed capacity of the site for 44 housing units was too low. Thames Water had no concerns re water supply or waste water/sewerage capacity.	Option 1 for housing carried forward to the Proposed Submission DPD. Site in residential area considered suitable for housing. Noted that the housing capacity is indicative only and based on the Strategic Housing Land Assessment.
SA39: Tyson Road (rear of Christian Fellowship Centre)	1. Housing 2. Housing and provision of open space	Thames Water had no concerns re water supply or waste water/sewerage capacity. Local resident objected to the development of the site for flats	Option 1 was carried forward to the Proposed Submission DPD.. A housing scheme was granted planning permission on appeal.
SA40: 120, 122s, 136a Tanners Hill	1. Housing 2. None	Thames Water raised no concerns re water supply or waste water capacity.	Option 1 was carried forward to the Proposed Submission DPD
SA41: Former Green Man Public House, 355- 357 Bromley Road	1. Housing 2. Commercial or retail and community space at the ground floor, residential to upper floors	Thames Water raised concerns about waste/water/sewerage infrastructure. The GLA commented re a lack of community provision in this area which could be included on this site. The site owner commented that the Bromley Road/ Southend Village SPD supported ground floor commercial or retail with a community space with residential above and that this was the most appropriate use.	Option 2 was carried forward to the Proposed Submission DPD. the proposal would be in accord with the Bromley Road Supplementary Planning Document. Although no shortfall in community use was identified in the SPD this option does include a community use
SA42: Former Tiger's Head Public House, 350 Bromley Road	1. Housing 2. None	Thames Water commented over concerns about waste water/sewerage capacity for this site. Environment Agency commented that the river in culverts on site should retain the potential to be de-culverted. The GLA commented re a lack of community provision in this area	Option 1 was carried forward to the Proposed Submission DPD. The proposal accords with the Bromley Road Supplementary Planning Document which identified no

Site	Options	Summary of Comments/objections received	Outcome for the Pre-Submission DPD
		which could be included on this site.	shortfall in community uses in the area.
SA43: Somerville Adventure Playground, Queens Road,	1. Mixed use housing, community and retail uses	Thames Water were concerned about waste water/sewerage capacity for this site.	The site is not being carried forward as it is unlikely to be developed in the lifetime of the DPD.
	2. None		
SA44: Former Courts Site, 335-357 Bromley Road	1. Mixed use incorporating housing and retail	Thames Water commented that there were concerns on water supply and sewerage infrastructure for this site. The GLA commented re a lack of community provision in this area which could be included on this site.	Option 1 was carried forward to the Proposed Submission DPD. The proposal accords with the Bromley Road Supplementary Planning Document which identified no shortfall in community uses in the area.
	2. Commercial or retail uses at ground floor, including a pharmacy and a community use with catering facilities; residential at upper floors.		
SA45: Blackheath LEL	1. Designate as Local Employment Location enabling protection of B Use Class employment uses	No comments received	Option 1 was carried forward to the Proposed Submission DPD
	2. None		
SA46: Manor Lane LEL	1. Designate as Local Employment Location enabling protection of B Use Class employment uses	Environment Agency commented about culverted River Quaggy on the western edge of the estate.	Option 1 was carried forward to the Proposed Submission DPD
	2. None		
SA47: Stanton Square LEL	1. Designate as Local Employment Location	No comments received..	Option 1 was carried forward to the Proposed Submission DPD
	2. None		
SA48: Willow Way LEL	1. Local Employment Location - Protection of B Use Class employment uses	Comments from local amenity society that the council depot area forming part of the site should be brought forward for redevelopment for mixed use housing and employment.	Option 1 was carried forward to the Proposed Submission DPD. The depot area provides a site which could be used for a new depot occupier and was included in the Core Strategy.
	2. None		
SA49: Worsley Bridge LEL	1. Local Employment Location - protection of Class B Use	No comments received	Option 1 was carried forward to the Proposed Submission DPD
	2. None		
SA50: Malham Road LEL	1. Local Employment Location – retention of offices, warehouses and workshops (Class B	No comments received	Options 1 was carried forward to the Proposed Submission DPD

Site	Options	Summary of Comments/objections received	Outcome for the Pre-Submission DPD
	Uses)		
SA51: Bonus Pastor Catholic College	Retain education uses and as existing	No comments received	Option carried forward to the Proposed Submission DPD
SA52: Former Watergate School	Gypsies and Travellers site to encompass five pitches, each comprising an amenity block, external area and areas for both static and travelling caravans as well as a car parking space	Thames Water raised no concerns re water supply or waste water capacity. Environment Agency commented that an access to the adjacent river would need to be provided. The GLA noted that a site had been provided.	This site was not carried forward to the proposed submission DPD. A further separate consultation exercise was undertaken which revealed that the site would not be accessible to larger lorries and caravans allowed under new legislation. A further site identification exercise will be carried out separate from the preparation of the Site Allocations DPD.
Sites of Importance to Nature Conservation (SINC)	A number of amendments and additions to the Sites of Importance to Nature Conservation were put forward arising from a review of the sites conducted by the Greater London Authority in 2006.	Network Rail commented that the following sites were required for railside access and for various reasons should not be designated as SINC: Site 9: St Johns to Lewisham railsides Site 10; Lewisham Railway Triangles Site 11: Hither Green railsides Site 12: Hither Green sidings Site 13: New Cross / New Cross Gate railsides Site A Planning Consultancy CA planning commented that Site 11 does not merit SINC status and would be suitable for an extended area of equestrian uses or housing or some other form of sustainable development. The GLA commented that the sites are based on their 2006 study of the borough and are in conformity with the London Plan.	All these sites were carried forward into the Proposed Submission DPD. All the designations were considered to be consistent with the treatment of other railway land in the borough, are based on GLA recommendations, and do not prevent operational development.
Safeguarded Waste Sites	These sites address the GLA's waste apportionment requirements.	Environment Agency commented that the impacts on local residents should be considered when considering increasing waste activities in proximity to residents or housing developments. The GLA stated that all waste sites in the borough should be protected and provided a list.	These Sites were carried forward into the Proposed Submission DPD. The Council considered that the waste sites allocated in the DPD and in the Core Strategy

New / Further Suggestions for Sites		
Site	Comments	Outcome in Submission Document
202-210 Bromley Road	Owner of site requested that this site should be allocated for mixed use development, as the buildings were in need of refurbishment and the potential regeneration benefits of a new development at a prominent location. This would require removal of the site from the Bromley Road Strategic Industrial Location.	This site was not included in the Proposed Submission DPD. The site was already designated as Strategic Industrial Location in the Adopted Core Strategy.
Sites at Hither Green Site 1 land to the east of Heather Close and Site 2 land to the rear of Hospital Way	Lewisham Hospitals NHS Trust stated that these sites had potential for development proposals during the lifetime of the plan and should be included in the Site Allocations DPD.	These sites were not included in the Proposed Submission DPD as they are currently unavailable for development. It was considered that the sites could come forward as windfall sites at a later date.
Blackheath Delivery Office, 41 Blackheath Grove	Royal Mail Group Ltd requested the inclusion of this site in the site allocations DPD for residential-led mixed use development supported by requirement to re-provide the facility elsewhere.	This site was not included in the Proposed Submission DPD as it is currently unavailable for development. It was considered that the site could come forward as a windfall site at a later date.
Brockley Police Station and Sydenham Police Station.	Metropolitan Police Authority proposed the inclusion of two sites proposed for residential led mixed-use development.	These sites were not included in the Proposed Submission DPD as they are currently unavailable for development. It was considered that the sites could come forward as windfall sites at a later date.
Greenvale School and site of Shackleton House	This sites could provide an additional education site.	This site was not carried forward into the Proposed Submission Document. The Council considered that a wider review of education provision was taking place and short term provision was being planned for outside of the Site Allocation DPD process.
Land to the r/o 39-49 Marsala Road, SE13	Suggestion from a local resident for designating this site as a SINC.	This designation was not carried forward into Proposed Submission Document, as SINCS are reviewed, agreed and up-dated in collaboration with the GLA. This site could be looked at as part of the next up-date.

6. Site Allocations Proposed Submission Consultation (March 2012)

6.1 Introduction

This section gives details on the public consultation undertaken for the Site Allocations Proposed Submission Report and Sustainability Appraisal. The previous rounds of consultation asked the community and other stakeholders to consider options and alternatives. The Council considered the feedback at these previous stages and accordingly prepared the Proposed Submission version for comment.

At this consultation stage the Council was inviting comments on what it considered to be the substantially final version of the document. Planning regulations at this stage mean that the

Council can only consider comments on the ‘soundness’ or legal compliance of the document. Generally a document is considered ‘sound’ if:

- the findings of the supporting studies (called the ‘evidence base’) justify the contents and intentions of the document
- the objectives contained in the document can be delivered
- the document is flexible enough to enable it to deal with changing circumstances
- the document can be monitored, and
- it is consistent with national and London planning policy.

The National Planning Policy Framework (NPPF), published 27 March 2012, adds an additional test of ‘soundness’ which relates to whether or not the plan is ‘positively prepared’. This introduces a requirement for the plan to be prepared, based on a strategy, to meet development and infrastructure requirements.

Representations were required to specify why the Site Allocations LP was or was not considered to be ‘sound’ and provide evidence in support. Comments on legal compliance were also invited and in both cases suggestions for changes that would make the document sound or legally compliant were invited. Consultation commenced on the Site Allocations LP prior to the publication of the NPPF and therefore representations were not invited on the additional, ‘positively prepared’, test of soundness and no responses were received on this issue.

6.2 Consultation Process

The consultation undertaken involved the following:

- All individuals and groups on the planning consultation database, including all specific consultation bodies listed in Appendix 1 were notified by letter of the consultation event.
- An email was sent to those on the consultation database who provided an email address notifying them of the consultation event.
- The consultation documents were made available on the Council’s website, with hard copies available at the Planning Information Desk in Laurence House, and in all libraries in the borough (CD copy only in smaller libraries).
- It was possible to view and respond to this consultation by using an internet based consultation portal (Objective) intended to make responding to the consultation document more attractive and user-friendly.

The following table highlights the key methods of consultation and the dates on which the events took place:

Method of consultation	Date
Letters/e-mail to Specific Consultation Bodies held on consultation database	9 Mar 2012
Letters/e-mail to General Consultation Bodies and Other Consultees held on the database (including those individuals/organisations that have commented on earlier documents)	9 Mar 2012
Local Press Advert	9 Mar 2012

Method of consultation	Date
Online and paper-based response form, including online questionnaire	12 Mar 2012 – 23 Apr 2012
Full hard copy documents held at council's planning offices and all libraries	12 Mar 2012 – 23 Apr 2012

A copy of the covering letter and newspaper notice from the South London Press is included as Appendix 6.

A web link to the consultation documents is provided below.

http://lewisham-consult.objective.co.uk/portal/planning_policy/site_alloc_sub

6.3 Summary of Consultation Results for Site Allocations Proposed Submission Report 2012

A total of 16 individual respondents made 78 detailed comments on the Site Allocations LP proposed submission version.

Of these detailed comments:

- 11 respondents stated that the Site Allocations LP was 'unsound' for various reasons.
- 2 respondents stated that the Site Allocations LP was 'sound'.
- Other respondents did not specifically state that the Site Allocations LP was 'sound' or 'unsound'.
- 2 respondents stated that the Site Allocations LP was legally compliant
- 11 respondents did not comment on whether or not the Site Allocations LP legal compliance
- 3 respondents stated that the Site Allocations was not legally compliant
- 3 respondents stated that they wished to be heard at the Examination in Public

A general summary of what are considered to be the most significant issues raised in relation to the Core Strategy is given below. The full text of the consultation responses and how the Council has responded to them may be found at:

<http://www.lewisham.gov.uk/myservices/planning/policy/LDF/site-allocations/Pages/default.aspx>.

Representation	Officer response proposed
Representations made by Government bodies and statutory undertakers	
<p>Thames Water Request inclusion of a paragraph stating that developers will be required to demonstrate adequate water supply, waste water capacity and surface water drainage is available on site.</p> <p>Site specific comments relating to water and waste water capabilities on individual sites.</p>	<p>Paragraph 1.28 already details this requirement. Officers recommend that text is added in relation to the separation of foul and surface flows.</p> <p>Changes are recommended for clarity in relation to each site allocation identified. Officers agree that these site specific</p>

Representation	Officer response proposed
	comments should be updated to reflect the current situation.
<p>Natural England Welcomes new SINC's and extensions to existing SINC's</p>	Noted
<p>Royal Mail Request inclusion of a new site, Blackheath Post Office, as an allocated site for residential or residential led mixed-use development, provided that Royal Mail's operations are relocated elsewhere.</p>	This site was not included as an allocated site as the post office is operational and therefore the site is currently unavailable for development within the lifespan of the Site Allocations LP. Officers consider that the site could come forward as a windfall site at a later date.
<p>TfL Planning Requested reference to future transport projects and TfL inclusion in the design of any changes to station entrances and bus stop interchanges.</p> <p>For sites adjacent to the London Overground, the design of schemes should take account of noise and other disturbance from the railway and should comply with London Overground's infrastructure protection requirements.</p> <p>Transport uses should be included as an appropriate use on sites allocated as Local Employment Locations.</p> <p>Proposals for Bell Green (Site SA25), as an out of centre retail park, should seek to reduce car dependency, improve public transport, cycling and walking access and promote more sustainable forms of development.</p> <p>A review and update to SINC designations is requested (SINC 13 New Cross and New Cross Gate Railsides and Southern End of Bridgehouse Meadows)</p>	<p>Reference to future transport projects and TfL's involvement in transport design aspects is recommended.</p> <p>Reference to impacts arising from the railway and reference to infrastructure protection requirements is recommended.</p> <p>Local Employment Locations are established employment locations with established uses. Allocation as a LEL does not preclude transport uses coming forward. Local Employment Locations are established employment locations with established uses. Allocation as a LEL does not preclude transport uses coming forward.</p> <p>Reference to sustainable forms of transport is recommended.</p> <p>Officers acknowledge that ideally reviews of SINC designations should take place at least every ten years. The last review was undertaken in 2006 and therefore officers realise the importance of programming in a</p>

Representation	Officer response proposed
<p>Permanent development of the land at Silwood Triangle is yet to take place. The site should continue to be allocated for mixed railway operations, transport, waste and B1, B2 and B8 uses</p>	<p>review by 2016.</p> <p>This site has been included within the Surrey Canal Road Strategic Industrial Location in the adopted Core Strategy in general conformity with the London Plan. This designation protects this site for B1, B2, B8, appropriate sui generis uses and activities that support the continued functioning of London as a whole such as waste management, transport and utilities and uses that require 24 hour functioning. Although the uses currently on site may be temporary it is considered that the SIL designation meet the requirements of TfL planning for this site, and a specific site allocation is not necessary.</p>
<p>TfL Property No comments</p>	<p>No comment</p>
<p>English Heritage Proposals should be informed through an understanding of the site's historic significance and reference to Deptford Creekside Conservation Area should be made in supporting text.</p>	<p>Reference to an understanding of the site and area's historic significance and the Deptford Creekside Conservation Area is recommended.</p>
<p>Metropolitan Police Proposed inclusion of Brockley Police Station and Sydenham Police Station as allocated sites for residential led mixed use development.</p>	<p>These sites were not included as allocated sites as the police stations are operational and therefore the sites are currently unavailable for development within the lifespan of the Site Allocations LP. Officers considered that the sites could come forward as windfall sites at a later date.</p>
<p>Environment Agency General comments in support</p>	<p>Noted</p>
<p>Highways Agency No comments</p>	<p>No comment</p>
<p>Coal Authority No comments</p>	<p>No comment</p>
<p>Port of London Authority For sites SA10 Sun and Kent Wharf and SA11 Thanet Wharf, reference should be made to London Plan Policy 7.26 and minimising the impact of any development on the safeguarded Brewery Wharf.</p>	<p>It is recommended that reference to the London Plan and Brewery Wharf is included.</p>

Representation	Officer response proposed
<p>Clarify what waterside access and environmental improvements are proposed. These should reflect the public right to navigate.</p>	<p>No changes are proposed in relation to access arrangements or environmental improvements. Reference to maintaining the public right to navigate is recommended.</p> <p>Details regarding the nature and form of access / environmental improvements will be submitted and decided with a planning application. Core Strategy policies CS12 and CS14 support a walking and cycling route in this location and Waterlink Way runs along the eastern boundary of the site, adjacent to the Creek.</p>
<p>Representations made by landowners and developers</p>	
<p>Milton BVI Group Question whether the distinction between Mixed Use housing sites and Mixed Use employment locations is necessary.</p> <p>For site SA10: Sun and Kent Wharf, greater clarity should be provided on what is required with the development of a specific site within the wider allocation. For example, should the creative industries in the Cockpit Arts building be retained within that specific building?</p> <p>Individual sites within the SA10 allocation need not come forward at the same time and should not be expected to. This should be clear as part of the masterplan for the area.</p> <p>Development of the SA10 site should be prioritised over other considerations</p>	<p>The re-provision of employment uses, particularly B class uses on MELs is a key component of the release of land previously allocated as a SIL and is supported by the Lewisham Employment Land Study. Good quality business development on the MELs is key to achieving these regeneration goals in the area. The mixed use housing sites are not located on land released from SIL and therefore often do not, and have not, contained employment uses. A wider mix of uses on the mixed use housing sites is considered appropriate.</p> <p>The site and any uses should be considered in totality. The location of uses will be considered as part of the planning application process.</p> <p>It is recommended that reference to phased development is included.</p> <p>Viability and delivery issues are important matters that will be considered as part of a</p>

Representation	Officer response proposed
that may affect viability and deliverability (such as land contamination, flooding, 50% affordable housing, Lewisham / Mayor's CIL).	planning application
<p>CA Planning</p> <p>No evidence that the Hither Green Sidings (SINC 12) is of importance for nature conservation and should not be designated as a SINC.</p>	<p>In February 2006 the Greater London Authority carried out a survey across the borough of all Sites of Importance for Nature Conservation. The survey recorded a range of trees and shrubs as well as amphibians and bird species. Officers consider this survey shows the importance of the site and designation is appropriate.</p>
<p>Tibbalds Planning (Workspace Group PLC)</p> <p>Feasibility work demonstrates that retention of site SA13: Creekside in wholly employment uses will not secure the site's future as an employment location. A wider mix of uses, including housing, is required to support an economically viable redevelopment.</p> <p>The inclusion of the site as a location for employment uses only will not secure long term sustainable economic growth, will not allow the flexibility and adaptability required to respond to the needs and demands of the creative sector. The employment designation is not deliverable and places an unnecessary constraint on the landowner.</p>	<p>The Core Strategy Spatial Policy 2 supports the retention of Local Employment Locations and specifies that in the case of Lower Creekside this is to ensure the retention of the creative industries. The retention of the Local Employment Locations is supported by the recommendations of the Lewisham Employment Land Study.</p>
<p>Planning Perspectives (Kier Property)</p> <p>The state of the market makes delivery of the indicative business/industrial floorspace unlikely. The allocation should be changed to be more flexible and reflect the latest planning application.</p>	<p>The Core Strategy sets out the maximum retail and non food retail floorspace. Any proposed changes to floorspaces will be considered as part of the planning application process. This is supported by the Lewisham Retail Capacity Study, November 2009.</p>
Representations made by individuals	
Concerns that Site SA39 at Tyson Road has significant local environmental	Development of this site has planning permission (granted on appeal, Ref

Representation	Officer response proposed
value and this value should be reassessed.	C5690/A/09/2114438). If this permission is not implemented a new application would be required that assessed all impacts of the proposed scheme.

7. Sustainability Appraisal

The Sustainability Appraisal consultations after the initial Scoping Report stage were conducted simultaneously with the Preferred Options (2007) and Further Options (2010) consultation processes.

As the Site Allocations Document was subsequently split from the Development Management Document a new initial scoping report was produced at the Further Options Stage in 2010.

Comments on the initial scoping report were received from Natural England, and the Environment Agency. Natural England commented briefly in relation to the wording of Sustainability Objectives, 5, 8 and 10 and suggested additional indicators.

The Environment Agency commented on flood risk, water resources, land contamination and biodiversity. They considered that flood risk, and the restoration and enhancement of the borough's rivers needed to be given more weight in the document. They also considered that locations should be identified where there is a risk that sewage treatment works will be unable to treat the sewage from new housing, in terms of requirement for new infrastructure, where housing growth might need to be restricted, and places needing further assessment.

The Site Allocations Proposed Submission Version Sustainability Appraisal was independently reviewed by Mouchel Limited, and at all decision making stages from scoping to pre-submission was presented to Mayor and Cabinet and Full Council for consideration. English Heritage, Natural England and the Environment Agency commented on the Sustainability Appraisal at this stage and a summary of each consultation response along with how the comment was addressed can be found in Appendix 7 of the Sustainability Appraisal document.

The Site Allocations Proposed Submission Version Sustainability Appraisal was consulted on alongside the Site Allocations Proposed Submission document in March-April 2012. No representations were received in objection or raising any issues in relation to the Sustainability Appraisal. Two representations on the Sustainability Appraisal were received, one from the Environment Agency noting that the findings of the Sustainability Appraisal were reflected in the Site Allocations document and one from English Heritage stating that they had no further comments.

8. Equalities Analysis Assessment

The Site Allocations Equalities Analysis Assessment (EAA) examines an existing or proposed policy, strategy, function, project or activity to identify what its implementation may have on different groups in the community. An EAA was prepared in conjunction with the Proposed Submission Document and was put forward for consultation at the same time . It is available on the following link

<http://www.lewisham.gov.uk/myserVICES/planning/policy/LDF/site-allocations/Pages/default.aspx>.

The EAA updates the assessment previously conducted for the Core Strategy in relation to new equalities groups identified by the Equalities and Human Rights Commission, and provides an update on the equalities action plan.

Appendix 1 Consultation bodies

Specific Consultation Bodies

British Gas Properties
CABE
Centre for Ecology and Hydrology
Civil Aviation Authority
Corporation of London)
Crown Estate Commissioners
Defence Estates (South East & Germany)
Department for Communities and Local Government
Department for Education and Skills
Department for Environment, Food and Rural Affairs
Director of Asset Management and Utilisation Metropolitan Police Service
Director of Public Health Lewisham PCT
Disability Rights Commission
English Heritage
Environment Agency
Equal Opportunities Commission
Equality & Human Rights Commission
Government Office for London (fao Alison Fairhurst)
Greater London Authority (Head of Planning Decisions)
Health & Safety Executive London
Highways Agency
HM Prison Service Headquarters
L B Bromley
L B Croydon
L B Greenwich
L B Lambeth
L B Southwark
L B Tower Hamlets
LDA Olympic Legacy Directorate
Learning and Skills Council
Lewisham Fire Station
Local Strategic Partnership Support Team
London Ambulance Service NHS Trust
London Buses Limited
London Development Agency
London Fire and Emergency Planning Authority
London Regional Transport Authority
London Transport Users Committee
Mobile Operators Association
National Grid Land & Development Manager
Natural England (David Hammond Planning and Advocacy Adviser Natural England London Region)
Network Rail
NHS London
Port of London Authority
Post Office Property Holdings

Royal Mail Group
South Eastern Trains Ltd
South London and Maudsley NHS Trust
Southern Limited
Southwark Council Transport Planning
Sport England
TFL ST Communications
Thames Water Property
The Airport Director, Biggin Hill Airport
The Church Commissioners
The Coal Authority (Planning and Local Authority Liaison)
The Department for Transport
The Department of Health
The Home Office
The Housing Corporation
The Lewisham Hospital NHS Trust
The Prison Service
The Safeguarding Consultee, London City Airport
Transport for London
Women's National Commission

General Consultation Bodies

NB: The names of individual consultees have been removed from this list.

31-133 Silverdale T & RA
1921 (Lewisham) Squadron, Air Training Corps (ATC)
2000 Community Action Centre
2020 Vision
999 Club Trust
999 Club, Downham
999 Club, New Cross
Calabash Club
Abbey National plc
Abbeyfield (Deptford) Society
Abbeyfield UK
ABC Residents Association
Access for Living (AFL)
Ackroyd Community Association
Acme Studios
Acorn Estates
Acorn Homes Group
Acorn Mortgage Consultants
Acre Lifts Ltd
ACTF Credit Union
Action Leadership and Community Development Association (ALCOD)
Adam Holmes Associates
Adams Hendry

Adelaide Avenue Action Group
Adolphus Est. RA
Adrian Salt and Pang Limited
Adun Society
Affinity Sutton
Afghan Community Organisation
Africa Development Network
African Community Partnership (ACP)
African Francophone Resource and Information Centre (AFRIC)
African Immigrant Accommodation Project (AIAP)
African Welfare Association
African Welfare Organisation (AWO)
Age Concern
Age Exchange Reminiscence Centre
Airport Transport Forum
Alaya Dance Craft
Albany Centre
Albion Millennium Green Trust
Albion Way Methodist Church
Alcohol Counselling and Prevention Service (ACAPS)
Alcohol Recovery Project
Algernon Road Residents Association
All Lewisham Autism Support (ALAS)
All Saints Church
All Saints Church and Community Centre, New Cross
All Saints Church, Blackheath
Allerford Chapel
Alliance Planning
Allied Carpets
All-Oneness Productions (AOP) (formally Loco Bravura Arts Group)
Alsop Verrill Planning
Amblen-After School, Weekends and Holiday Youth Leisure Organisation
Amersham Triangle RA
Amis-BK (Friends of Bukavu)
Amman Elderly Asian Group
ANA Architecture
Anansi Network
Angel of Mercy Voluntary Organisation (AMVO)
Anglo Office Group Ltd
Anglo-African Cultural Society
Anthony Goss Consultancy
Anyadwe Children and Family Welfare Association
Arabic Language Club - Monson School
Art in Perpetuity Trust (APT)
Arup
Ashill Developments
Asian Family and Youth Link
Association for Pastoral Care of the Mentally Ill
Association of Jamaican Trust

Association of London Borough Planning Officers
Association of London Government
Association of Sri Lankans in the UK
Association of Women Refugees from Vietnam in Lewisham
Atisreal
Aurora Charity
Autoflame Engineering Ltd
Avalon Antique Fireplace Specialist
Avalon Community Enterprise
Baizdon Road TA
Bampton's Tenants Association
Bangladeshi Welfare Association
Bangladeshi Welfare Association Deptford/New Cross
Barclays Bank Limited
Baring Community Group
Baring RA
Baring Road Medical Centre Patient Participation Group (PPG)
Barnardo's Akwaaba Centre
Barnes Wallis Community Centre
Barratt East London
Barriedale Allotment Association
Barton Willmore
Bawtree Road Community Project
Beaver Housing Society Ltd
Bellingham NC
Bellingham North TA
Bellingham Recreation Project Ltd (BECORP)
Bellingham South TA
Bellingham/Downham Community Bereavement Scheme,
Bellway Homes South East
Berkeley Homes (Urban Renaissance) Limited
Birkett Westthorp & Long
Biscoe & Stanton
Black Women United
Blackheath and Dacre Park TA
Blackheath Conservatoire of Music and the Arts
Blackheath Joint Working Party
Blackheath Ramblers
Blackheath Scientific Society (BSS)
Blackheath Society
Blackheath Village Traders Association
Blackheath Wanderers Sports Club
Blue Sky Planning Ltd (fao Jonathan Best)
BMI The Blackheath Hospital
BPTW Architects
Brady Eastwood Pierce & Stewart
Brandram Road Community Centre Association
Brasted Close and Peak Hill RA
British Medical Association (Lewisham)

British Sign and Graphics Association
Brixton plc
Brockley 50-Plus Club
Brockley Baptist Church
Brockley Cross Action Group
Brockley Park RA
Brockley Society
Brockley Tenants' Co-operative Ltd
Bromcom Computers Ltd
Brook Advisory Service
Brookehowse Community Centre
Brookmill Amenity Society
Broomleigh Housing Association
Brownhill Road Baptist Church
Bunbury Childminders Project
Burnt Ash Hill Methodist Church
Burnt Ash Methodist Church
Business Development Office
Business Link London
CACAO Project
Calabash Day Centre
Campaign for Real Ale Limited
Canadian Ave RA
Candlelight Trust
Carers Lewisham
Caribbean Youth & Community Association
Carrara Building Services
Carr-Gomm Society (London)
Castlemore Securities Limited
Catch The Vision (CTV)
Catford & Bromley Synagogue
Catford Citizens Advice Bureau (CAB)
Catford Police Station
Catford Southend RA
Catford Timber Company
Catford Wanderers Sports Club
Catholic Marriage Advisory Service
CBRE
Celestial Church of Christ
Celia Hammond Animal Trust (CHAT) Neuter Clinic
Celtic Cross Youth Accordion Band
Central Lewisham Action Group
Central Wellmeadow Residents & Tenants
Centre for Multicultural Development and Integration (CENMUD)
Centre for Urban and Community Development
Centre for Women's Career Development and Success (CWCDS)
Centrepoint - Breakspears Road Project
Centrepoint - Haberdashers House
CgMs Consulting

Champion Hall Community Association
Charlotte Turner Supplementary (CTSS)
Chase RA
Chesterhouse Properties Ltd
Chinbrook Estate TA
Chinbrook Meadows Horticultural Society
Chowdery, Osborne & Harrison
Chris Thomas Ltd
Christ Apostolic Church (South Bermondsey)
Christ Apostolic Church, WOSEM (Deptford)
Christian Care Ministries and Sunbeam Nursery
Christian Fellowship Centre
Church Housing Association (London Resettlement Service)
Church of God Fellowship
Church of God in Christ (Calvary) Ltd (COGIC)
Church of Our Lady and St Philip Neri
Church of our Lady of Lourdes
Church of St. Mary Magdalen
Church of St. Saviour & St John the Baptist
Church of St. William of York
Church of the Annunciation & St. Augustine
Church of the Ascension
Church of the Assumption (Deptford Catholic Church)
Church of the Good Shepherd
Church of the Good Shepherd, Lee
Church of The Holy Cross
Churches Together in Central Lewisham
Churches Together in Lee
Circle 33 Housing Group
Citibank
City & Provincial Properties plc
Civil Aviation Authority
Clare Road Community Hall
Clare Tenants and Residents Association (CTRA)
Cluttons LLP Planning Regeneration
Cockpit Arts
College Park Baptist Chapel
College Park Players
Colliers CRE
Collins Ltd
Colwyn Foulkes & Partners
Community Activities Network (CAN)
Community Centre for Technology, Training and Education (COTECH)
Community Health Service
Community Liaison Office
Compass Land & Planning
Congolese Community Trust
Congolese Contact Project
Contact-a-Family (CaF)

Co-operative Bank plc
Co-operative Housing in South East London (CHISEL)
Corona Road Est. TA
Counselling and Social Work South East London (CASSEL Centre)
Countryside Properties plc
Creekside Education Trust
Creekside Forum
Crofton Park Baptist Church
Crofton Youth Centre
Crossfields TA
Crossroads Greenwich and Lewisham Ltd
Croudace Homes
Cultural Relations, Art, Innovation and Community (CRAIC)
Culverley Green and Penderley Cross Residents Association
Culverley Green Residents Association
Cushman & Wakefield
Dakas & Co
Dalmain Home School Association (DHSA)
Daniel Smith Surveyors
Dartmouth Court RA
Dartmouth Rd TA
David Cowan Associates
David Hickin Associates
David Roy Planning & Local Government Consultant
David Walker Chartered Surveyors
De Frene Road Allotments Society
DeafPlus (formerly Breakthrough Deaf-Hearing Integration)
Dennets Neighbourhood Assoc
Denton Wilde Sapte
Deptford and New Cross Credit Union
Deptford Churches Centre
Deptford Community Association
Deptford Community Radio Project
Deptford Deanery
Deptford Family Resource Centre
Deptford Fund For The Elderly
Deptford Green School
Deptford High Street Association
Deptford Housing Co-operative Limited
Deptford Methodist Mission
Deptford Park RA
Deptford Residents Action Group
Deptford Vietnamese Health Project
DHSS Spur House
Diabetes UK - Lewisham Support Group
Dialogue communicating planning
Diamond Glass & Glaziers Ltd
Disabled Living Foundation
Disabled Persons Transport Advisory Committee

DLA Town Planning Ltd
Docklands Light Railway Ltd
Dodd Lewis
Donaldsons
Dorville Road TA
Downham Community Centre (Wesley Halls) (DCC)
Downham Elderly Health Project (DEHP)
Downham Estate RA
Downham Estate Tenants & Residents Association (DETRA)
Downham Tamil Association
Downham Way Family Church
Dowson Court TA
DP9 Planning Consultants
DPDS Consulting Group
Dramatic Arts
Dressington Avenue RA
Drivers Jonas LLP
Drugs in Deptford Project (DID)
DTZ
Dumps Adventure Playground and Youth Project
Durrant Vevers Partnership
Eaves Housing for Women Ltd
Economic Skips Ltd
Edmund Waller After School Club (EWASC)
Edric RA
Elder People's Support Project (formerly Senior Citizens Association)
Eliot Bank TA
Elverson Road Residents Association
Embleton Rd RA
Emmanuel Pentecostal Church
Empty Homes Agency
English Partnerships
ERM
Ethnic Business Development Corporation
Evelyn 190 Centre
Evelyn Community Centre
Ewart Road Housing Co-op
Excalibur Tenants Cooperative Ltd
Exchanged Life Ministries (ELM) (Triumphant Life Church)
Exford/Guibal/Winn Road Residents Association
Exodus Youth Project
Fairford TA
Fairview New Homes Plc
Family Housing Association
Family Welfare Association (FWA) Lewisham Shared Housing Scheme
Farrer & Co
Federation of Refugees from Vietnam in Lewisham (FORVIL) (formerly ORVIL)
Fern Court TA
FFT Planning

Fields in Trust
Firstplan
Fitzgerald Project
Five Ways (TMC)
Flower House TA
Fordham TA
Forest Hill & Sydenham Rotary Club
Forest Hill Christadelphians (FHCE)
Forest Hill Friends Meeting House
Forest Hill NC
Forest Hill School
Forest Hill Society
Forest Hill Steering Group
Forest Hill Traders Association
Forster House TA
Foundation Akabrou
Foundation of Love Ministries
Fourth Lewisham South Scout Group
Freight Transport Association
French African Church Rehoboth
Fresh Start Christian Ministries
Friends Meeting House
Friends of Beckenham Place Park
Friends of Mayow Park
Friends of the Earth
Friends of the Horniman
Friends of the Young Deaf
Fryer Stapleton & Co Limited
Fun Movement
Fusions Training (Fusions Co-op)
FUSS (Friends and Users of Staplehurst Shops)
Garden History Society (Linden Groves)
Gateway to London
General Aviation Awareness Council
Genesis Project (Children's Society)
George Wimpey South London Ltd
George Wimpey West London Ltd
Gerald Eve & Co
Gerald Eve LLP
Giffin Street TA
Gingerbread (Lewisham)
Glebe Preservation Society
Glebe Residents Association
Glenny LLP
Global Village International
Goldcrest Homes
Goldsmith's College, University of London
Goldsmiths Community Association (GCA)
Gosterwood Residents and Tenants Assoc

Grant Saw Solicitors
Grassmount RA
Greater London Development Plan Group
Greater London Enterprise
Greater London Fund for the Blind
Green Chain Walk Project Officer
Greenland Mews Residents Association
Greenwich & Lewisham Newpin
Greenwich & Lewisham Young Peoples Theatre (GLYPT)
Greenwich and Lewisham Friends of the Earth
Greystead Road TA
Groundwork Thames Gateway London South (GTGLS)
Grove Centre
Grove Park Community Group
Grove Park Estates
Grove Park TA
Grove Park Youth Club
GVA Grimley Ltd
H Sivyer Transport Ltd
Hadley Southern Ltd
Halcrow Group
Half Price
Halifax Street Residents Association
Hall Drive Residents Association
Hander & Hitchenson Theatre Collection
Hangled Films,
Haseltine Youth Centre
Hatcham Park RA
Hawke Tower TA
Hazel Grove TA
Hazelhurst Court TA
Hearsay,
Heart 'n Soul
Heathside and Lethbridge Youth Project
Help is There (HIT)
Help the Aged
Hennel Close RA
Hepher Dixon
Hermitage TA
Hewden Properties Limited
Hexagon Housing Association Ltd
Higgins Homes Limited
Hillcrest TA
Hillview Community Day Centre
Hilly Fields Park User Group (HFPUG)
Hither Green 2002
Hither Green Baptist Church
Hither Green Residents Group
Hither Green Trust

Holbeach Baptist Church
Holme Lacey RA
Holy Trinity Church Lewisham
Holy Trinity Church,
Holy Trinity Church, Sydenham
Holy Trinity Healing Ministry
Holy Trinity Organisation
Home Park Neighbourhood Residents Association
Home Park TA
Home Park TA & RA
Homebase Ltd
Honor Oak Estate Neighbourhood Association (HOENA)
Honor Oak NC
Honor Oak Neighbourhood Association
Honor Oak Park Association
Honor Oak Park RA
Hope Supplementary School
Horizons
Houses into Homes (HiH)
Housing 21 (Cinnamon Court Day Centre)
Howard Lewisham Ltd
Howard Sharp and Partners
HUDU
Hughes Field TA
Humanitas
I S S Building Services
Iceni Projects Ltd
Ichthus Christian Fellowship
Ichthus/Honor Oak Community Church
Ideal Homes London Limited
Ilderton Motor Project (IMP)
Independents Centre
Indian Cultural Society
Indigo Scott Group
International Education and Cultural Movement
International Welfare Association (IWA)
Inventures
Iqra - Somali Health & Education Development
IRIE! Dance Theatre c/o Albany Centre
Irish in Britain Representation Group (Lewisham IBRG)
Isis (Family Health)
Ivory Coast Community Hope UK
J C Cunnane Associates
James Finn Barton Willmore
Jehovah's Witnesses in Lewisham
Jerningham Court TA
Jesus Christ King of All Nations
John Payne Commercial
John Sharkey & Co

John Upperton
Johnson's Furniture
Jones Hire
Jones Lang LaSalle
Josef's House
JTS Partnership
Kalmars Commercial
Kamit Media
Kangley Area RA
Kent Athletic Club
Keyring (Lewisham)
Kids First
Kids Need You
Kiltax Contracts Ltd
King Sturge
Kingdom Hall
Kings and Princes Garth Residents' Association
King's Church, Catford
Kite Publications Limited
Knight Frank & Rutley
Ku'nsaka
L B Barking & Dagenham
L B Barnet
L B Bexley
L B Brent
L B Camden
L B Ealing
L B Enfield
L B Hackney
L B Hammersmith & Fulham
L B Haringey
L B Harrow
L B Havering
L B Hillingdon
L B Hounslow
L B Islington
L B Merton
L B Newham
L B Redbridge
L B Richmond upon Thames
L B Sutton
L B Waltham Forest
L B Wandsworth
L B Westminster
L Cohen (Foulds Ingham Associates)
Laban Centre
Ladywell Action Centre
Ladywell Centre for People with Physical Disabilities
Ladywell Fields User Group (LFUG)

Ladywell Leisure Centre
Ladywell Society
Ladywell Village Society
Laleham Rd/Brownhill Rd Action Cttee
Lambert Smith Hampton
Lammas Green & Otto Close RA
Land Use Consultants
Landmark Information Group Limited
Lanyard House TA
Latin-American UK Access
Laurel Bank RA
Laurina Edwards
Lawrie Park Gardens T & RA
Lawrie Park RA
LCCI/CBI London Manufacturing Group
Le May Hope & Garden Close TA
League of Friends of Lewisham and North Southwark
League of Friends(Lewisham Hospital)
Lean on Me Family Centre (LOMFC)
Leander Court Community Centre
Leander Youth and Community Centre
Leathwell Road Residents Group
Lee and District Land Club and Allotment Society
Lee Christadelphians
Lee Green United Reformed Church
Lee Manor Society (LMS)
Lee Oasis
Leegrove Gateway Club
Leemore Training Centre
Leo Housing Co-op
Leofsaham: Film and Video
Level Limited (Policy & Research Officer
Lewisham Action on Mediation Project (LAMP)
Lewisham African Development Alliance (LADA)
Lewisham and Greenwich National Childbirth Trust (NCT)
Lewisham and Kent Islamic Centre (LAKIC)
Lewisham Anti-Apartheid Group
Lewisham Anti-Racist Action Group
Lewisham Arthouse Ltd
Lewisham Asian Association (LAA)
Lewisham Asian Elders and Carers Group (LAECG)
Lewisham Association for Dyslexia Support (LADS)
Lewisham Association of People with Disabilities (LAPD)
Lewisham Association of Street Traders
Lewisham Befrienders Scheme
Lewisham Bio-Diversity Partnership
Lewisham Black Arts Project
Lewisham Black Asians Women's Committee
Lewisham Black Peoples Alliance,

Lewisham Bridge Primary School
Lewisham Central Residents Association
Lewisham Centre Management Ltd
Lewisham Chamber of Commerce c/o Oxenburghs Limited
Lewisham Child Minders Association
Lewisham Christian Centre
Lewisham Churches Care (LCC)
Lewisham Churches for Asylum Seekers (LEWCAS)
Lewisham Citizens Advice Bureau Service
Lewisham College
Lewisham Community and Family Service
Lewisham Community Transport Scheme (LCTS)
Lewisham Cycling Campaign (LCC)
Lewisham Cyclists
Lewisham Disability Coalition
Lewisham Ecumenical Borough Deans (LEBD)
Lewisham Elders Resource Centre (LERC)
Lewisham Environment Trust
Lewisham Families in Focus
Lewisham Frontline
Lewisham Furniture Project
Lewisham Gateway Action Group
Lewisham Housing Support Team
Lewisham Independent Association of School Governors
Lewisham Independent Pensioners Advocacy (LIPA)
Lewisham Indo-Chinese Community and Chinese Community School
Lewisham Irish Pensioners (LIP)
Lewisham Law Centre Ltd
Lewisham Local History Society
Lewisham Local History Society
Lewisham Mencap
Lewisham Methodist Church
Lewisham Mind (Association for Mental Health)
Lewisham Multilingual Advice Service
Lewisham Nexus Service (LNS)
Lewisham North District Scouts
Lewisham Old People's Housing Association (LOPHA)
Lewisham Opportunity Pre-School (LOPS)
Lewisham Oxfam Campaigns Group (LOCG)
Lewisham Park Estate TA
Lewisham Park Housing Association Ltd (LPHA)
Lewisham Peace Council
Lewisham Pensioners Action Group
Lewisham Pensioners Forum
Lewisham Pensioners Gazette
Lewisham Pre-School Learning Alliance (LPSLA)
Lewisham Refugee Day Centre
Lewisham Refugee Network (LRN)
Lewisham Samaritans

Lewisham Seventh Day Adventist Church
Lewisham Shopmobility
Lewisham Somali Community Organisation
Lewisham Speaking Up Advocacy Project
Lewisham Spiritualist Church
Lewisham Supportive Housing Project (LSHP)
Lewisham Talking Newspaper for The Blind (LTN)
Lewisham Tenants and Leasholders Advice Centre
Lewisham Tenants Fund (LTF)
Lewisham Toy Library
Lewisham Trades Union Council (Lewisham TUC)
Lewisham Triangle Neighbourhood Association
Lewisham Turkish School
Lewisham Unitarian Meeting House
Lewisham United Reformed Church (URC)
Lewisham Voluntary Information Communication Technology (LWYCC)
Lewisham Way Youth and Community Centre
Lewisham Women's Aid
Lewisham Wrestling Club
Lewisham Young Musicians
Lewisham Young Women's Project & Resource Centre,
Lichfield Planning
Lidl UK GmbH Property Manager
Life Skills & Employment Training Services
Lifestyle Opportunities for Older People (LOOP)
Light of the World Church
Limelight Family Learning Centre
Living Independence Networks Community (LINC)
Living Water Satisfies
Lloyds Bank plc
Loampit Area RA
Loampit Gospel Hall
Logical International
London & Quadrant Housing Trust
London Association For Asian Youth
London Bubble Theatre Company
London Business Centres
London Committee on Accessible Transport
London Community College
London Environmental Adventure Project (LEAP)
London Farmers Markets
London Historic Parks and Gardens Trust
London Narrowboat Project
London Property Management
Longstop Project
Longton Avenue Residents Association
Lorraine Homes
Lower Sydenham Men's Social Club
Ludwick Mews T & RA

Ludwick Rd RA
LXB Properties LTD
MACA
Macdonald Egan Developments plc
MacDonalds
Macfarlanes
Mackseys Solicitors
Magic Book Theatre Co. - Children's Puppet Theatre
Make Believe Arts
Malham Christian Centre (London City Mission)
Man Mela Theatre Company
Manor House Gardens Park User Group
Manor Lee RA
Maritime Greenwich WHS Coordinator
Marks & Spencer plc
Marsha Phoenix House
Martin Robeson Planning Practice (Land Securities Ltd)
Marvels Area RA
Marvels Lane Boys Club
Marvels Lane Community Assoc
Marvels Lane Pre-School (MLPS)
Mary Ann Gardens & Albury Street RA
Masons Solicitors
Mayow Road Hall
Mbaitoli Association (UK AND NI)
Mbatelo Health and Social Care Project
McAleer Projects
McDonald's Restaurants Ltd
'Me, too' Project/ Dominica Secondary Schools Supporters Association (DASSSA)
Media for All
Mentoring Plus Lewisham (M+)
Meredale Ltd
Meshwork Productions
Metropolitan Police Service
MFI
Midi Music Company
Midland Bank Limited
Milford Towers Community Association
Millwall Community School (MCS)
Millwall Football and Athletic Co 1985 plc
Milton Court Rd/Liardet St TA
Mission Hall
Moat Homes Ltd
Moni Mela Over 50's Club
Mono Consultants
Montagu Evans
Montem Road TA
Moonshot Phoenix (Moonshot)
Morden Mount and Heathside Community Toy Library

Mothers of Sexually Abused Children (MOSAC)
Mount Zion United Church
Moyi Community Links
Multicultural Education and Youth Project Lewisham (MCEYP)
Multiple Sclerosis Society (Lewisham Branch)
Muslim Women's Support Group
Myasthenia Gravis Association
NAS International Charity
Nat West Bank plc
Nathaniel Lichfield & Partners
National Council of Building Material Producers
NATS Navigation and Spectrum
NBC Deliveries Ltd
New Cross Fire Parents Memorial Trust
New Cross Legal Advice Centre
New Park Gate Community Association
New School Campaign
New Testament Assembly
New Testament Church of God, Deptford (NTCG Deptford)
Newgate Property Company
Newstead Estate Housing Association
Newstead Road Community Centre
Newstead/Lucorn Close TA
Nicholas Taylor (Chair Lewisham Environment Trust)
Nickel Homes Limited
Nigerian Community Centre (UK) (NCC)
Noah's Ark Children's Venture (Macaroni Wood) (NACV)
North Downham Estate TA
North Downham Tenants and Residents Association
North Downham Training Project
Northbrook & Cordwell TA & RA
Northover Mental Health Resource Centre
Novas Ouvertures Group
NTL Communications Services Limited
Nulinx Training & Education
Osborne, Cowdery, Osborne & Harrison
Older Women's Network Lewisham (OWN)
Oldfield King Planning
Olivet Baptist Church
One in Four
Opendoor Housing Trust (Breakspears Road)
Opendoor Housing Trust (New Cross)
Opening Doors (Sydenham)
Openwide Theatre
Oran Singers
Orchard Community Project
Orexis
Outdoor Advertising Council
P & R Installations Co Ltd

Pagoda Gardens Association
Pandemonium Visions
Parent Support Group
Parenting Support and Advice Network (PASAN)
Parking Committee for London
Parkman
Passfield Tenants Assoc
Patchwork Community Ltd
Patients in Partnership Group (PIP)
Sydenham Gardens
Peabody Design Group
Peabody Estate RA
Peacock & Smith
Pendragon School
Pentecostal Assembly
People's Trust for Endangered Species
Pepys Community Forum
Pepys Estate CA & TA
Pepys Healthy Living Group
Pepys NC
Perry Fields Residents Association
Perry Mount RA
Perryfields Amenity Societies Rep (
PG Building Contractor Ltd
Phoenix House
Phoenix Research & Development Foundation Ltd
Plan Personnel
Planning Aid For London
planning issues
Planning Newspaper
Planning Perspectives
Planning Potential
Platform One (Forest Hill Youth Project)
Playhouse Community Nursery
Plough & Chilton Tenants & Residents Assoc
Pocket Housing
Polecroft Lane Assoc
Positive Body Image
Positive Mental Attitude
Positive Place
Post Office Property Holdings
PPS
Practical Action SE London Group
Prelude Joinery
Prince's Trust Volunteers (PTV) - Downham
Prince's Trust Volunteers (PTV) - Woolwich
Prior Manton Tuke Powell
Progressive African Women's Association (PAWA)
Providence Project

Providence Strict Baptist Chapel
Psychro Management Ltd
Public Transport Users
Purpose for Living
Quantum Project
Quercus Project Lewisham
Quo Vadis Trust
QWAG
R & J Supplies Ltd
R B Kensington & Chelsea
R B Kingston upon Thames
R P Property Limited
R T S
R. Woodfall Opticians
Railtrack Property
Ramport Scaffolding Co Ltd
Randisbourne Gardens TA
Rapleys LLP
Ravensbourne Estate Community Association (RECA)
Ravensbourne Project (formerly Ravensbourne Toy Library and Ravensbourne Link)
Ravensbourne Valley Preservation Society
Rawlinson House & Mercator Road Estate
Reconcilers Evangelical Ministries (REM)
Redbourne Group plc
Redeemed Christian Church of God (RCCG)
Redrow Homes
Refuge
Reigate Action Group
Religious Society of Friends (Quakers), Forest Hill
Rendell Planning
London City Mission
Revival Centre Trust (RCT)
RGB
WS Planning
Right Direction Supplementary/Community Education
Ringway Training for Employment
Rippon Development Services
River Thames Society
Riverside Youth Club,
RMJM Planning
Road Haulage Association
Robert Morley & Co Limited
Robinson Escott Planning
Rockbourne Youth Club
Roger Tym & Partners
Rolfe Judd Planning
Romborough Gardens Allotments Association
Ronald G Radley & Associates Chartered Town Planners
Rosenthal House TA

RPS Group
RSPB South East England Regional Office
Rushey Green RA
Russell Associates Architects
Rutland Sports and Social Club
Ryculff Square RA
S C Motor Factors Ltd
S G Smith Motors
Saint Mary's Conservation Area Committee
Salvation Army Deptford Corps
Salvation Army Goodwill Old People's Centre
Salvation Army Hall (Catford)
Salvation Army Hall (Lewisham)
Sandbourne Road T & RA
Sanderson Weatherall
Sarcoidosis and Interstitial Lung Association (SILA)
Savacentre
Save World Ministry International
Savills (incorporating Hephher Dixon)
Sayes Court TA
Schoolhouse Education Project
Scott Wood
Sea-Kids Trust
Secular Organizations for Sobriety (SOS South London)
Sedgehill Community Centre
SELAH (Social Action Network)
SELCAMRA
Sellwood Planning
Senior Citizens and Handicapped Club
Seventh Day Adventist Church
Shaftesbury Christian Centre,
Shankland Cox
Shardeloes Road RA
Sharpes Global Trading
Sheel Pharmacy Health World
Sheenewood TA
Shekinah Literature Centre
Sherwood Court (Lewisham) Limited
Shire Consulting
Shobiz Hair & Beauty
Sickle Cell Action Network (SCAN)
Sierra Leone Community Forum
Signal
Signet Planning
Silverdale Community Association
Silverdale Hall
Silwood Youth and Community Centre
Slough Estates plc
SMPA

Somali Education Development Centre
Somali Refugee Resource and Cultural Centre
Somaliland Somali Lewisham Community
Somerset Gardens Residents Association
Somerville Adventure Playground
Something Fishy
South Court TA
South East Group/London Baptist Centre
South East London Bangladesh Women's Association
South East London Campaign for Press and Broadcasting Freedom (SELCPBF)
South East London Community Advice Service
South East London Tamil Elders and Family Welfare Association
South East London World Development Movement (WDM)
South East Muslim Educational and Cultural Society (SEMECS)
South London and Maudsley NHS Trust
South London Business
South London Press
South London Turkish Family Association
Southern Africa Aids Foundation (SAAF)
Southern Limited
Sportsbank, Engleheart, Shorndean Tenants & Residents Association (SESTRA)
St Andrew the Apostle's Church
St Andrews Youth Centre - Young Women's Group
St Andrews Youth Club
St Barnabus' Church, Downham
St Christopher's Fellowship
St Hilda's Church and Crofton Park Community Centre
St James's Investment Ltd
St John the Baptist Church
St Johns Amenity Society
St Johns Conservation Area
St John's Society
St Laurence Church and Centre
St Luke's Church Evelyn Street
St Luke's Church, Downham
St Martin Property Investments Ltd
St Mary Magdalen's Catholic Church
St Mary's Youth Club
St Michael and All Angels C of E Church
St Modwen
St Mungo's Pagnell Street Hospital
St Nicholas with Christ Church
St Peter's Church, Brockley
St Saviour's RC Primary School
St Stephen and St Mark's Church
St Swithun's Young Black Community Link
St. Augustine Church
St. Barnabas Church
St. Bartholomew Church

St. Catherine-On-The-Hill Church
St. Catherine's Drive TA
St. Christopher's Hospice
St. Dunstan's Educational Foundation
St. Dunstan's Vicarage
St. George Church St Paul
St. Germans Rd RA
St. Gregorios Church
St. Hilda Church
St. James Church
St. John The Baptist Church,
St. John with Holy Trinity Deptford
St. Johns Conservation Association
St. John's United Reformed Church
St. Luke Church
St. Luke Church
St. Margaret Church
St. Mark's Youth & Community Centre
St. Mary Church
St. Mary's Centre
St. Mary's Youth Club
St. Michael & All Angels Church
St. Michaels Community Centre
St. Michael's United Church (Daughter Church)
St. Mildreds Residents Group
St. Peter's Church,
St. Philip The Apostle Church
St. Saviour Church
Stainer After School Association (SASA)
Stainton Rd TA
Stanstead Grove RA
Stefan Zins Associates
Steve Biko Organisation
Stewart Ross Associates
Stiles Harold Williams
Stock Woolstonecroft
Stoneycroft TA
Stopover Emergency Hostel
Stroke Association Lewisham
Strutt & Parker
Suncroft Residents Association
Sunninghill Road Residents Group
Supreme Animal Foods
Sure Start Bellingham
SUSTRANS
Sydenham Apostolic Church
Sydenham Citizens Advice Bureau
Sydenham Gardens
Sydenham Green TA

Sydenham Hill TA
Sydenham NC
Sydenham Park Conservation Society
Sydenham Park Residents Association
Sydenham Society
Sydenham Somali Community
Sydenham Traders
Sydenham Wells Park UG
Synergy Planning and Property Consultants Ltd
T P Bennett Partnership
Tamil Academy of Language and Arts (TALA)
Tamil Community & Youth Centre
Tanners Hill TA
Tarleton Woods Association
Taunton Rd TA
Telegraph Hill Centre (THC)
Telegraph Hill Neighbourhood Council
Telegraph Hill Society
Temple Lifts Ltd
Tenants' Action Group - Pepys (TAG)
Ten-Em-Bee (Sport and Art Development Centre)
Terence O'Rourke plc
Terry Farrell & Company
Tesco Stores Ltd
Tewkesbury Lodge Estate Residents Association (FOCAS)
Thames Reach Bondway Housing Association Ltd, Lewisham Housing Support Team
Thames Water Property
Thameslink 2000 Project
Thamesmead Business Services Ltd
The Airport Director, Biggin Hill Airport
The Bell Cornwell Partnership
The Boots Co plc
The Castle Climbing Centre
The Clarendon Hotel
The Downes Planning Partnership
The Firs TA
The Gypsy Council, Europe and UK Office
The Here for Good Community Centre
The House Builders Federation-London
The Institute of Music and Technology
The Lawn Tennis Association (Facility Development Manager)
The London Forum of Greater London Amenity Societies
The London Wildlife Trust
The Planning Bureau
The Planning Inspectorate
The Pond Conservation Group
The South London Church Fund and Southwark Diocesan Board of Finance
The Tabernacle
The Telegraph Hill Society

The Theatres Trust
The Waterways Trust
The Woodland Trust
The Woodside Trust (1983)
The Workspace Group
Theatreagoers Club of Great Britain
Thomas Wrenn Homes Ltd
Thorne Offset Ltd
Tory Dunn
Tower Foundation
Tower Homes
Travellers Law Reform Coalition
Travellers Support Group
Tremaine Close RA
Tribal MJP
Tribal Urban Studio Team
Trinidad and Tobago Carnival Club
Trinity Estate T & RA
Trinity United Reformed Church, Catford
Triple X Support Group
Trunking Limited
Turkish Advisory and Welfare Centre (TAWC)
Turkish Community Project Lewisham (TCPL)
Turkish Cypriot Association
Turkish Elders Club
Turley Associates
Turnhold Properties Limited
Turning Point
Twentieth Century Society
Two's Company
Under Pressure
Unique Salvation Ministries (USM)
United Unique Continental Centre for the Disabled (UUCD)
University Hospital Lewisham
University of Westminster
Upper Norwood Association for Community Care (UNACC)
Upwood Road & Horn Park Lane RA
Urban Practitioners
Urban Research Lab
Users and Friends of Manor House Library
U-Turn Recovery Project
Vaughan Williams T & RA
Venner Community Assoc
Veolia ES SELCHP Limited
Vietnamese Refugee Community
Viney Road Tenants Association
Viv Fowler
VLH Associates
Voluntary Action Lewisham

Voluntary Care Centre (VCC)
Volunteer Reading Help (VRH South East)
Volunteering Lewisham
Vulcan Youth Club
W S Atkins
Walker Morris
Wandle Housing Association
Warrenview Limited
Washington Young LLP
Watermead and Falkland House Tenants and Residents Association (WHFTRA)
Weatherall Green & Smith
Wells Park Hall
Wells Park TA
West & Partners
West Africa Community Centre (WACC)
West Indian & African Community Assoc
What's Love Got To Do With It?
Winslade TA
Women in Need Foundation (WIN)
Women's Royal Voluntary Service (WRVS)
Wood Saunders & Co
Woodcraft Folk
Working with Men (DIY Dads)
WSP Development
Wydeville Manor TA
XL Project (XLP)
Yeoman Logistics Limited
YMCA of Lewisham, Lambeth and Southwark
Young African Women Organisation
Young Lewisham Project (YLP) (also known as Young Lewisham Workshop)
Youth A.I.D. Lewisham
Youth Aid Lewisham
Youth Expression
Youth Focus (also known as Youth Exchange Association or Youth Action Lewisham)
Youth Offenders Project
Zoom
Zuriya Theatre Company (ZTC)

Appendix 2 Consultation evidence for preliminary consultation and Sustainability Appraisal Scoping Report

Director: Patrick Hayes

Planning Service

5th Floor Laurence House
1 Catford Road
Catford
London SE6 4RU

Fax 020 8314 3127

Email brian.regan@lewisham.gov.uk

Direct Line

020-8314-8774

Date 16 May 2005

Your ref:

Please quote

Contact

Brian Regan

Dear Sir/Madam

Local Development Framework - Consultation

I am sending with this letter the set of five documents that have been prepared for the first public consultation stages of the Lewisham Local Development Framework (LDF). The LDF is a set of documents that will guide decisions about the future of Lewisham – for example where housing will be developed, how open space will be protected, how employment opportunities will be encouraged, and the future developments that may take place in Lewisham Town Centre.

We are now seeking your comments and opinions on the first vital stages of preparing this Framework. You now have the chance to comment on the basic vision that is being prepared for the future of Lewisham – well in advance of the preparation of any final policy document. You are also being invited to give us information on the best methods for this consultation to take place in the future – a questionnaire is enclosed. Finally we are seeking information on any sites that might come forward for new development within the borough.

A summary of what is to be found in the documents is given below:-

1. 'A Guide to the New Planning System' - Introducing Lewisham's Local Development Framework'. This is a general introduction to the new planning framework and the terminology used.
2. 'Lewisham's Local Development Framework: consultation on the spatial vision, objectives and issues'. This summarises the vision, objectives and issues for Lewisham. These were identified by the preparation of what is termed a 'Sustainability Appraisal Scoping Report' which systematically examined all the legislation and policy documentation that affects Lewisham. (see Glossary in Document No.1)
3. 'Site allocations – request for sites'. This is a general invitation to suggest sites and uses for development and redevelopment in the borough.
4. 'Statement of Community Involvement – Questionnaire'. This document invites you to identify how, when and the method by which you would most like to be consulted in the future.
5. A summary of the objectives and issues identified for the Lewisham Town Centre Area Action Plan. These were also identified by means of a 'Sustainability Scoping Report'.

Full copies of the two Sustainability Scoping Reports mentioned above may be found on the Lewisham website at www.lewisham.gov.uk/planning. Copies of these may also be obtained by contacting the planning policy team at the above address.

Your comments and questions on these documents should be sent to the planning policy team by **Monday 20 June 2005**. A postage paid sticker is included to use for your reply. If you need any further information please do not hesitate to contact us by telephone or e mail listed in the documents. I look forward to hearing from you.

Yours sincerely

Brian Regan

Planning Policy Manager

Planning Service
5th Floor Laurence House
1 Catford Road
London SE6 4RU

Tel: 020 8314 8774
Fax: 020 8314 3127
planning@lewisham.gov.uk
Date: 16 May 2005

LIBRARIES INTRODUCTION TO THE LOCAL DEVELOPMENT FRAMEWORK - CONSULTATION

Please find attached a set of five documents that have been prepared for the first public consultation stages of the new Lewisham Local Development Framework (LDF). **Please place these on display (along with a copy of this letter) in your reference section for general public review.**

The LDF is a set of documents that will guide decisions about the future of Lewisham – for example where housing will be developed, how open space will be protected, how employment opportunities will be encouraged, and the future developments that may take place in Lewisham Town Centre.

We are now seeking comments and opinions from the community on the first vital stages of preparing this Framework.

A summary of the documents and a brief description of their content is given below:-

1. **‘A Guide to the New Planning System’ - Introducing Lewisham’s Local Development Framework’.** *This is a general introduction to the new planning framework and the terminology used.*
2. **Sustainability Appraisal Scoping Report – Core Strategy, Development Policies and Site Allocations.** *This is the primary policy document that sets out Issues and Objectives – a summary of this document is provided in no. 3 below.*
3. **‘Lewisham’s Local Development Framework: Consultation on the Spatial Vision, Objectives and Issues’.** *This summarises the vision, objectives and issues for Lewisham. These were identified by the preparation of what is termed a ‘Sustainability Appraisal Scoping Report’ which systematically examined all the legislation and policy documentation that affects Lewisham. (see Glossary in Document No.1)*
4. **Sustainability Appraisal Scoping Report – Lewisham Town Centre Action Plan.** *This is the primary policy document that sets out Issues and Objectives for Lewisham Town Centre – a summary of this document is provided in no. 5 below.*
5. **A summary of the objectives and issues identified for the Lewisham Town Centre Area Action Plan.** *These were also identified by means of a ‘Sustainability Scoping Report’ in no 4 above.*
6. **‘Site allocations – request for sites’.** *This is a general invitation to suggest sites and uses for development and redevelopment in the borough.*

7. **'Statement of Community Involvement – Questionnaire'**. *This document invites you to identify how, when and the method by which members of the community would like to be consulted in the future.*

Full copies of the two Sustainability Scoping Reports mentioned above may be found on the Lewisham website at www.lewisham.gov.uk/planning. Copies of these may also be obtained by contacting the planning policy team at the above address.

Your comments and questions on these documents should be sent to the planning policy team by **Monday 20 June 2005**. If you need any further information please do not hesitate to contact us by telephone or e mail listed in the documents.

Yours sincerely

Brian Regan
PLANNING POLICY MANAGER

Consultation Evidence for Sustainability Appraisal Scoping Report

Letter to the Specific Consultation Bodies



Brian Regan

Planning Service
5th Floor Laurence House
1 Catford Road
London
SE6 4RU

direct line 020 8314 8774
brian.regan@lewisham.gov.uk
12th August 2010
SA/SEA Scoping Site Allocaitons

Dear

**Re: Sustainability appraisal (incorporating Strategic Environmental Assessment)
Scoping Report, Site Allocations Development Plan Document**

The London Borough of Lewisham has prepared a Scoping Report that sets out the proposed methodology for undertaking the Sustainability Appraisal (SA) (incorporating Strategic Environmental Assessment) of the Lewisham Local Development Framework (LDF) Site Allocations Development Plan Document (DPD).

The Council is seeking your comments and/or views on the information and proposals that are set out in this document in order to ensure that all aspects of sustainability are considered as part of the appraisal process and in developing the Lewisham town centre AAP.

The Council welcomes any general comments, but would particularly value your views on the four specific questions raised in the document. The questions are intended to guide your response.

1. Are there any other plans, programmes or strategies that should have been considered?
2. Do you have or know of any further data that should have been considered in establishing the baseline for the borough?
3. Are there any other sustainability issues that should have been considered?
4. Are the objectives, indicators and targets suitable? Should there be any additional objectives, indicators or targets?

The consultation period is from Thursday 12th August 2010 to Friday 17th September 2010. Representations relating to the Scoping Report must be made to arrive by 5pm on Friday 17th September 2010 as follows:

Post Planning Policy
Planning Service
London Borough of Lewisham
5th Floor, Laurence House
1 Catford Rd, Catford
LONDON SE6 4RU

Email planning.policy@lewisham.gov.uk
with 'Site Allocations Scoping Report' as the subject heading.

A copy of the Scoping Report may be found on the Lewisham website at

<http://www.lewisham.gov.uk/Environment/Planning/PlanningPolicy/LocalDevelopmentFramework/SiteAllocations.htm>

If you need any further information please do not hesitate to contact me on the above telephone number or email address.

I look forward to hearing from you.

Yours sincerely,



Brian Regan
Planning Policy Manager

Appendix 3 Consultation evidence for the Issues and Options Stage 2005



Directorate for Regeneration

Director: Patrick Hayes
Planning Service – Planning Policy
5th Floor Laurence House
1 Catford Road
Catford
London SE6 4RY
Website: www.lewisham.gov.uk/environment/policyplanning

Contact: Rosemary Duckworth
Direct Line 020-8314-6247
Fax 020 8314 3127
Email
rosemary.duckworth@lewisham.gov.uk

Date: 27 October 2005

Dear Sir or Madam

FUTURE USES FOR INDUSTRIAL AND WAREHOUSING SITES IN THE LONDON BOROUGH OF LEWISHAM

The London Plan published by the Mayor of London requires the maintenance of a certain amount of industrial and warehousing land in the borough considered to be important for the whole of London, and to maintain the diversity and vitality of the local economy of the borough, and also requires the provision of an increased number of housing units in the light of the housing shortage.

The Council is also preparing a complete revision of the town planning framework (called the 'Local Development Framework' or LDF) for the borough as required by new Town Planning legislation. The Council is therefore consulting on the future use of all industrial and warehousing sites in the Borough.

If you wish to see and comment upon the options currently being proposed for the industrial and warehousing sites in Lewisham please view the **Employment Land Issues and Options Paper** at: www.lewisham.gov.uk/Environment/Planning/PlanningPolicy/LocalDevelopmentFramework/LDFDocuments/EmploymentLand.htm. Other sites that may be of interest are to be found at www.lewisham.gov.uk/Environment/Planning/PlanningPolicy/LocalDevelopmentFramework/LDFDocuments/SiteAllocations1.htm or [Site Allocations 2.htm](http://www.lewisham.gov.uk/Environment/Planning/PlanningPolicy/LocalDevelopmentFramework/LDFDocuments/SiteAllocations2.htm). Alternatively please contact me on the above telephone number or email address.

There are also feedback sheets for comments on the same web page. **The consultation time period shown on the web page documents has been extended so that you may return your comments by 30th November 2005.**

At this stage of plan preparation the options for the sites being discussed in these papers are basically suggestions for various uses, including retention in employment use and are being put forward for public consultation and comment.

If you wish to be included on the Council's database to be notified of future stages of town plan preparation please let me know.

Yours faithfully

Rosemary Duckworth
Senior Policy Officer

Director: Patrick Hayes
Planning Service – Planning Policy
5th Floor Laurence House
1 Catford Road
Catford
London SE6 4RY
Website:
www.lewisham.gov.uk/environment/policyplanning

Contact: Brian Regan
Direct Line 020-8314-8774
Fax 020 8314 3127
Email
brian.regan@lewisham.gov.uk

Date: 12 September 2005

Dear Sir or Madam,

THE FUTURE OF LEWISHAM AND THE LOCAL DEVELOPMENT FRAMEWORK

The Council is asking all local residents and community groups about the changes that might happen to the land and buildings of Lewisham, and the changes that you might like to see.

The Council has powers to control the appearance, form and location of new buildings in the borough. The Council may promote redevelopment of various sites in the borough for new development. For example Convoys Wharf in the north of the borough by the river will see a massive new development of over 3,500 new dwellings, office space, and other uses. It also has powers to control changes of use of buildings – such as changes of shops to take away food outlets, and preventing the loss of housing to other uses, and can protect open space from being built on.

These powers are however limited by various rules and regulations put forward by the government. The Council must also publish a document which is relevant to the local conditions in Lewisham. The document is a public statement which gives those who wish to build new housing or any other new building a good idea as to the type of development that will be welcomed in Lewisham. This document is called ‘The Local Development Framework.’

Now is your chance to discuss any issues of interest or concern that you may have about town planning, the way planning decisions are made locally, and what you would like to see go into the Local Development Framework. Would you like to see more cafes in Lewisham for instance?. Are you concerned that new housing is being built that isn’t suitable for the people who will live in it? Are you worried that your local shopping centre is losing shops? These are just examples. We won’t always be able to give you the answer you would like – the Council only has powers to do certain things and these are legally limited – but we will do our best and listen to what you have to say.

Town Planners will be available to discuss any concerns, or points of interest in **Room 3 Civic Suite, Lewisham Town Hall, Catford SE6, between 7.30 pm and 9. 30 pm on Wednesday 2 November 2005.**

Tea and Coffee will be available at the meeting

Yours faithfully,

Policy Planning Officer

On Behalf of Brian Regan, Policy Manager

DL: 0208 3148774

FAX: 0208 3148774

Email: brian.regan@lewisham.gov.uk

Please note: This information has been sent to you as you are listed on our ‘Specific Consultation bodies’ or ‘FOCAS’ planning database. For more information please do not hesitate to contact us.

Contact: Brian Regan
Direct Line 020-8314-8774
Fax 020 8314 3127
Email

brian.regan@lewisham.gov.uk
www.lewisham.gov.uk

Dear Sir/Madam,

LOCAL DEVELOPMENT FRAMEWORK – ISSUES & OPTIONS - CONSULTATION PART 2

Lewisham Council Planning Department needs your input into the new planning system for the borough. This is the second stage of consultation where we introduce **issues and options** to the community for your consideration.

The Council has produced a series of topic papers that set out the alternative options for consultation. Details of the Housing, Waste Management, Urban Design and Sustainable Environment papers were sent out to you in July. It has now become necessary to amend the consultation timetable for the publication of the rest of these papers – the changed timetable is attached at the end of this letter.

We are now consulting on the second set of Issues and Options papers we have produced – these are:-

- Open Space and Biodiversity
- Transport
- Employment Land

The consultation period lasts for six weeks from 12th September until 24th October 2005.

A summary of the options contained in these papers together with a questionnaire is included in this mailing. The summary has been prepared to give you an idea of what is included in the full Issues and Options papers. If you wish to have a full copy, these papers are available on the Council's website (see web address above), or you may request a paper copy by telephoning or e-mailing the planning policy team, or call in person at the Planning Reception Desk 5th Floor Laurence House between the hours of 9.00 am – 5.00 pm weekdays. We have included detachable feedback forms with each Issues Paper to assist you in getting your comments back to us.

If you have any questions about this process or the issues and options presented please do not hesitate to contact a member of the Planning Policy team.

Please note: This information has been sent to you as you are listed on our 'Community Consultation Database'. If you no longer wish to be on this list and consulted on planning matters, please let us know as soon as possible. Thank you.

Yours faithfully

Planning Policy Manager

Issues and Options Papers - Timetable

LOCAL DEVELOPMENT FRAMEWORK – ISSUES AND OPTIONS PAPERS		
Part 1: July 2005		
No	Title	Published
1	Housing	July
2	Waste	July
3	Urban Design and Conservation	July
4	Sustainable Environment	July
Part 2: September 2005		
5	Open Space and Biodiversity	September
6	Transport	September
7	Employment Land	September
Part 3 October 2005		
8	Retail and Town Centres	October
9	Education, Health and Community Facilities	October
10	Site Allocations	October
Consultation details for the Lewisham Town Centre Area Action Plan Issues and Options Paper were mailed out separately on 31 August.		
11	Lewisham Town Centre Area Action Plan	August

Director: Patrick Hayes
Planning Service – Planning Policy
5th Floor Laurence House
1 Catford Road
Catford
London SE6 4RY
Website: www.lewisham.gov.uk/environment/policyplanning

Contact: Brian Regan
Direct Line 020-8314-8774
Fax 020 8314 3127
Email
brian.regan@lewisham.gov.uk

Date: 12 September 2005

Dear Sir or Madam,

LOCAL DEVELOPMENT FRAMEWORK – ISSUES AND OPTIONS PART TWO

The London Borough of Lewisham Planning Policy Department is now consulting on the next stage of the Local Development Framework. This work follows on from the Sustainability Appraisal Scoping Report (Core Strategy) document consulted on in May of this year.

This current stage of consultation sets out the broad issues and options for the future development of Lewisham Borough. We are now sending you Part 2 of the consultation on the Issues and Options for the Local Development Framework comprising the Open Space, Transport, and Employment Land Papers.

These papers are provided in full, but an illustrative summary document has also been enclosed for your information.

The remaining Issues and Options Papers will be sent out in early October. These will be the Retail and Town Centres, Education, Health and Community Facilities and Site Allocations Papers.

The part one consultation period lasts for six weeks from 12th September until Monday 24th October 2005, 5pm.

We have included detachable feedback forms to assist you in getting your comments back to us, although we encourage your individual comments where appropriate.

Additional copies of these discussion papers can be downloaded from the Council's website
www.lewisham.gov.uk/Environment/Planning/PlanningPolicy/LocalDevelopmentFramework.

If you have any questions about this process or the issues and options presented please do not hesitate to contact a member of the Planning Policy team.

Yours faithfully,

Policy Planning Officer
On Behalf of Brian Regan, Policy Manager
DL: 0208 3148774

FAX: 0208 3148774

Email: brian.regan@lewisham.gov.uk

Please note: This information has been sent to you as you are listed on our 'Specific Consultation bodies' or 'FOCAS' planning database. For more information please do not hesitate to contact us.

Director: Patrick Hayes
Planning Service – Planning Policy
5th Floor Laurence House
1 Catford Road
Catford
London SE6 4RY
Website: www.lewisham.gov.uk/environment/policyplanning

Contact: Brian Regan
Direct Line 020-8314-8774
Fax 020 8314 3127
Email
brian.regan@lewisham.gov.uk

Date: 10 October 2005

Dear Sir/Madam,

**LOCAL DEVELOPMENT FRAMEWORK – ISSUES & OPTIONS - CONSULTATION
PART 3**

Lewisham Council Planning Department needs your input into the new planning system for the borough. This is the second stage of consultation where we introduce **issues and options** to the community for your consideration.

The Council has produced a series of topic papers that set out the alternative options for consultation. Details of the Housing, Waste Management, Urban Design and Sustainable Environment papers were sent out to you in July. Employment, Open Space and Biodiversity, and Transport Issues and Options Papers were sent out in September.

We are now consulting on the third set of Issues and Options papers we have produced – these are:-

- Site Allocations
- Retail and Town Centres

The Education, Health and Community Facilities paper will be published shortly.

The consultation period lasts for six weeks from 10th October until 21st November 2005.

A summary of the options contained in these papers together with a questionnaire is included in this mailing. The summary has been prepared to give you an idea of what is included in the full Issues and Options papers. If you wish to have a full copy, these papers are available on the Council's website (see web address above), or you may request a paper copy by telephoning or e-mailing the planning policy team, or call in person at the Planning Reception Desk 5th Floor Laurence House between the hours of 9.00 am – 5.00 pm weekdays. We have included detachable feedback forms with each Issues Paper to assist you in getting your comments back to us.

If you have any questions about this process or the issues and options presented please do not hesitate to contact a member of the Planning Policy team.

Please note: This information has been sent to you as you are listed on our 'Community Consultation Database'. If you no longer wish to be on this list and consulted on planning matters, please let us know as soon as possible. Thank you.

Yours faithfully

Planning Policy Manager

Issues and Options Papers - Timetable

LOCAL DEVELOPMENT FRAMEWORK – ISSUES AND OPTIONS PAPERS		
Part 1: July 2005		
No	Title	Published
1	Housing	July
2	Waste	July
3	Urban Design and Conservation	July
4	Sustainable Environment	July
Part 2: September 2005		
5	Open Space and Biodiversity	September
6	Transport	September
7	Employment Land	September
Part 3 October 2005		
8	Retail and Town Centres	October
9	Education, Health and Community Facilities	October
10	Site Allocations	October
Consultation details for the Lewisham Town Centre Area Action Plan Issues and Options Paper were mailed out separately on 31 August.		
11	Lewisham Town Centre Area Action Plan	August

**Appendix 4: Consultation Evidence for the Preferred Options Stage
2007
Consultation Letter and Newspaper Advertisement**

Laurence House
Catford
London SE6 4RU

direct line 020 8314 7400
fax 020 8314 3127

22 June 2007
Our ref LDF/PO/01

Dear Sir / Madam,

Re. Local Development Framework – Preferred Options

The Council is currently preparing a new series of planning policy documents which will form part of the Local Development Framework (LDF). The LDF sets out future directions for land use, development, and regeneration in the borough and the Council will use the LDF to help make decisions on major proposals planned for the borough and on planning applications.

The preparation of planning policy documents proposed to be included within the LDF must be prepared according to a set procedure¹ which includes substantial public and stakeholder consultation. Previous stages of consultation on the LDF took place in 2005 (on the issues and options for each of the proposed documents).

The Council, having considered what was said in the previous consultation, has now prepared draft documents. These drafts are known as the Preferred options. Preferred options have been prepared for the following documents:-

- People, Places and Spaces - Spatial (Core) Strategy which will apply to the whole of the borough.
- Development Policies and Site Allocations Document which will apply to the whole of the borough.

We are consulting on the preferred options now so that the public and stakeholders have a further opportunity to influence the LDF before it is submitted for independent examination and subsequent adoption by the Council.

The attached Planning Newsletter (Edition 4 - June 2007) provides a brief introduction to both of the documents, what policy matters they address, and

¹ The procedure is set out in the Council's Statement of Community Involvement - July 2006.

the key directions they are proposing. Further, full electronic copies of the preferred options, including supporting information, are contained in electronic format on the enclosed CD-Rom. We encourage you to review this information and to make a submission to tell the Council your views.

Details of where to obtain and/or inspect full copies of all relevant material can be found in the attached Planning Newsletter (and the attached statutory notice). Information is also provided on how to make a submission.

We particularly encourage you to make your submission on-line at www.lewisham.gov.uk/environment/planning where an interactive form can be found. However, a number of hard copy response forms are attached to this letter and these can also be used. If not making a submission on-line, submissions can be sent by email or post to the address identified on the attached statutory notice. Further hard copy response forms can be downloaded from the website or obtained by contacting the Council.

The consultation on the preferred options ends on the **3 August 2007** and it is important that all submissions are received by the Council by this date. As mentioned, the attached Planning Newsletter provides detailed information about this consultation but if you would like further information please speak to a member of the Planning Policy Team on 020 8314 7400, see our website at www.lewisham.gov.uk/environment/planning or email us at planning.policy@lewisham.gov.uk.

Yours sincerely,



Brian Regan
Planning Policy Manager

Planning and Compulsory Purchase Act 2004

The Town and Country Planning (Local Development) (England) Regulations 2004 - Regulation 26

Notice of Pre-Submission Public Participation (Preferred Options)

The statement provides information on consultation being undertaken by the London Borough of Lewisham on the Preferred Options for two Development Plan Documents which are currently being prepared.

Proposed Title and Area of Development Plan Documents

1. People, Places and Spaces - Spatial (Core) Strategy Development Plan Document which applies to the whole of the London Borough of Lewisham.
2. Development Policies and Site Allocations Development Plan Document which applies to the whole of the London Borough of Lewisham.

Proposed Subject Matter of the Development Plan Documents

1. People, Places and Spaces - Spatial (Core) Strategy Development Plan Document set out the key elements of the planning framework for the London Borough of Lewisham. It comprises a vision and strategic objectives for the area, along with a spatial strategy, core policies and a monitoring and implementation framework.
2. Development Policies and Site Allocations Development Plan Document sets out the main policies and reasons for those policies that will be used to consider planning applications for development or change of use. This document also includes site specific allocations (except for those in Lewisham Town Centre and Catford Town Centre which are the subject of separate Development Plan Documents).

Period Within Which Representations May Be Made

The consultation period commences on 22 June 2007. **All representations must be received by Friday 3 August 2007.**

Where to Send Representations

All written representations must be sent to:

Planning Policy
London Borough of Lewisham
5th floor, Laurence House
1 Catford Road
Catford SE6 4RU

All electronic representations must be sent to: planning.policy@lewisham.gov.uk

Representations may be made on-line at :- www.lewisham.gov.uk/Environment/Planning/

Statement of Notification

Any person who makes a representation in response to the above matters may also request to be notified at a specified address that the above Development Plan Documents have been submitted to the Secretary of State for independent examination under section 20 of the Planning and Compulsory Purchase Act 2004, and of the adoption of the Development Plan Documents.

Where to Inspect Relevant Documents

The Preferred Options, along with other supporting information, are available for inspection during the consultation period at :-

- The Planning Information Office, 5th Floor Laurence House, 1 Catford Road, SE6 4RU between the hours of 9am and 5pm, Monday to Friday;
- All London Borough of Lewisham libraries during normal opening hours; and
- On-line at www.lewisham.gov.uk/environment/planning

South London Press, 22 June 2007

Appendix 5: Consultation Evidence on Further Options Stage 2010

Consultation Letter and Newspaper Advertisement



Lewisham

Planning Policy
5th Floor
Laurence House
Catford
London SE6 4RU

Direct line: 020 8314 7400
Fax: 020 8314 3127
E: planningpolicy@lewisham.gov.uk

As addressed

22 October 2010
Our Ref: SAD/FurtherOps/Con

Dear Sir / Madam,

Re: Local Development Framework – Site Allocations Further Options Report and Sustainability Appraisal Consultation

The Council is consulting on the Site Allocations Further Options Report. This builds on the previous round of consultation that took place in 2007 (known as the Preferred Options) and is a stage in the preparation of the Site Allocations Development Plan Document.

The emerging Site Allocations Development Plan Document will designate and safeguard suitable sites that are necessary to support the delivery of Lewisham's Core Strategy. The Core Strategy is currently awaiting approval from the Government.

The purpose of this round of consultation is to give members of the public and other stakeholders the opportunity to comment on what options should or could be taken forward into the Publication Draft Site Allocations document, before the Council makes a final decision.

The preparation of the Site Allocations Further Options Report was subject to a Sustainability Appraisal (SA). This document is also available for public consultation and comment.

Details on how, when and where to view the documents and to submit comments can be found in the 'public notice' copied to the back of this letter. The evidence based documents used to support the Site Allocations Further Options Report can be found at:
<http://www.lewisham.gov.uk/Environment/Planning/PlanningPolicy/LocalDevelopmentFramework/LocalDevelopmentFrameworkEvidenceBase>

If you are a landowner or developer and would like a one-to-one meeting with council officers to discuss your site or any other site included in the Site Allocations Further Options Report, please contact us during the consultation period as follows:

- Email: planningpolicy@lewisham.gov.uk
- Telephone the Planning Service on : 0208 314 7400

Yours sincerely,

Brian Regan

Planning Policy Manager

LONDON BOROUGH OF LEWISHAM
Planning and Compulsory Purchase Act 2004
The Town and Country Planning (Local Development)
(England)(Amendment) Regulations 2008 (Regulation 25)
NOTICE OF PRE-SUBMISSION PUBLIC PARTICIPATION
Lewisham Site Allocations Further Options Report

The London Borough of Lewisham is consulting on a document called the **Site Allocations Further Options Report, which forms part of the borough's Local Development Framework.**

The Site Allocations Further Options Report (accompanied by a Sustainability Appraisal) sets out options for sites, which are likely to be developed in the borough for the period up to 2026 (except for sites in Lewisham and Catford Town Centres and five strategic sites included in the emerging Core Strategy). The document also recommends sites to be safeguarded.

Consultation Period: From Monday 25th October 2010 to 5pm Monday 6th December 2010, which is the deadline for comments.

The documents can be inspected free of charge as follows:

- Online at: <http://consult.lewisham.gov.uk/portal>
- **The Planning Service**, 5th floor Laurence House, 1 Catford Road, Catford SE6 4RU, Mondays to Fridays 08:30hrs to 17:00 hrs ((in paper format or free CD)
- **Public libraries** - Blackheath Village, Catford, Crofton Park, Downham, Forest Hill, Grove Park, Lewisham, Manor House (Mobile), New Cross, Sydenham, Torridon Road and Wavelengths (visit www.lewisham.gov.uk/libraries or call [020 8314 6399](tel:02083146399) for opening times)

Where to send comments

- Online/web at: <http://consult.lewisham.gov.uk/portal>
*or, using the 'questionnaire reply form'**
 - E-mail to: planningpolicy@lewisham.gov.uk
 - Post to: Planning Service, London Borough of Lewisham, 5th Floor Laurence House, 1 Catford Road SE6 4RU
 - Fax to: 020 8314 3127
- * Forms can be downloaded from the Council's website, picked up at public libraries and the Planning Service, or posted on request by telephoning: 020 8314 7400.

Please state on the completed questionnaire reply form if you wish to be notified, at a specific address, when the Publication Draft Site Allocations Plan is submitted to the Secretary of State for Independent Examination and, of the adoption of the document.

If you have any queries please contact the Planning Service on: 020 8314 7400

J. MILLER
Head of Planning
Laurence House
1 Catford Road

22 October 2010
SE6 4RU

Appendix 6: Consultation Evidence for Proposed Submission (2012)

Consultation Letter and Newspaper Advertisement



Planning Policy
Resources & Regeneration Directorate

5th Floor, Laurence House
1 Catford Road
Catford
London SE6 4RU

020 8314 7400
planning.policy@lewisham.gov.uk

9 March 2012

Dear Sir/Madam

- Re:
1. Lewisham Town Centre Area Action Plan Development Plan Document
 2. Lewisham Site Allocations Development Plan Document
 3. Community Infrastructure Levy – Preliminary Draft Charging Schedule

1 & 2 – Development Plan Documents

The council is continuing to prepare a series of planning policy documents which will form part of the Lewisham Local Development Framework (LDF). As part of the LDF, the council proposes to submit the Lewisham Town Centre Area Action Plan Development Plan Document and the Site Allocations Development Plan Document (the DPDs) to the Secretary of State for Communities and Local Government for separate independent examinations. Before submitting the documents the Council has now published them and invites the public to make representations on their 'soundness'.

Once adopted, the DPDs will form part of the LDF alongside the Core Strategy that was adopted in June 2011 and sets out the key decisions about how much development will happen in the borough and where, when and how it will take place.

The Lewisham Town Centre Area Action Plan (AAP) sets out a number of policies and proposals to guide development in Lewisham Town Centre. It includes major redevelopment opportunities and major transport, green and social infrastructure changes. The AAP is intended to stimulate development interest and encourage regeneration projects whilst protecting those areas sensitive to change.

The Site Allocations DPD sets out the allocated sites in the borough except for those set out in the Core Strategy and Area Action Plans. It identifies the locations and sites for specific types of development in order to ensure the Core Strategy is implemented. The broad parameters for development of each site are listed covering land use and development criteria.

www.lewisham.gov.uk

The purpose of the DPD consultations are to ensure that all stakeholders and members of the public have the opportunity to comment on whether the document is legally compliant and sound. In general terms to be 'sound' means that the Council has all the various evidence reports required to justify the Council's position and that the document will be effective, in that it is deliverable, flexible and able to be monitored. It must also be consistent with national policy and in general conformity with the London Plan. An explanation of 'soundness' is outlined in the representation form, which is available to download online (<http://lewisham-consult.objective.co.uk/portal>) or from the Planning Information Service and all public libraries.

3 – Community Infrastructure Levy

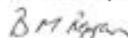
The London Borough of Lewisham is consulting on a document called the Lewisham Community Infrastructure Levy Preliminary Draft Charging Schedule. The Schedule (accompanied by evidence base background papers) sets out the proposed levy that will be charged by the council on new development to support the funding of strategic local infrastructure requirements.

Consultation Procedures

The consultation period for the three documents runs concurrently. Details of when, where and how to view the documents and submit any representations are detailed on the enclosed sheet.

Only representations made in writing (including electronically), which arrive at the addresses specified on the enclosed sheet within the period from Monday 12 March 2012 to Monday 23 April 2012 by 5pm will be considered.

Yours sincerely,


|
Brian Regan
Planning Policy Manager

Consultation Details

In accordance with the Town and Country Planning (Local Development) (England) Regulations 2004 as amended, notice is hereby given that copies of the following documents are available for inspection:

- Lewisham Town Centre Area Action Plan – Proposed Submission Version, together with the Sustainability Appraisal report, Consultation Statement and list of supporting documents
- Lewisham Site Allocations Development Plan Document – Proposed Submission Version, together with the Sustainability Appraisal report, Consultation Statement and list of supporting documents
- Lewisham Community Infrastructure Levy Preliminary Draft Charging Schedule, together with background reports including the Infrastructure Delivery Schedule and Economic Viability Study.

All documents will be available at the following locations and times free of charge from Monday 12 March 2012 until Monday 23 April 2012:

On line at <http://lewisham-consult.objective.co.uk/portal>

Planning Information Service, London Borough of Lewisham
The Business Centre, Ground Floor, Laurence House, 1, Catford Road, London, SE6 4RU (Monday to Friday 8.30am to 5pm).

All Public and Community Libraries

Blackheath Village, Catford, Crofton Park, Deptford Lounge, Downham, Forest Hill, Grove Park, Lewisham, Manor House, New Cross, Sydenham, Torrington Road and Wavelengths (during opening hours – visit www.lewisham.gov.uk/libraries or telephone 020 8314 6399 for details).

A copy of the documents is available on CD-Rom from the Planning Information Service at the above address or by requesting a copy by telephone 0208 314 7400 or email planning.policy@lewisham.gov.uk

If you have questions regarding the Community Infrastructure Levy, a drop-in session will be held on Tuesday 27 March from 15:00 until 17:00 in the Councils Civic Suite, Catford Road, Catford, SE6 4RU.

Only representations made in writing (including electronically), which arrive at the addresses specified below within the six-week period from Monday 12 March 2012 until Monday 23 April 2012 by 5pm will be considered:

- Online at <http://lewisham-consult.objective.co.uk/portal>
- By e-mail to planning.policy@lewisham.gov.uk (using the representation form)
- By post to Planning Service, London Borough of Lewisham, 5th Floor Laurence House, 1, Catford Road, London, SE6 4RU (using the representation form)

Representation forms are available from the venues mentioned above and can be requested by phoning 020 8314 7400 or by e-mailing planning.policy@lewisham.gov.uk. Representations regarding different documents must be made using a separate representation form.

All representations received regarding the Lewisham Town Centre Area Action Plan or the Site Allocations DPD will be submitted to the Planning Inspector appointed by the Secretary of State to examine the relevant DPD at an independent Examination in Public. Representations may include a request to be notified of any of the following:

- that the relevant DPD has been submitted to the Secretary of State for independent examination under section 20 of the above Act,
- the publication of the recommendations of any person appointed to carry out an independent examination of the DPD, and
- the adoption of the DPD.

All representations received regarding the Community Infrastructure Levy Preliminary Draft Charging Schedule will be considered through the process of creating the Draft Charging Schedule.



LONDON BOROUGH OF LEWISHAM
Planning and Compulsory Purchase Act 2004
Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008
Regulation 27 - Statement of the representations procedure

1. Lewisham Town Centre Area Action Plan Development Plan Document, and
2. Lewisham Site Allocations Development Plan Document

The London Borough of Lewisham proposes to submit the Lewisham Town Centre Area Action Plan Development Plan Document and the Lewisham Site Allocations Development Plan Document (the DPDs) to the Secretary of State for Communities and Local Government for separate independent examinations. Before submitting the documents the Council is required to publish them and invite the public to make representations on their 'soundness'.

To be sound, each DPD must be justified, effective and consistent with national policy. Once adopted, the DPDs will form part of the Local Development Framework, which provides the basis for planning decisions across the borough.

The Lewisham Town Centre Area Action Plan (AAP) sets out a number of policies and proposals to guide development in Lewisham Town Centre. It includes major redevelopment opportunities and major transport, green and social infrastructure changes. The AAP is intended to stimulate development interest and encourage regeneration projects whilst protecting those areas sensitive to change. The Site Allocations DPD sets out the allocated sites in the borough except for those set out in the Core Strategy and Area Action Plans. It identifies the locations and sites for specific types of development in order to ensure the Core Strategy is implemented. The broad parameters for development of each site are listed covering land use and development criteria. The Core Strategy (adopted in June 2011) sets out a spatial vision and strategic objectives for the London Borough of Lewisham and a strategy and policies to deliver this, which is supported through the Site Allocations DPD as described.

3. Lewisham Community Infrastructure Levy Preliminary Draft Charging Schedule

The London Borough of Lewisham is consulting on a document called the Lewisham Community Infrastructure Levy Preliminary Draft Charging Schedule. The Schedule (accompanied by evidence base background papers) sets out the proposed levy that will be charged by the Council on new development to support the funding of strategic local infrastructure requirements.

Consultation procedures

The consultation period for the three documents runs concurrently.

In accordance with the Town and Country Planning (Local Development) (England) Regulations 2004 as amended, notice is hereby given that copies of the following documents are available for inspection:

- Lewisham Town Centre Area Action Plan - Proposed Submission Version, together with the Sustainability Appraisal, Consultation Statement and list of supporting documents
- Lewisham Site Allocations Development Plan Document - Proposed Submission Version, together with the Sustainability Appraisal report, Consultation Statement and list of supporting documents
- Lewisham Community Infrastructure Levy Preliminary Draft Charging Schedule, together with background reports including the Infrastructure Delivery Schedule and the Economic Viability Study.

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Representation forms are available from the venues mentioned above and can be requested by phoning 020 8314 7400 or by e-mailing planning.policy@lewisham.gov.uk. Representations regarding different documents must be made using different representation forms.

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- that the relevant DPD has been submitted to the Secretary of State for independent examination under section 20 of the above Act,
- the publication of the recommendations of any person appointed to carry out an independent examination of the DPD, and
- the adoption of the DPD.

All representations received regarding the Community Infrastructure Levy Preliminary Draft Charging Schedule will be considered through the process of creating the Draft Charging Schedule.

J. MILLER
Head of Planning

Laurence House, 1 Catford Road, London SE6 4SW

Appendix 7: Planning Newsletters

The following newsletters were published and can be viewed by the following web link.

<http://www.lewisham.gov.uk/myservices/planning/policy/LDF/consultation/Pages/default.aspx>

Planning Newsletter Issue1: July 2005

Planning Newsletter Issue 2: September 2005

Planning Newsletter Issue 3: September 2006

Planning Newsletter Issue 4: June 2007

Planning Newsletter Issue 5: July 2007

Planning Newsletter Issue 6: June 2008

Planning Newsletter Issue 7: December 2008

Planning Newsletter Issue 7A February 2009

Planning Newsletter Issue 8: December 2009

Planning Newsletter Issue 9 February 2010

Planning Newsletter Issue 10 October 2010

Planning Newsletter Issue 11 December 2010