

Lewisham local development framework



DEVELOPMENT MANAGEMENT LOCAL PLAN

Proposed Submission Report

Consultation statement

Town and Country Planning (Local Planning) (England) Regulations 2012

August 2013

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1. Introduction

This document serves as a record of the consultation undertaken by the London Borough of Lewisham in preparing the Lewisham Development Management Local Plan (DMLP). When completed the policies in this document, alongside the policies in the adopted Core Strategy, and the Site Allocations, Lewisham Town Centre and Catford Town Centre Local Plans (when adopted) will replace the policies and proposals in the Lewisham Unitary Development Plan (UDP).

Under the provision of The Planning and Compulsory Purchase Act 2004, the process for preparing planning documents for inclusion into the LDF has a strong focus on consultation and engagement with the community.¹ This consultation statement serves as a summary of the key consultation stages in the preparation of the DMLP.

The consultation statement demonstrates how the Council has complied with the requirements of its Statement of Community Involvement (SCI)² and the Town and Country Planning (Local Planning) (England) Regulations 2012.³

The consultation statement sets out the following:

- which bodies and persons were invited to make representations under Regulation 18 (2012)
- how those bodies and persons were invited to make such representations
- a summary of the main issues raised by those representations and
- how the issues have been addressed in the Development Plan Document (Local Plan).

Full details of all comments received during each consultation stage can be obtained from the Planning Service.

The DMLP was prepared as far as a Preferred Options stage in 2007 alongside the Core Strategy. The format and structure 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 planning 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.

Since the preparation of the Preferred Options Report 2007 much of the content of the DMLP has needed to change in response to new policies in the London Plan and the new National Planning Policy Framework (NPPF).⁴ This is discussed in Section 5.

¹ These documents are known as local development documents or LDDs

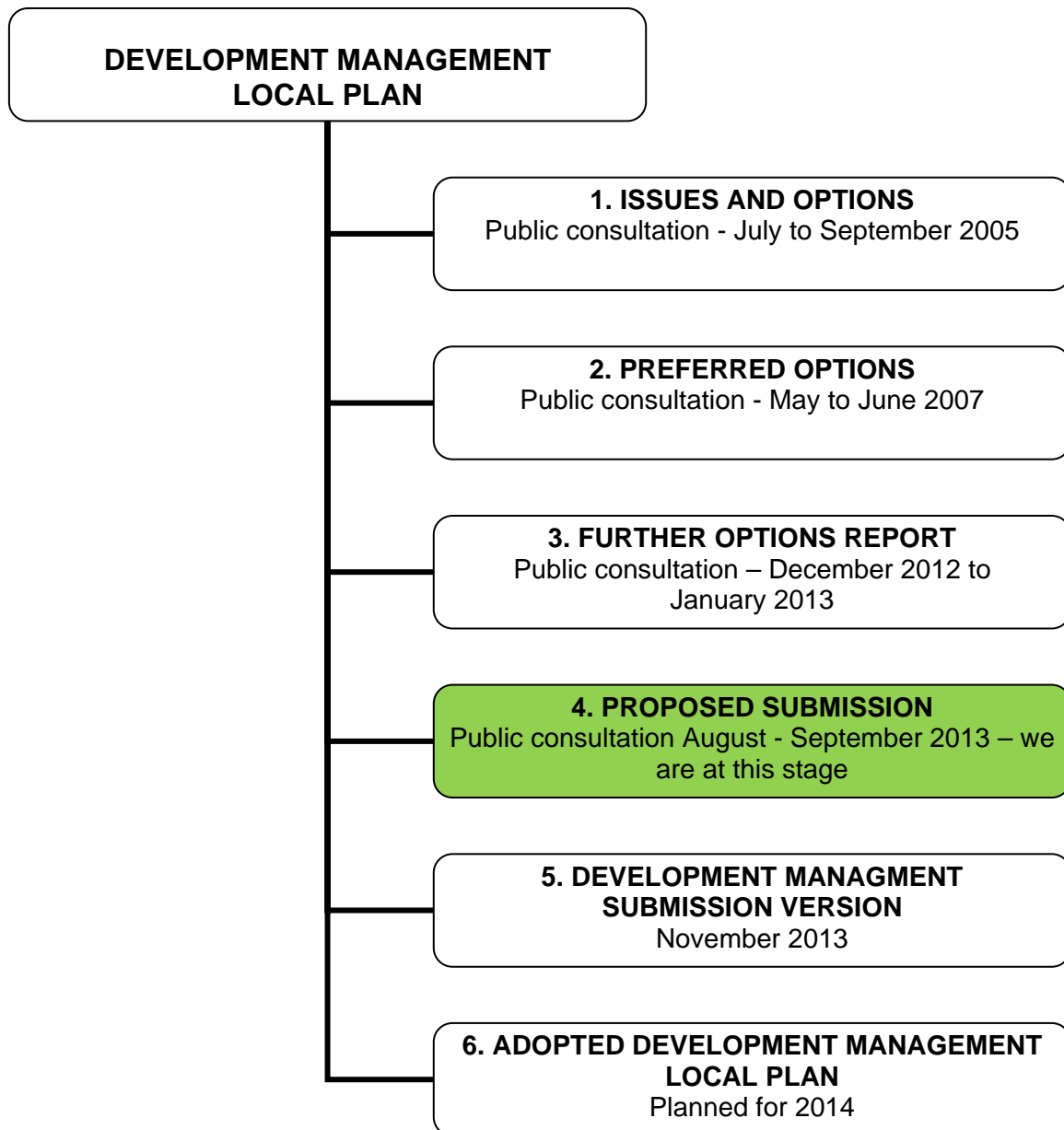
² The SCI was adopted by the Council in July 2006

³ As well as the Town and Country Planning (Local Development) (England) Regulations 2004 and the 2008 amendments to those Regulations

⁴ The NPPF came into force 28 March 2012

This consultation statement for the DMLP, as a result, does not repeat the detailed material relating to the consultation process from the earlier consultation stages, but summarises the main issues that arose during consultation and the Council's response to the comments.

A summary of the key stages in preparing and consulting on the DMLP is provided below.



2. Pre-production consultation

2.1 Consultation process

The first stage of consultation involved introducing the community and other stakeholders to the LDF, the Core Strategy, and other future development plan documents (such as the DMLP), and preparing a Sustainability Appraisal Scoping Report.

In order to encourage input at this early stage of preparation, the Council prepared an information brochure titled '[A Guide to the New Planning System](#)' - [Introducing Lewisham's Local Development Framework](#)'. This provided a general introduction to the new planning framework and the explained the terminology that would be used.

The information brochure was sent to all individuals and organisations on the planning consultation database on 16th May 2005.⁵ Comments were to be received by 20th June 2005.

A web link is provided below to the Issues and Options Papers and to the consultation responses.

<http://www.lewisham.gov.uk/myservices/planning/policy/LDF/core-strategy/previous-consultation/Pages/Issues-and-options.aspx>

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.

The consultation newsletter was sent to all individuals and organisations on the planning consultation database on 16th May 2005.⁶ 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.

2.2 Sustainability Scoping Report statutory consultation

The [Sustainability Scoping Report](#) is the first statutory stage of preparing a planning document when it is to be included in the Local Development Framework (LDF). The requirement to prepare a Scoping Report at the time of preparation of the report was contained 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
- Planning Policy Statement 12 – Local Spatial Planning
- Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents (November 2005).

⁵ See Appendix 1 for a full list of the consultation bodies and Appendix 2 for a copy of the letter

⁶ See Appendix 2

On 16th May 2005 the Council sent 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 this consultation are contained in The Environmental Assessment of Plans and Programmes Regulations 2004 and are reiterated in Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents (November 2005). Comments were to be received by 20th June 2005.

A copy of the covering letter sent dated 16th May 2005 is contained in Appendix 2.

A copy of the Sustainability Scoping Report was available at all the borough libraries and the Planning Information Desk.

A web link to the Scoping Report is provided below.

<http://www.lewisham.gov.uk/myservices/planning/policy/Documents/ScopingReportCoreStrategyDCPoliciesandSiteAllocations2005.pdf>

2.3 Response to consultation

Scoping Report

Two formal responses were received from the Environment Agency and the Greater London Authority although responses mainly related to the Core Strategy.

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. Some concerns were raised in relation to the need for more details and change in 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.

Public Response to Pre-preparation consultation

There were 42 responses from the community responding 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. A question was raised as to whether town centres were appropriate locations for higher density residential development.

3. Issues and Options consultation 2005

This section summarises the community response to the consultation on the Issues and Options Reports. These reports are available on the following link:

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

Regulation 25⁷ required authorities to ensure the early involvement of communities in the preparation of development plan documents (DPD) by informally involving them in the development of issues and alternative options that can be assessed prior to inclusion in a DPD.

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 thought 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 list was taken from the planning 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 and also included issues relevant to Development Control policies. 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

⁷ Town and Country Planning (Local Development) (England) Regulations 2004

Action	When
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 11), which were sent to all addresses on the planning consultation database.	
The Issues and Options papers were posted on the Council's website for the relevant consultation periods and are still available for viewing.	
Meetings to which local groups were invited were held as follows:	
Deptford Business Forum	23 August 2005
FOCAS (Conservation and Amenity Societies)	17 October 2005
Faith Groups	16 November 2005
Older People	21 October 2005
Black and Minority Ethnic Groups	21 October 2005
Council Officers also attended 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 general consultation groups consulted is also provided in Appendix 1. Copies of relevant consultation letters are included in Appendix 3.

Letters were also sent to addresses within the Defined Employment Areas of the borough as designed through the Lewisham Unitary Development Plan (UDP), informing occupiers of business and industrial premises that the future use of these areas for such uses were under review and advising where to view the Employment Land and Site Allocations Issues and Options papers.

A web link to the Issues and Options papers is provided below.

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

3.2 Response to consultation

The Council received a total of 521 written responses during the public consultation process, which also included issues relating to the preparation of the Site Allocations Development Plan Documents and the Core Strategy. The responses that are relevant to the DMLP are summarised below.

3.2.1 Part 1: Housing, Urban Design and Conservation, Sustainable Environment and Waste Management Issues and Options papers

A total of 66 Responses were received in total to this set of Issues and Options papers. The significant issues raised in this consultation, relevant to development management and how they were taken forward in the Development Management and Site Allocations Preferred Options Report 2007 are summarised below:-

Summary of Issues	How the main issues were addressed in the Development Policy and Site Allocations Preferred Options Report 2007
Housing	
<p>Housing mix</p> <ul style="list-style-type: none"> • Planning consultants were in favour of leaving housing mix on smaller sites to the discretion of the developers with general criteria in place for larger sites to ensure viable and mixed communities. They were generally not in favour of a prescriptive approach. • Most other responses were in favour of a case by case decision making process in terms of achieving mixed and balanced communities. 	<p>The Council put forward options to establish broad parameters for housing mix, and included an additional policy to ensure the availability of land for housing.</p>
<p>Affordable housing</p> <ul style="list-style-type: none"> • Planning consultants were in favour of a flexible approach to affordable housing rather than hard targets for the proportions of socially rented and intermediate housing, and that it should not stifle development for reasons of viability. The amount sought should also be chosen having regard to the availability of public subsidy and the need to provide significant contributions to transport improvements and other infrastructure also remediation and regeneration costs. • Responses from the community were largely in favour of setting a preferred housing mix for affordable housing and for larger developments. 	<p>The Council put forward a target for housing provision that exceeded the London Plan target, and option to establish broad parameters for housing mix (including a range of dwelling types, sizes and tenures), with an additional element to ensure the availability of land for housing.</p>
<p>Comments from the Greater London Authority</p> <ul style="list-style-type: none"> • These comments ranged over a wide variety of housing issues but generally referred to the need for housing policies to be consistent with and in conformity with the London Plan. 	<p>The Council ensured that the Options presented in the Report were in conformity with the London Plan.</p>
Urban design and conservation	
<p>Housing density</p> <ul style="list-style-type: none"> • Planning consultants generally supported an increase in the density of new development, • Other comments received on questionnaires were evenly split between 	<p>The Council set out options for the density of development that were compatible with the London Plan. Options were also proposed that promoted high quality design for</p>

Summary of Issues	How the main issues were addressed in the Development Policy and Site Allocations Preferred Options Report 2007
<p>those in favour of high density in appropriate contexts and those who were not in favour.</p> <ul style="list-style-type: none"> • Respondents considered that good design can stimulate investment and have a positive effect on crime prevention. • The NHS supported higher density development in highly accessible areas to allow good location of health and community facilities. • The GLA commented that the issues as expressed in the paper were not in conformity with the London Plan. 	<p>Lewisham. Options for Tall Buildings, and design to reduce crime and the fear of crime were proposed in the Development Policies and Site Allocations Preferred Options Document.</p>
Sustainable environment	
<ul style="list-style-type: none"> • The National Health Service considered that the treatment of this topic in the paper was too limited and needed to look at the links between the environment and health risks. • The Greater London Authority made very detailed comments in relation to the best approaches to achieving sustainable development, pointed out omissions, with comments as to whether the issues were in conformity with the London Plan. • The Environment Agency welcomed the Issues presented and made detailed comments that consideration of flood issues should not be confined to river and coastal flood plains • Questionnaire responses strongly supported options to improve energy efficiency and increase use of renewable energy. Planning Consultants who responded thought that smaller residential developments should be excluded from many of these requirements. 	<p>The Council commenced discussions with the Lewisham PCT as to what should be included in future planning documents.</p> <p>These comments were taken on board in the preparation of the Preferred Options document.</p> <p>The Council began to consider the preparation of a Strategic Flood Risk Assessment in accordance with the latest and continually up-dated information about flood-risk in the Borough.</p> <p>The Council considered that policies to improve energy efficiency and increase the use of renewable energy would need to be in conformity with the London Plan</p>
Waste	
<ul style="list-style-type: none"> • The GLA commented on the options in terms of their conformity with the London Plan. 	<p>These comments were considered and taken on board.</p>

3.2.2 Part 2: Open Space and Biodiversity, Employment and Transport Issues and Options papers

A total of 74 responses were received in relation to this set of Issues Papers. The significant issues raised in this consultation are summarised in the table below.

Summary of Issues	How the main issues were addressed in the Development Management and Site Allocations Preferred Options Report 2007
Open Space	
<ul style="list-style-type: none"> Comments were not relevant to the proposed Development Management and Site Allocations Document 	N/A
Employment land	
Most responses in relation to locally significant employment land were in favour of making an individual judgment on retention based on the quality of the site.	Options relating to the protection of employment land were included in the Preferred Options report. It was considered that a policy based on criteria should be provided for smaller sites while the more substantial areas of employment land (Defined Employment Areas) should be given greater protection.
Transport and parking	
<ul style="list-style-type: none"> Comments made were not relevant to the proposed Development Management and Site Allocations document. 	N/A

3.2.3 Part 3: Retail and Town Centres and Site Allocations Issues and Options Papers

A total of 349 responses were received in relation to this set of issues and options papers. Most of these responses were received in relation to the Site Allocations paper and are therefore not relevant to the Core Strategy as they would be included in a future Site Allocations Development Plan Document.

A total of 24 responses were received in relation to retail and town centres. The significant issues raised in this consultation relevant to the DMLP are summarised in the table below.

Issues	How the main issues were addressed in the Development Management and Site Allocations Preferred Options Report 2007
District Town Centres, Neighbourhood Centres and Local Parades	
<ul style="list-style-type: none"> Options that promoted good design, accessibility, and diversity of goods and services with enhancement of the individual function and focus of these centres were 	Options were presented to reflect the retail hierarchy for the borough established in the London Plan and to retain and enhance these centres,

popular amongst those who responded.	and other local shopping centres and parades where appropriate as a focus for retail, office and other complementary activities
Out of Centre Proposals	
<ul style="list-style-type: none"> Most comments were not in favour of out-of-centre retailing. 	A preferred option was put forward that set out criteria for the location of

3.2.4 Part 4: Community Facilities, Health and Education Issues and Options paper

A total of 32 responses were received to this Issues and Options paper.

Issues	How the main issues were addressed in the Development Management and Site Allocations Preferred Options Report 2007
Community Facilities, Health and Education Issues	
There was support from a majority of respondents for the retention and replacement of community facilities and to locate them in areas with good public transport.	<p>The Council put forward the following options in the Development Management and Site Allocations Preferred Options Report for:</p> <ul style="list-style-type: none"> appropriate locations of health education and community facilities and the circumstances when changes of use and loss of these facilities might be permitted requirements to assess major new developments to ensure the provision of appropriate new facilities provision of new and retention of existing leisure facilities in major and district town centres criteria for the location of places of worship.

3.3 Consultation outcomes and reporting back

The outcome of the Issues and Options consultation was reported to Council and was used to inform the preparation of the Development Policies and Site Allocations Preferred Options Report.

4. Preferred Options consultation - Development Management and Site Allocations Preferred Options Report 2007

4.1 Introduction

This section details the consultation undertaken on the Preferred Options stage of preparing the Development Management and Site Allocations DPD and the community response to the consultation. The Preferred Options report is on the following link:

<http://www.lewisham.gov.uk/myserVICES/planning/policy/LDF/development-policies/Pages/preferred-options.aspx>.

Details of the consultation process can be found in Chapter 4 of the Consultation Statement for the Site Allocations Local Plan which is on the following link:

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

Details can also be found in Section 4 of the Consultation Statement for the Core Strategy on the following link:

<http://www.lewisham.gov.uk/myserVICES/planning/policy/Documents/CoreStrategyPublicationConsultationStatementFebruary2010.pdf>

Regulation 26⁸ 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 upon the previous stage, setting out an authority's proposed policy direction together with relevant issues, proposals (including sites if relevant) and alternative approaches where appropriate.

As discussed further below in paragraph 4.3 consultation comments were received from Government Office for London that continuation of the Preferred Options document would not have led to a Plan being found sound at an Examination in Public. Additionally new government planning policy guidance had been published (the National Planning Policy Framework) since the publication of the Preferred Options stage in 2007, and also a new London Plan. All the policy options were completely revised as a result.

The consultation summary below includes only the salient points that were relevant to Development Plan policies and does not include a detailed analysis or a discussion of the Council response as they are of limited relevance to the Further Options stage of plan preparation.

4.2 Response to consultation

There were 508 responses received in relation to the consultation on the Development Management and Site Allocation Preferred Options Report 2007 that could be considered relevant to the Development Policies in the Document: Of these:

- 147 responses were supporting comments
- 138 were classified as objections
- 76 comments were considered to be observations providing further information and clarification.

⁸ 2004

The main issues raised in this consultation are shown in the table below.

Summary of Main Issues
Formal Issues including 'Soundness and the Evidence Base'
<ul style="list-style-type: none"> Government Office for London (GOL) commented that many aspects of the Development Management and Site Allocations Document were repetitive of national policy, lacked local distinctiveness and did not present alternative options. Evidence that the options put forward were justified in relation to tests of soundness was lacking. Various comments were received from GOL and other agencies on the need for evidence documents and technical papers, including employment land, infrastructure, housing market and flood risk assessments.
Climate change and flood risk
<ul style="list-style-type: none"> The Environment Agency commented that the need to adapt to climate change and flood risk should be a major element of sustainable development.
Sustainability and energy efficiency
<ul style="list-style-type: none"> The Environment Agency and others commented that policies should ensure that a significant proportion of the energy supply of substantial new development should be gained on-site and should reduce carbon emissions.
Waste targets
<ul style="list-style-type: none"> Not relevant to the DMLP
Housing
<ul style="list-style-type: none"> The Greater London Authority (GLA) commented that the affordable housing targets set within the preferred policy option were not in conformity with the London Plan. Other comments were that affordable housing should provide family housing as opposed to an over provision of smaller flats. Developers commented that proposed housing mix needed to be based on evidence of housing need, and also on the appropriateness of the location.
Urban design and conservation
<ul style="list-style-type: none"> There was support for high quality urban design built to promote a sense of local context and place, increase accessibility, reduce the fear of crime, and support for the conservation of historic parts of the borough.
Improvements to river corridors
<ul style="list-style-type: none"> Numerous comments were made on the need to improve the quality, environment, biodiversity and accessibility of the river corridors in the borough.
Open space and biodiversity
<ul style="list-style-type: none"> Comments were made in relation to the need for further investment in open space, and to the need for access to biodiversity and places for children to play.
Transport and freight
<ul style="list-style-type: none"> Comments were made in relation to the need to use the River Thames for freight transport. References should be made to public transport accessibility, and the promotion of other forms of transport including walking and cycling, use of car clubs etc.
Employment land
<ul style="list-style-type: none"> A number of employment land site owners commented that all employment

<p>locations should be considered for mixed use.</p> <ul style="list-style-type: none"> • One landowner supported the protection of employment locations. • Protection of other smaller sites should be based on viability and demand. • The policy on Creative Industries was supported. • Green Industries were considered to be a potential new growth area for the economy.
<p>Retail and Town Centres</p>
<ul style="list-style-type: none"> • Local Groups commented that the smaller town centres and shops in the Borough required more support

4.3 Consultation outcomes and reporting back

Following upon comments received to this consultation by the Government Office for London (GOL), meant that a further round of public consultation was desirable before the Council submitted the Core Strategy to the Secretary of State for an Independent Examination.

The GOL criticism related to a lack of a robust evidence base to justify the preferred options and a perceived failure to offer sufficiently open options for public consultation. This comment was made in respect of both the Core Strategy Preferred Options document and the Development Management and Site Allocations Preferred Options document. The government also released further guidance on the appropriate content and level of detail expected within the Core Strategy.

The changes to government guidance and the comments from GOL, meant that a review of the content and presentation of the Core Strategy was necessary. This resulted in a change of emphasis for the Core Strategy. Changes to the Development Management Plan were also required, as well as a need to prepare further evidence and background reports.

4.4 Local Strategic Partnership (LSP)

Established in 2001, the Lewisham Strategic Partnership is the Local Strategic Partnership (LSP) for the borough. It comprises representatives from Lewisham's public, private, voluntary and community sectors and examines how, by working together, the quality of life of Lewisham's citizens can be improved. It is responsible for achieving the vision of the borough set out in Shaping our future – Lewisham's Sustainable Community Strategy 2008 – 2020 (see below).

The Lewisham Strategic Partnership is led the LSP Board which is chaired by Lewisham's directly-elected Mayor. This board has senior representatives from public and private sector organisations such as the Police, the Hospital and the Chamber of Commerce, as well as elected community representatives and key individuals from the borough's voluntary and community sector.

Meetings took place with the LSP Board to ensure the Core Strategy was the spatial representation of the Sustainable Community Strategy (SCS). Key issues and options that were being considered for inclusion in the Core Strategy Further Options Report were presented to the LSP board on 11th July 2008. A further presentation on the Core Strategy took place on 17th October 2008.

The LSP were supportive of the options being considered. The DMLP when complete will provide detailed policies that implement the more Strategic policies in the Core Strategy, and will therefore act to support the delivery of the SCS.

5. Further options 2012

5.1 Introduction

The process for preparing the Development Management Local Plan (DMLP) Further Options Report recommenced in 2011. The first stage was to prepare a revised Sustainability Appraisal Scoping Report which was consulted on from 2nd December 2011 to 13th January 2012. The specific consultation bodies as required in regulation were notified by letter and the document was placed on the Council's website for anyone to view and comment.

The general public consultation on the Further Options was also held between 2nd December 2011 and 13th January 2013. The consultation processes and outcomes are discussed further below.

5.2 Revised Sustainability Appraisal scoping report - response to consultation

Three formal responses from English Heritage, Transport for London (TfL) and Lewisham Public Health were received.

TfL had no comment on what was being proposed but wanted to comment further on the Development Management DPD itself, and the supporting sustainability appraisal at the issues and options stage, once that is ready for consultation. [This would actually be the Further Options stage]

English Heritage provided the following comments:

- The final version of English Heritage's guidance on setting of heritage assets has now been published. In addition, we suggest that English Heritage/CABE's Guidance on Tall buildings 2007 be included in the list of policies reviewed
- This section would benefit from discussion of impacts on historic townscape character from development pressures, for example, traffic generation and the management of tall buildings across the borough. These are important issues which can be addressed through robust development management policies and should be raised here in the SA
- Objective 13 should read "...utilise the historic environment in the creation of..."
- In the summary of baseline conditions regarding the historic environment it might be worth acknowledging that a plan-led approach has been established for tall buildings.

Lewisham Public Health provided the following comments:

- Further plans and strategies were suggested at both the local, regional and national level
- Links to the information contained in the latest Joint Strategic Needs Assessment (JSNA) should be strengthened and used to update some of the information contained in the scoping report.
- Amendments to the objectives and indicators were also suggested.

The responses were used to inform the Sustainability Appraisal Report for the Further Options and contribute to the preparation of the DMLP itself.

5.3 Response to Consultation on Development Management

This section sets out the responses to the public consultation exercise on the Development Management Further Options 2012 which was held between 2nd December 2012 and 31st January 2013.

The consultation involved the following:

- Notification by letter and/or e-mail of all those on the planning policy database (specific consultation bodies and general consultation bodies)
- Consultation event on the Council web site
- Publication of documents on the Council web site
- Advertisement in the local press
- A community meeting
- A local assembly meeting
- Full hard copy documents held at Council's planning offices and all libraries in the borough.

A copy of the covering letter and text of the newspaper notice is included in the Appendices

5.3 Consultation Outcomes and Reporting Back

208 written comments were received from 19 named respondents. One respondent was anonymous.

Of these responses:

- 38 were considered general comments on the nature, context and format of the plan
- 49 comments supported the plan and /or policies in it
- 119 comments were considered to be objections in that they requested alterations to the policy content of the plan
- 2 comments received on the consultation web site were corrupted and unreadable so it was not possible to interpret them

Many consultation responses featured detailed discussion of the policies and made positive suggestions to change and improve the policies. Where possible appropriate alterations were made which resulted in several improvements to the clarity and robustness of the policies.

The Council held two community meetings which focused on various topics area that were perceived to be of greatest general interest. The notes of these meetings are in Appendix 9.

The major responses and themes are summarised below. As the policies in the document relate to detailed development management issues, detailed suggestions as to how to amend the policies were often made. A complete set of consultation responses to the Development Management Further Options Report together with detailed information on the Council's response, is to be found on Lewisham's consultation portal at <http://lewisham-consult.objective.co.uk/portalweblink>.

Comment Summary	How the main issues were addressed in the Development Management Proposed Submission Version
Environment Agency	The comments have been noted for future

Comment Summary	How the main issues were addressed in the Development Management Proposed Submission Version
<p>The Environment Agency made general comments in relation to their role as statutory consultees for development applications, and drew attention to new developments in government guidance and sources of information that would become relevant in this process. This may involve future up-dates to the Core Strategy and revisions to the evidence base. An objection was made in relation to requirements for development buffer zones along rivers.</p>	<p>reference in particular in scheduling future improvement to the evidence base in particular the need for an up-dated Strategic Flood Risk Assessment.</p> <p>The Council will be producing a Supplementary Planning Document on Rivers which will deal with detailed issues relating to rivers.</p>
<p>English Heritage A number of comments were made in relation to policies of relevance to the importance of protecting heritage assets and specific minor wording alterations were requested. The policies otherwise were supported.</p>	<p>Appropriate alterations were made to policies in response to these concerns.</p>
<p>Natural England Welcomed commitment in overall plan to open space and made specific comment on Development Management Options 23 and 24, Open Space and Biodiversity and Landscaping and Trees.</p>	<p>The Council considered that the comments on Option 23 were deal with adequately in the Core Strategy (Policy 12). Comments on Option 24 were considered dealt with adequately by the London Plan and the Local List of requirements for planning applications.</p>
<p>Thames Water Utilities Thames Water proposed the inclusion of new polices on Utilities development, and on Water and Sewerage Infrastructure Capacity. They also requested additions to the text of the document to ensure that new development is coordinated with the provision of water and sewerage infrastructure.</p>	<p>The Council considered that these issues were dealt with adequately in Chapter 9 of the Core Strategy 'Delivery, Implementation and Monitoring' and by the Infrastructure Delivery Plan.</p>
<p>Greater London Authority and Transport for London The Greater London Authority provided comments on all the recommended options in the plan and also in respect of some alternative options. They supported many policies in the plan as being consistent with the London Plan. Many policies are local in effect and therefore the GLA had no comments. The following policies attracted specific comment:</p>	<p>The Council considered that as the changes to the General Permitted</p>

Comment Summary	How the main issues were addressed in the Development Management Proposed Submission Version
<p>Conversion of office/commercial space – This might need amendment due to the forthcoming changes to the General Permitted Development Order which will allow change of use from commercial to residential. They also commented to this effect on Policy Option 10 ‘Other Employment Locations’.</p> <p>The GLA commented that the policy option on Sheltered housing and care homes that S106 contributions could be sought from housing outside of Use Class 3 in line with para. 3.15 of the London Plan.</p> <p>The GLA commented that affordable business units should be provided in any redevelopments taking place under policy options 9 Local Employment Locations and 10 Other Employment Locations.</p> <p>Transport for London welcomed options which promote sustainable development, and which ensure that appropriate account is taken of transport issues and impacts in determining applications.</p> <p>Transport for London asked for sui generis transport uses to be included as possible uses for Local Employment Locations.</p>	<p>Development Order were at the moment temporary. The Development Management is a longer term plan and policies would apply subsequently. If the change to the Order proved permanent then the Development Management Local Plan would need revision.</p> <p>The Council considers that the wording of the policy allows for S106 contributions from sheltered housing and care homes.</p> <p>This was considered to be an omission and new wording to this effect has been included in both policies.</p> <p>It was considered that as the Local Employment Locations in the borough are all relatively small and embedded in residential areas. They would not be generally suitable for large scale transport depot uses.</p>
<p>Sport England</p> <p>Sport England recommended that reference should be made to the requirement for formal open space (outdoor sports facilities) with reference made to planning new places for sport, protection of playing fields for sport and that site sharing should be considered.</p>	<p>The Council considered that these issues were dealt with in the Core Strategy.</p>
<p>Marine Management Organisation (MMO)</p> <p>Requested that references to the function of this body should be included at an appropriate point in the Plan.</p>	<p>This reference was included in the justification to the policy option for the Thames Policy Area.</p>
<p>Mobile Operators Association (MOA)</p> <p>The MOA considered that some of the wording of the recommended option on</p>	<p>The wording of the policy was reviewed and amended accordingly.</p>

Comment Summary	How the main issues were addressed in the Development Management Proposed Submission Version
Telecommunications was contrary to the guidance in the National Planning Policy Framework.	
<p>The Theatres Trust Some factual corrections and additions were requested.</p>	Some corrections to names of theatres in the plan will be made.
<p>Local Residents and Amenity Groups Cultural Quarters made a large number of detailed comments over the range of policy options. Some policies were supported (including those for conservation and heritage assets), some general comments were made about the format of the plan and a number of requests were made for the strengthening and clarification of a range of policies. These included those relating to housing, housing conversions, employment land, town centre and retail uses, urban design, housing layout and standards, development on back gardens, infill sites and amenity areas, public houses and community infrastructure.</p>	These comments were responded to where possible by making alterations to relevant policies to ensure that the policies were clear and achieve their intended aims. .
<p>Cultural Quarters suggested that Article 4 Directions should be introduced to control the proliferation of small Houses in Multiple Occupation.</p>	It is agreed that the recommended policy option on Houses in Multiple Occupation would have no effect on HMOs allowed under permitted development rights. If an Article 4 direction was required then it could not be done through the Local Plan process as an Article 4 direction is carried out under different legislation.
<p>Grove Park Community Group and Culverley Green Residents Association both commented on the Public Houses Policy and the Housing Conversions policy. Culverley Green Residents Association supported the Hot food take-away policy and the Housing Conversions policy. The Sydenham Society considered that the</p>	It was considered that the Development Management Document deals with issues requiring planning permission, and that an appropriate balance is achieved between encouraging development and protecting facilities and amenities important to residents. The Core Strategy is the overarching document that sets the place

Comment Summary	How the main issues were addressed in the Development Management Proposed Submission Version
development management document would be too restrictive, lacking in flexibility, and meant that opportunities for professional creativity in terms of uses and design of new development would be stifled. It lacked a 'place-making agenda'.	making agenda in which applications for development are considered
A resident thought that the option to restrict the provision of future hot take-ways should do this by setting a maximum percentage for this use in local shopping parades and to restrict betting shops to a maximum per number of retail outlets.	The Council considered that the recommended option for hot food take-aways was more practical due to the great variation in size of local shopping parades. The policy will set a maximum number of takeaway shops in Local Parades of different sizes. It would be difficult to restrict the number of betting shops in the way requested as they are included in a wider 'use class' that includes banks and buildings societies (A2 Use Class). A restrictive policy would impact on all these premises without being able to stop single betting shops.
A resident considered that all telecommunications equipment, poles and boxes should require planning permission not just in Conservation Areas.	This is not possible due to government legislation which sets out those types of development that do not need planning permission (the General Permitted Development Order).
A resident was concerned that the Council's consultation exercises are not genuine.	The council considers that consultation is genuine. The options available are constrained by planning legislation and guidance.
<p>Political Parties</p> <p>Councillor Darren Johnson on behalf of the Green Party commented on a wide range of policies. Some policies were supported (including those for conservation and heritage assets), some general comments were made about the format of the plan and a number of requests were made for the strengthening and clarification of a range of policies. These included those relating to housing, housing</p>	These comments were responded to where possible by making alterations to relevant policies to ensure that the policies were clear and achieved their intended aims. .

Comment Summary	How the main issues were addressed in the Development Management Proposed Submission Version
<p>conversions, employment land, town centre and retail uses, urban design, housing layout and standards, development on back gardens, infill sites and amenity areas, public houses and community infrastructure.</p>	
<p>Developers and Landowners and Planning Agents Land Securities Land Securities objected to the recommended option for 'Other employment locations' which protects the smaller offices workshops and storage uses scattered throughout the borough, on the grounds that other use classes generate employment, and that planning policy needs to react quickly to changing economic circumstances which is prevented by the policy which requires a long period of marketing evidence. Land Securities considered that the recommended option 11 Town Centre vitality and viability was too restrictive.</p>	<p>No change was made as it was consider that in view of the limited amount of this type of floorspace in the borough to preserve a mixed economy and a variety of services as outlined in the Lewisham Employment Land Study.</p> <p>This option has not been carried forward into the Development Management Submission Version as the issues are already covered in the Adopted Core Strategy.</p>
<p>Robinson Escott Planning Robinson Escott Planning commented there was no policy relating to provision of educational facilities in the document. They also commented that the definition of a back garden in the policy option dealing with development on back gardens and infill development required clarification.</p>	<p>The Council considered that the relevant policy had been included in the Core Strategy.</p> <p>The Council acknowledges that some sites do not have clear cut characteristics in terms of the categories of this policy. However, the policy allows for sites to be considered on the most relevant aspects of the policy while seeking to prevent developments on back gardens.</p>

Notes of the meetings held for community groups and representatives from the Local Assemblies are in Appendix 9. These meetings focused on policies which were known to be of interest to the local community through previous meetings and feedback from various sources. These areas of interest were:

- Housing conversions extensions and alterations
- Development on infill, backland, garden and amenity areas

- Retaining public houses
- The number of hot food take away shops
- Character areas and conservation areas
- Community facilities
- Town and local shopping centres

Comments from the meetings were used to inform the policies in the Development Management Document.

6. Sustainability appraisal

6.1 Preferred Options Stage

The Sustainability Appraisal consultations after the initial Scoping Report stage were conducted simultaneously with the Preferred Options (2007) consultation processes. A number of consultation comments were received at the Preferred Options Stage:

The Environment Agency commented at this consultation stage by a letter dated 10 August 2007. Issues that were considered relevant to the Sustainability Appraisal are:

- a request for the wording of the objective relating to be amended
- a need to take account of flood risk as an integral part of spatial planning.

Natural England commented at this stage by a letter dated 6th August 2007. Relevant issues were a suggestion to add monitoring measures in respect of two sustainability objectives.

These comments were taken account of during the preparation of the SA for the Further Options report and were reported in the SA itself.

6.2 Further Options Stage and Revised Scoping Report

Consultation details on the revised scoping report (2012) were summarised in section 5 of this consultation statement and the SA to the DMLP Further Options report itself.

Two comments were received at the Further Options consultations stage specifically on the Sustainability Appraisal:

- English Heritage requested the inclusion of an appropriate reference to heritage assets in paragraph 2.305 of the Further Options Report
- Cultural Quarters and the Green Party thought that the reference to street trees using water was not appropriate.

Both these comments were taken on board in the preparation of the Sustainability Appraisal of the Submission Version.

7. Equalities analysis assessment

7.1 The Equality Act 2010 (the Act) brings together all previous equality legislation in England, Scotland and Wales. The Act includes a new public sector equality duty (the

equality duty or the duty), replacing the separate duties relating to race, disability and gender equality. The duty came into force on 6 April 2011. The new duty covers the following nine protected characteristics: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The Council must, in the exercise of its functions, have due regard to the need to:

- eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act
- advance equality of opportunity between people who share a protected characteristic and those who do not
- foster good relations between people who share a protected characteristic and those who do not.

7.2 The Equalities Analysis Assessment (EAA) examines an existing or proposed policy, strategy, function, project or activity to identify what effect its implementation may have on the nine protected characteristics referred to in the Act. An EAA has been prepared and has been published alongside the Proposed Submission version of the Plan and has been used to inform the contents of the Plan.

The assessment has checked whether, in any of the areas identified:-

- there is unlawful discrimination
- there is an adverse impact on one or more protected characteristics
- there is a failure to promote equality of access or opportunity
- protected characteristics are, or may, be excluded from benefits
- some protected characteristics are disadvantaged.

Taking into account the issues raised in the assessment, and building on the work carried out for the 2009 Equalities Impact assessment for the Core Strategy, and the Core Strategy EAA update in 2012 no major change is considered necessary to the documents or to the Action Plan set out in the previous Assessments.

Appendix 1 Consultation bodies

Specific Consultation Bodies consulted at the Preferred Options Stage

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 consulted at the Preferred Options Stage

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)
Centrepont - Breakspears Road Project
Centrepont - 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
Kiltox 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
Lamma 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
Passfields 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
Tremain 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

Appendix 3 Consultation evidence for the Issues and Options Stage



Directorate for Regeneration

Planning Service
5th Floor Laurence House
1 Catford Road
Catford
London SE6 4RU
Director: Patrick Hayes

21 May 2005

Dear Sir / Madam,

R.E: LOCAL DEVELOPMENT FRAMEWORK – ISSUES AND OPTIONS PART ONE

The London Borough of Lewisham Policy Planning Department is now consulting on the next stage of the Local Development Framework – the new Planning System for Lewisham. This stage sets out the broad Issues and Options for the future development of Lewisham Borough.

The Council has produced a series of topic papers (see Annex over page). Part One of this consultation stage includes papers dealing with: **Housing, Waste Management, Urban Design and Sustainable Environment**. Some of these papers are relatively technical in nature and to assist we have enclosed a summary for your information.

The consultation period lasts for six weeks from 25th July until 12th September 2005. We have included a detachable feedback forms to assist you in getting your comments back to us, although we encourage your individual comments where appropriate.

Additional copies of 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.

Please note: This information has been sent to you as you are listed on our 'Specific Consultation bodies' Planning database.

Yours faithfully

Planning Officer

On Behalf of Brian Regan, Policy Manager
DL: 020-83148774
FAX: 020 83148774
Email: brian.regan@lewisham.gov.uk



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**. 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.



Directorate for Regeneration

28 July 2005

Planning Service
5th Floor Laurence House
1 Catford Road
Catford
London SE6 4RU
Director: Patrick Hayes

Dear Sir / Madam,

R.E: LOCAL DEVELOPMENT FRAMEWORK – ISSUES AND OPTIONS PART ONE

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. The enclosed LDF Planning Newsletter explains this process so far and what is to come.

This current stage of consultation sets out the broad issues and options for the future development of Lewisham Borough. The Council has produced a series of topic papers which we will be releasing in two parts. Part One, being this consultation pack includes papers dealing with: **Housing, Urban Design Sustainable Environment and Waste Management**. While these papers are provided in full, an illustrative summary document has also been enclosed for your information.

The part one consultation period lasts for six weeks from 25th July until Monday 12th September 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.

Part two of the issues and options discussion papers are anticipated to be released for consultation in August. These discussion papers will cover: Employment, Retail and Town Centres, Open Space & Biodiversity, Transport, Community Facilities and Site Allocations.

Additional copies of part one 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' planning database. For more information please do not hesitate to contact us.



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

Date: 25 July 2005

Dear Sir/Madam,

LOCAL DEVELOPMENT FRAMEWORK – ISSUES & OPTIONS - CONSULTATION

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 (see Annex over page) that set out the alternative options for consultation (available on our website). These are: Housing, Waste Management, Urban Design and Sustainable Environment. These papers are relatively technical and to assist **we have enclosed a summary** for your information.

The consultation period lasts for six weeks from 25th July until 12th September 2005. We have included a detachable feedback form to assist you in getting your comments back to us.

Additional copies of the summary, full discussion papers or feedback forms can be downloaded from the Council's website, by calling the policy team or from the planning service reception desk (Monday to Friday 9.00 am – 5.00 pm).

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

Annex 1: List of Issues and Options Papers

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: August 2005		
5	Open Space	August
6	Transport and Parking	August
7	Economy and Employment	August
8	Retail and Town Centres	August
9	Education, Health and Community Facilities	August
10	Site Allocations	August
11	Lewisham Town Centre Area Action plan	August



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

Date: 12 September 2005

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



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: 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.



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: 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

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 or Madam,

LOCAL DEVELOPMENT FRAMEWORK – ISSUES AND OPTIONS PART THREE

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 3 of the consultation on the Issues and Options for the Local Development Framework comprising the Retail and Town Centres, and Site Allocations Papers..

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

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

The part 3 consultation period lasts for six weeks from 10th October until 21st November 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.



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

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

Date: 26th October 2005

Dear Sir or Madam,

LOCAL DEVELOPMENT FRAMEWORK – ISSUES AND OPTIONS PART FOUR – EDUCATION, HEALTH & COMMUNITY SERVICES

The London Borough of Lewisham Planning Policy Team 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 4 (the final part) of the consultation on the Issues and Options for the Local Development Framework comprising the Education, Health & Community Facilities Paper.

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.

The consultation period lasts until the 30th November 2005. Please send your comments to:
**Planning Service London Borough of Lewisham 5th Floor Laurence House 1 Catford Road Catford
London SE 6 4RY**

Or email – planning@lewisham.gov.uk

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 this discussion papers and all the other issues and options consultation 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.

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,

Policy Planning Manager



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

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

Date: 26th October 2005

Dear Sir or Madam,

LOCAL DEVELOPMENT FRAMEWORK – ISSUES AND OPTIONS PART FOUR – EDUCATION, HEALTH & COMMUNITY SERVICES

The London Borough of Lewisham Planning Policy Team 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 4 (the final part) of the consultation on the Issues and Options for the Local Development Framework comprising the Education, Health & Community Facilities Paper.

This issues paper is provided in full, together with an illustrative summary for your information.

The consultation period lasts until the 30th November 2005. Please send your comments to:

**Planning Service London Borough of Lewisham
5th Floor Laurence House
1 Catford Road
Catford
London SE 6 4RY**

Or email – planning@lewisham.gov.uk

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 this discussion papers and all the other issues and options consultation 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.

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.

Yours faithfully,

Policy Planning Manager

Appendix 4 Public Consultation letter for the Preferred Options Report

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 procedure⁹ 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 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

⁹ The procedure is set out in the Council's Statement of Community Involvement - July 2006.

Appendix 5 Newspaper notice for the Preferred Options Report

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 6 Revised Scoping Report notification letter for the Further Options Report



Name

Planning Service
Laurence House
1 Catford Road
Catford
London SE6 4RU

direct line 020 8314 6540
planning.policy@lewisham.gov.uk

date

Dear

Re: Sustainability appraisal (incorporating Strategic Environmental Assessment) Scoping Report, Development Management 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) Development Management Development Plan Document (DPD).

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 in order to ensure that all aspects of sustainability are considered as part of the appraisal process and in developing the Development Management DPD.

1. Are there any other plans, policies or programmes that should be considered?
2. Do you have or know of any other data that should be considered in order to establish the borough baseline – the economic environmental and social factors that should be considered?
3. Do the issues identified in Task A3 cover all the significant sustainability issues relevant to Lewisham?
4. Are the sustainability objectives, indicators and targets suitable? Should there be any additional objectives, indicators or targets?

The consultation period is from Friday 2nd December 2011 to Friday 13th January 2012.

Representations relating to the scoping report must be made to arrive by 5pm on Friday 13th January 2012 as follows:

Email planning.policy@lewisham.gov.uk

with 'Development Management Scoping Report' as the subject heading.

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

A copy of the scoping report may be found on the Lewisham website.

https://lewisham-consult.objective.co.uk/portal/planning_policy/ and

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

If you need any further information please contact Matt Jericho, Principal Planning Policy Officer on telephone 020 8314 6540 or email matt.jericho@lewisham.gov.uk.

Yours sincerely,

Brian Regan

Planning Policy Manager

Appendix 7

Newspaper Notice for Further Options Report

LONDON BOROUGH OF LEWISHAM

Planning and Compulsory Purchase Act 2004 Town and Country Planning (Local Planning) (England) Regulations 2012 Public participation on the preparation of a local plan

In accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 (Regulation 18), notice is hereby given that the Council is consulting on the following documents which are available for inspection and comment:

- Lewisham Development Management Local Plan – Further Options Report, together with the Sustainability Appraisal report, Consultation Statement and list of supporting documents

Community Infrastructure Levy Regulations 2010 Publication of a draft charging schedule

In accordance with the Community Infrastructure Levy Regulations 2010, notice is hereby given that the following document is available for inspection:

- Lewisham Community Infrastructure Levy Draft Charging Schedule, together with background reports including the Infrastructure Delivery Schedule and Economic Viability Study.

All documents will be available for inspection and comment at the following locations and times free of charge from **Monday 3 December 2012 until Thursday 31 January 2013**:

- **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, Torridon Road and Wavelengths (during opening hours – visit www.lewisham.gov.uk/libraries or telephone 020 8314 6399 for details).

Representations must be in writing (including electronically) and will need to arrive at the addresses specified below by 5pm within the period **Monday 3 December 2012 until Thursday 31 January 2013 by 5pm**.

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

All representations received regarding the Development Management Local Plan – Further Options Report will be considered through the process of preparing the draft local plan.

All representations received regarding the Community Infrastructure Levy Draft Charging Schedule will be submitted to the Inspector appointed to examine the Schedule at an independent Examination in Public. Representations may include a request to be heard by the examiner and to be notified of any of the following:

- that the draft charging schedule has been submitted to the examiner in accordance with section 212 of the Planning Act 2008,
- the publication of the recommendations of the examiner and the reasons for those recommendations, and
- the approval of the charging schedule by the charging authority.

For further information please contact the Planning Service on 020 8314 7400.

J. MILLER
Head of Planning
Laurence House
1 Catford Road
SE6 4RU

30th November

Appendix 8 Public Consultation Letter for Further Options Report



Name

Planning Service
Laurence House
1 Catford Road
Catford
London SE6 4RU

direct line 020 8314 6540
planning.policy@lewisham.gov.uk

date 30th November 2012

Dear

Re: Public consultation

- 1. Development Management Local Plan Further Options Report**
- 2. Community Infrastructure Levy Draft Charging Schedule**

1. Development Management Local Plan Further Options Report

The abovementioned document (accompanied by a Sustainability Appraisal) sets out the policy options and alternatives being considered by the Council for inclusion in a draft local plan, that when adopted will be used to guide, assess and determine planning applications. The plan will support the implementation of the Core Strategy and the London Plan, and will replace the saved policies contained in the Lewisham Unitary Development Plan.

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 draft plan, before the Council makes a final decision.

2. Lewisham Community Infrastructure Levy Draft Charging Schedule

The Council proposes to submit the abovementioned schedule for independent examination. 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.

Details on how, when and where to view the documents and how to submit comments can be found in the 'public notice' at the back of this letter. Written representations (including those made electronically) will need to arrive at the Council by 5pm within the period Monday 3 December 2012 to Thursday 31 January 2013.

If you would like a one-to-one meeting with council officers to discuss these matters please contact us during the consultation period.

Yours sincerely

Brian Regan
Planning Policy Manager

CONSULTATION DETAILS

In accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 and the Community Infrastructure Levy Regulations 2010, notice is hereby given that copies of the following documents are available for inspection:

- Lewisham Development Management Local Plan – Further Options Report, together with the Sustainability Appraisal report, Consultation Statement and list of supporting documents
- Lewisham Community Infrastructure Levy Draft Charging Schedule, together with background reports including the Infrastructure Delivery Schedule and Economic Viability Study.

All documents will be available for inspection at the following locations and times free of charge from **Monday 3 December 2012 until Thursday 31 January 2013**:

- **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). A free CD of the documents is also available from this location.
- **All Public and Community Libraries**
Blackheath Village, Catford, Crofton Park, Deptford Lounge, Downham, Forest Hill, Grove Park, Lewisham, Manor House, New Cross, Sydenham, Torridon Road and Wavelengths (during opening hours – visit www.lewisham.gov.uk/libraries or telephone 020 8314 6399 for details).

Representations must be in writing (including electronically) and will need to arrive at the addresses specified below by 5pm within the period **Monday 3 December 2012 until Thursday 31 January 2013 by 5pm**.

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

All representations received regarding the Development Management Local Plan – Further Options Report will be considered through the process of preparing the draft plan.

All representations received regarding the Community Infrastructure Levy Draft Charging Schedule will be submitted to the Inspector appointed to examine the Schedule at an independent Examination in Public. Representations may include a request to be heard by the examiner and to be notified of any of the following:

- that the draft charging schedule has been submitted to the examiner in accordance with section 212 of the Planning Act 2008,
- the publication of the recommendations of the examiner and the reasons for those recommendations, and
- the approval of the charging schedule by the charging authority.

**Appendix 9 Further Options Consultation
Public Consultation Letter Inviting Community Representatives and
Stakeholders to Consultation Meeting together with Agenda and Notes of
Meeting**



Planning Service
Laurence House
1 Catford Road
Catford
London SE6 4RU

direct line 020 8314 6540
planning.policy@lewisham.gov.uk

date 10th January 2013

Dear Sir/Madam,

Re: Public meeting

The Council is preparing a Development Management Local Plan (DMLP) which will set out detailed planning policies to complement and implement the Core Strategy. The DMLP provides new planning direction for a number of issues such as protecting viable local pubs from change of use, controlling family size house conversions and limiting the concentration of take away food shops in the borough. You can view the DMLP on the Council's website: <http://www.lewisham.gov.uk/myservices/planning/policy/LDF/development-policies/Documents/DevelopmentManagementFurtherOptions.pdf>

On 28th November 2012 the Council approved a DMLP Further Options Report for public consultation. The consultation runs until 31st January 2013. 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 draft DMLP, before the Council prepares a submission version and then submits it to Government for approval.

As part of the consultation, the Council would like to invite community representatives and stakeholders to a public meeting, to hear views from the local community regarding the proposed policies contained in the DMLP.

The Council will be holding a meeting on Wednesday 30th January 2013, from 7pm till 9pm. It will take place in Room 2 at the Civic Suite, Catford Road, Catford, SE6 4RU. An agenda for the meeting is attached to this letter.

This is your opportunity to get involved in the DMLP, and to shape its content. If you have any queries, please contact the Planning Policy Team. If you would like to attend the meeting, please phone on 020 8314 3885 or email angela.steward@lewisham.gov.uk to reserve your place.

Yours sincerely

Brian Regan
Planning Policy Manager

AGENDA

Development Management Local Plan Community Meeting

When: Wednesday 30th January 2013
Time: 7pm – 9pm
Where: Room 2, Civic Suite

- 1. Introduction and review of what's been done so far**
- 2. Discussion of draft policies**
 - a. Housing conversions
 - b. Development on infill, backland, garden and garden amenity areas
 - c. Retaining pubs
 - d. Hot food takeaway shops
 - e. Other
- 3. Next steps**
- 4. AOB**



Planning Service note of meeting

Introduction

The planning service is in the process of preparing a development management local plan (DMLP) and, following on from early input in April 2012, wanted input from the local assemblies on the policy options that have now been prepared.

The DMLP will become the legal planning document for the Council to set out the detailed planning policies that the Council will use when considering planning applications in the borough. Planning law states that decisions on planning applications must be made in accordance with the development plan for the area concerned. The development plan for Lewisham consists of the London Plan (adopted July 2011) and the Lewisham Core Strategy (adopted June 2011) together with any future development plan documents that are adopted by the Council. The Core Strategy sets out the overall vision, strategy and policies for how Lewisham should develop over the next 15 years and the DMLP will fill in the detailed planning policy guidance for consideration of planning applications.

All the people who attend the ward assemblies together with the main amenity and conservation groups known to the planning service were invited to a meeting at Lewisham Council, Committee Room 2, Civic Suite, Catford between 7.00 pm and 9.00 pm.

The planning service focused on four policies that had attracted the most interest and gave a short presentation covering the issues previously raised and if these had been addressed in the policy. Following the presentation a discussion was held in relation to the following four policies:

- Housing conversions
- Development on infill, backland, garden and amenity areas
- Public houses
- Hot food take-away
- The planning service note of the meeting is set out below. It is not intended to record all the points made but rather to be a summary of the main issues raised by the participants.
- Cllr John Paschoud and Cllr Jacq Paschoud gave their apologies as they had a prior engagement to attend another meeting.

Notes of meeting

Recommended Option 3: Conversion of a single residential dwelling to two or more dwellings

- Progress has been made but there is still concern about conversions in Telegraph Hill.
- UDP policy reference to 'areas of restraint' should be retained
- The cumulative impact of conversions should be mentioned in the policy
- Concern regarding accommodation of future population growth
- May have to intensify in taller buildings, close to transport hubs
- May need to look at redevelopment of traditional housing to accommodate growth
- Need to consider housing choice and affordability
- Concern regarding future housing mix – what is the % of flats to houses once the target of 18,000 new units are completed?
- Are all new homes directed to large sites in the north of the borough? It is suspected that smaller sites in Forest Hill aren't being built to their maximum capacity to avoid provision of affordable housing
- Does the policy address change of use back to residential, for example from doctors and dentists moving on. If the doctor/dentist use no longer occupies the house it should go back to residential use.
- General support was expressed for houses not being converted to flats.

Recommended Option 32: Development on Infill Sites, Backland Sites, Back Garden and Amenity Areas

- The policy protects infill, backland etc but are allotments and open spaces protected?
- The terminology used in the policy is unclear – what are perimeter style developments
- Restriction to perimeter infill is welcomed as it can significantly change the character of an area
- The policy should apply to gardens on side roads, with access from the side road
- The policy should address annexes and granny flats that may be rented out separately
- Concern over whether the policy strengthens potential enforcement action
- The policy should apply to mews – what typology are mews in the character study? The policy should specifically protect mews. Example: Brockley.
- The policy should apply to landlocked sites that are green (i.e. not previously developed so wouldn't fit under any of the policy headings). This kind of land can be very important environmentally. Example: Tyson Road.
- The policy should apply to land to the rear of pubs.
- General support for a restrictive policy

Recommended Option 19: Public Houses

- Viability – should consider unsatisfactory leases alongside other viability information assessed.

- If pubs provide the right offer people will support them
- Pubs should open rooms above as guest houses / hotels
- Restrict flats above pubs where noise may be an issue leading to closing the pub
- Mismanagement of pubs is a serious issue that often leads to closure
- The policy should emphasise pubs as the focal point to a society. It's not just about the building, but pubs are often a key aspect to drawing people to an area and support shops in an area.
- Space above public houses and car parks/pub gardens to be used as a community space, assembly rooms etc. rather than converting into flats, or housing.
- 'Utility rooms' above pubs are important for community uses
- General support for the policy

Recommended Option 17: Hot food take-away

- Check location of schools – some are missing from Fig. 2.1 (Haberdashers; St Dunstons)
- Question whether the 400m will make a difference to school children with bus passes who travel
- Children will buy/eat what is close rather than travel
- Relates to proposals for new take away shops. Those that already exist could stay and retain their opening hours.
- How big are parades and how would the policy apply to two parades on either side of a road
- Public health have been involved in the preparation of the policy
- General support for the policy

Other issues raised

- How does the new planning regime impact on Lewisham's local plan? Does it restrict further or is it meant to enable development?
- Sheltered housing and housing for the elderly is an important consideration and new multi-storey development may not cater to those needs
- What % is set aside for social housing?
- One year until implementation – what happens in the interim? What weight is given?
- Option 35: Conservation – A (3) mentions externally mounted equipment. This should apply to solar panels too – and if not, then an Article 4 Direction should restrict solar panels.
- If help is needed with conservation work the Telegraph Hill Society would help with volunteers

Appendix 10 Further Options Consultation Local Assemblies Meeting

PLANNING POLICY WORKSHOP DEPTFORD LOUNGE – 25th April 2012



Planning Service note of meeting

Introduction

The Planning Service together with the Ward Assemblies Team arranged for a meeting of all the representatives from the ward assemblies to discuss the planning policy issues that were of concern to the assembly members. The planning service is in the process of preparing a development management development plan document (DMDPD) and wanted early input from the local assemblies on the issues they thought important.

The DMDPD will become the legal planning document for the council to set out the detailed planning policies that the council will use when considering planning applications in the borough. Planning law states that decisions on planning applications must be made in accordance with the development plan for the area concerned. The development plan for Lewisham consists of the London Plan (adopted July 2011 and the Lewisham Core Strategy adopted June 2011) together with any future development plan documents that are adopted by the Council. The Core Strategy sets out the overall vision, strategy and policies for how Lewisham should develop over the next 15 years and the DMDPD will fill in the detailed planning policy guidance for consideration of planning applications.

All the people who attend the ward assemblies together with the main amenity and conservation groups known to the planning service were invited to a meeting at Deptford Lounge, Deptford SE8, on 25th April 2012 between 7.00 pm and 9.00 pm. The planning service emailed a list of potential topics for discussion to all the invitees and asked them to add issues they thought were missing from the list and to prioritise the issues of importance for discussion. The priority list that was returned was used as the basis of the meeting on 25th April 2012.

After a short introduction from council staff the meeting divided into 5 discussion groups and after about 40 minutes discussion each participant moved onto another table for a discussion on a different set of topics. The 5 discussion topics were:

- Town and local shopping centres
- Community facilities
- Character areas and conservation areas
- Retaining pubs and the number of take away shops
- Housing – conversions, extensions and alterations

The planning service note of the meeting is set out below.

Group A**Community/Council Involvement in shopping areas**

- More planning support needed for local groups
- Section 106 / CIL should be determined locally to locally set priorities
- Brockley Cross Group came up with a wish list for Brockley which Planning could not deliver
- Local people starting up their own businesses can lead to good results – LBL should be encouraging this
- Need to recognise success of some local shopping areas e.g. Ladywell Village is developing a nice balance partly because some of the shops are owned by people who live in the community. It would be helpful to businesses and the community if businesses were more involved in Local Assemblies
- There should be a dedicated person at the Council who has planning knowledge that can act as an advocate for local people to help them challenge unwanted developments
- Need proper town centre management to identify what shops residents would support e.g. if there is a demand for a laundrette
- Concern was expressed about empty shops – what can the Council do?

Comments about recent developments

- Concern raised about the Mantle Road development where there is only one retail unit in the plans and that is a multiple – Brockley Society believes that local residents don't want another big chain as there is already a Nisa
- Differing view was expressed that multiples aren't necessarily bad but they should work with local communities e.g. improving street scape
- Sometimes units are built too small which then limit choice
- Shouldn't be too negative, lots of good things happening in SE London – need more focus on place making through – where multiples create banalities through planning they should have to contribute to an attractive public realm. For instance Tesco on Lewisham Way has been disastrous. The street should be improved because it is currently unloved.
- Too many retail units are being put in on the ground floor of housing developments. There is insufficient demand for them which leaves the area with unoccupied areas at street level and makes the place look run down. Need to identify an end user when retail units are applied for to prevent this problem
- Disappointed that LBL evicted the small businesses from Catford Mews
- Perception that planning is on the side of the developers e.g. Grove Park development land being used for a car park

Comments about current uses/problems in shopping areas

- There are too many eating places in Grove Park currently
- There are generally too many betting shops
- Pay day loans/bookmakers a real problem in shopping parades and they bring down the area

- London Assembly report 'Cornered Shops' published approximately 2 years ago which requested the Mayor to change policies to better enable boroughs to protect neighbourhood shops from being taken over by multiples should be implemented
- Concern that bigger shopping areas get more protection which leads smaller parades vulnerable to unwanted developments
- There is a place for multiples but there needs to be a balance e.g. in Kirkdale there is a Tesco Metro but the local shop is still doing well
- Small businesses can't afford business rates and they can't therefore compete with big companies allowing space for multiples to come in
- Every neighbourhood should have easy access to a shop which has the following services: post office, ATM, fresh meat, fresh vegetables and a chemist
- Badly designed/maintained shops bring down the area. There are also too many pound shops

Comments about future policy for shopping areas

- There needs to be different policies for different shopping areas and a wider variety of shops. Should look to identify and then promote the characteristics of each area through planning e.g. Forest Hill and art
- Each shopping parade has a specific function depending on the demographics of the local area and planning should support this
- Can't put in 'nice to have' guidelines, must be enforceable so that developers can't ignore them
- Needs to be a joined up policy across areas e.g. in Brockley developments are very different depending on whether in the conservation area or not
- There needs to be a joined up approach across the Council to support local shopping areas and town centres e.g. parking regulations need to support shops by allowing long enough stays at a reasonable rate
- In East Dulwich housing took over retail which meant when the demographics changed there were not enough shops to cater for the community – this should be avoided
- Every Town Centre/shopping parade should have an action plan. Progress was lost when LBL abolished town centre managers which were an important link to help liaise with the rest of the Council
- There is a need for smaller shopping areas. People in the south of the borough don't want to travel to Lewisham to access shops and many don't use Catford
- There should be more flexibility around what type of uses should be allowed/ permitted in vacant units including meanwhile uses on short leases.
- Why can't Council stop shops that people don't want e.g. betting? Can the Council impose a maximum percentage of betting shops in the area?
- We should incentivise shops that provide valuable services to the community by subsidising their business rates
- There are compliance control issues in the area with businesses opening up without proper permission e.g. scrap metal being sold near Linear Park opposite the Church
- Height of new buildings in relation to pavement depth is a concern – buildings are too tall cutting off sunlight

- Too many multiples harm small businesses – we need to support the latter more
- There is a need for open space in shopping centres – they are more than a place for people to shop, places for people to come together
- Needs to be a reason for people to use local shops rather than go to bigger centres

Practical problems for businesses operating in shopping areas

- Small businesses can't afford business rates and they can't therefore compete with big companies

Notes from Group 2 – Community facilities

Group A

- We should have a comprehensive list and a map of both public and private community facilities, to be able to make judgements based on a solid evidence base.
- We need information on where loss of facilities, including pub function rooms, is having a cumulative impact on an area.
- We should maximise the use of school buildings for community purposes outside their main educational use (e.g. adult education).
- Planners need to understand how the community sees local facilities as well as how uses are defined under planning. i.e. understand what is important locally and reflect this.
- Where a pub closes, the Council should look at the function room facility and re-provide it within new permitted use.
- Concern that the use classes order allows some uses to change without the need for planning permission.
- Concern that the Council's overall approach to community facilities is wider than just planning. We also need to consider funding and service commitments.
- How do we ensure that S106 and CIL funding is clearly and transparently allocated to local projects in the area where development takes place?

Group B

- How much can planning policy affect key issues such as the continued educational use of sites when a school moves.
- We need to plan for future secondary school need when the current primary school bulge moves to secondary age.
- Make school facilities available to the community outside of hours (including Lewisham College).
- Provide new play facilities in new developments.
- How can we protect open spaces and community gardens under planning policy?
- Are the number of churches on employment sites a planning or an enforcement issue?

- We should ensure that sold churches remain as religious buildings (not conversion to flats) to reduce the pressure on unsuitable buildings.
- Learn from good examples, such as the multifunction hall above a church in Bow by Glasshouse (community led approach).
- Make available maps of community uses to each assembly in a usable form.
- Explore planning policy for the temporary use of shops and other facilities for community use.
- Where the council owns the building, can we define the social value against the financial cost of making premises available for community use.
- Think of the importance of GPs to local community. There are no GP's in the Forest Hill ward.

Notes from Group 3 – Character areas and conservation areas

General

Clear requirements are needed for whatever policies are proposed. It needs to be clear what the decision maker needs to do and residents need to understand what the policy says.

Enforcement issues – lack of uptake on the small cumulative changes e.g. satellite dishes, windows, small rear extensions. If nothing is done then this impacts on the look and feel of an area especially within a conservation area.

Amenity societies and local groups are not involved in pre-application discussions. Residents would like to know when this takes place and what the process is. Group would like developers to engage more with local communities when they are preparing plans. There should be a better relationship between residents and the Council so that residents can understand the Council's view and how and why certain decisions are made.

There is inconsistency between the decisions made by planning committees often on exactly the same application. One will approve while the other will refuse.

Lewisham Borough-wide Character Study and Character Areas

There was strong interest in the Character Study, how it was prepared, who prepared it, how it was going to be used and whether residents could be involved in further work on this issue of character for their specific area.

If character issues are translated into policy and included in a plan then it needs to be clear what the issues are what needs to be addressed as part of a planning application rather than just providing information about the current character.

Character assessment

- How does it help decision making? It may be more appropriate to have an SPD on local areas where key character issues can be addressed.

- How is it used in the development management process? Does it tell you what is important or just what is there?

The cumulative impacts of decisions need to be considered by the Council as this impacts the character of an area and are often not given enough weight e.g. Conversions. When has an area had too many conversions? There needs to be clear policy on this and limits put in place.

Conservation areas are designated and have guidelines about what is acceptable and it is easy to see what needs to be preserved or enhanced but it's about the non-designated areas where clear policy is needed in order to improve building design and improve the overall streetscape.

Reflecting character outside of conservation areas – is this always appropriate? The character may not be worthy and innovative and new design should be allowed.

New development outside of conservation areas - how do you make these areas flourish and provide the same high quality of design that is expected in a conservation area? This needs to be a requirement – good design needs to be a requirement throughout all areas of the borough not just in a conservation area.

The importance of streetscapes was emphasised across the borough not just within conservation areas. The look and feel of a street will determine its character and it's often the incremental changes over time that can have a detrimental impact.

The importance of high streets as a character area was stated e.g. New Cross Road should be a defined character area due to the consistent style of the buildings and the important role of the road as a thoroughfare.

A joined up approach to the streetscene needs to be implemented by Council (adverts, highways signs, telecom boxes, speed humps etc). These all have an impact on the look and feel of a street and there appears to be little co-ordination between different departments within the Council.

The design of shop windows and shopfronts is very important. Strict controls are needed for new works and replacements and enforcement taken where there are detrimental changes.

Conservation areas

Preserving conservation areas is appropriate and should continue. Areas outside of Conservation areas should be allowed to evolve, but still maintain high quality design requirements.

There was concern over demolition by dereliction/neglect of buildings that were listed or weren't listed but were waiting for an assessment to be made on whether it should be included on the Local List.

The importance of the Local List was emphasised and the need to continue to identify local buildings of significance. But it needs to be communicated what the listing means. Can it be enforced? Local listings require strong policies in support.

Conservation areas need to be linked in some way to ensure consistency in design and streetscape. The development that takes place in the areas between conservation areas need to be high quality.

Clear and robust guidance is needed for home owners in conservation areas. What can you do to your house? What isn't allowed? New owners often aren't aware of the restrictions.

What does the term 'preserve or enhance' mean (in terms of conservation areas and heritage assets)? A robust definition or explanation is needed.

Back gardens are just as important historically as the front of a house and the preservation of a streetscape. There should be limits to what can be built in a back garden or how a house is extended at the rear.

Satellite dishes have an impact on streetscape and the character of an area, particularly in conservation areas. More enforcement is needed on this issue.

Notes from Group 4 - Retaining pubs & Restaurants, Cafes, Drinking Establishments (pubs and bars) and Hot Food Takeaways

Pub Issues

- Economic downturn with less disposable income, businesses are struggling
- Pubs have been under used as community facilities and their retention and greater use should be encouraged.
- Recognise cultural value and community value of pubs in their own right. They offer more than just alcohol.
- There are no direct planning policies safeguarding pubs from demolition and change of use. Downham was losing 4 – 5 pubs e.g. The Tigers Head and the Green Man. Nobody was fighting for them. The Downham Tavern is the only public house left in the area. People have to travel to Bromley for a pint.
- Architecturally attractive pubs should be locally listed to demonstrate to developers that as landmark buildings they are cherished by both the community and Lewisham
- Whether a pub can survive or not is down to its services, music and quality of food, and its catchment. Sometimes, pubs are too close to each other!
- Demographic factor and ethnicity composition are changing. Many ethnic minorities do not go to pubs due to cultural or religious reasons.
- Applicants may provide marketing evidence to show the pubs were offered to new occupiers, but where can you find the advertisement? They may sometimes say information is not disclosed as it is confidential financial information

- Late night shops in local shopping Support day, lunch and evening economy with late night shops in local shopping areas, and these will support the vitality of town centres and pubs. Pubs can support local football teams (e.g. The Tiger's Head) and help to promote and encourage sports and physical exercises.
- Protection of evening economy - pubs, restaurants: residential deadens our main streets.

Pubs Solutions

- A pub that is no longer viable and which closes should be replaced with another form of community asset or community use to meet changes in local demographics - i.e. growth in families and older population
- Pubs can become an alternative space for community use, e.g. Art space, Social Enterprise, not residential use. No pubs should be changed to residential use (or at least it should be made very hard to do!)
- Pubs in Grove Park – Baring Hall Hotel. Although it was damaged by fire, the condition was not bad and the planning application seems like an excuse to close and knock it down for residential purpose for more money. It is an historic asset for the area!
- Early engagement with the community in early pre-application stages in order to show what the proposal is like is essential. Communities need to have a say on the new use in order to bring appropriate community benefits. We do not normally know what the proposal is about and then it is too late for us to comment.
- In a recent appeal case a bar with residential above ended up without an occupier. Residential above bars/pubs does not work in the Borough, except in New Cross with many students.
- Could use 'meantime' leases –(short term leases) to encourage new occupiers to start up and test
- Diversify the functions and services of pubs and set a threshold of shopping frontages of different uses e.g. agglomeration of betting shops in the town centre, very common on Deptford High Street (licensing issue)

Hot food Takeaway Issues

- How to improve shopping facilities and provide more choices?
- Hot food takeaway: distance from school as the school children always hang out there? Variety of fresh food choice, not just kebabs, fried chicken, fish and chips

Hot Food Takeaway Solutions

- No fatalism in planning policy to do with protection of high streets
- Fast food takeaways – quotas for local shopping areas
- Based on demographic structure to restrict use as it is linking with the demand and types of shops (shops lease, rent, business rate, viability of business, agglomeration of different types of shops for diversification of goods and services, not just hot food takeaway)
- Lewisham Council needs to be more courageous in taking chances to push for planning improvements e.g. Waltham Forest are proposing that no A5 use 400 m from schools, Enfield and Lambeth: limit A5 uses on parades. can charge up to use class, not down.

- Councils' shops could be offered at an affordable price. Longer rent and lease are unaffordable
- Rent and business rate are linking to survivability of the businesses.(but it is only applicable to Council's properties)
- Restrict the number of hot food takeaway and change of use from A1 to A5 (shops to hot food takeaway) in Lewisham due to
 - unhealthy diet
 - crime and disorder
 - negative social impacts

Notes from Group 5

Topic Area – Housing Conversions and Extensions and Alterations

This workshop focused largely on housing conversions, the content of the future Housing conversions evidence base document and how it could be used to control future conversions in the borough. Discussion of extensions and alterations centred around those arising from conversion activity because the flats provided as part of a scheme were too small in the first place and the detrimental effect on the character of a house arising from a large number of alterations over time that did not necessarily individually require planning permission – an enforcement issue possibly requiring coordination over various groups in the Council.

Many people present were not in favour of future housing conversions. The following points were raised:

- too many 1 and 2 bed units in conversions
- housing suitable for family occupation should be retained not subdivided into units not suitable for families
- degradation of front gardens and excessive bin storage
- conversions are usually to a poor overall standard. Purpose built flats provide better quality accommodation
- quality of family accommodation in conversions is poor, no family would want to live in them
- conversions caused an overall loss of the character of an area due to incremental alterations.
- many group members considered that conversion flats encouraged a high level of renting resulting in no commitment to the quality and maintenance of an area
- conversions often resulted in dormitory communities. They could also result in increased pressure on community facilities and schools due to the higher population density
- considered that a mix of sizes of property should be protected by policy to provide a range of housing types and sizes to meet varied needs
- where a small number of larger houses remain in an area these should also be protected from being converted to retain housing choice
- conversions cause a shortage of larger family dwellings by inflating the price of those that remain because of their potential for conversion – leading to families being squeezed out of the market – particularly true of areas of housing where conversions are popular

- houses that conversions are proposed for were too small leading to applications for undesirable extensions
- there was a request for qualitative data on the effect of conversions (effect on overall environment, degradation of the environment) to be included as part of the evidence base as well as the quantitative information based on housing need and supply and the location of clusters of flats and flat conversions
- other changes away from residential use for example to nurseries were not supported. Semi-detached houses are not suitable for these uses due to noise problems. Family housing should be retained. A different point of view was that this was not always that case and that cases should be considered individually.

Appendix 11 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 8: December 2009

Planning Newsletter Issue 9 February 2010

Planning Newsletter Issue 10 October 2010

Planning Newsletter Issue 11 December 2011

Planning Newsletter Issue 12 December 2012

