



**Local Development Framework  
Issues and Options  
Public Consultation Summary  
PART 4**

**London Borough of Lewisham  
Planning Policy  
April 2007**

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## Introduction

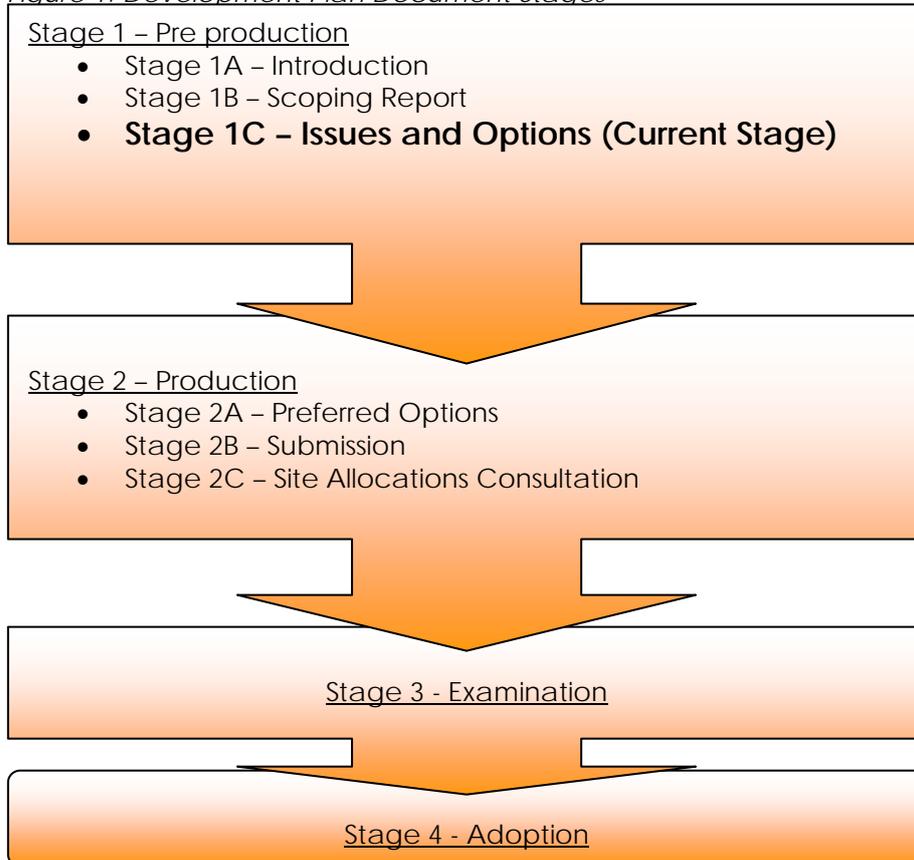
This report forms as a summary of the responses received from consultees during the public consultation period of the London Borough of Lewisham Local Development Framework Issues & Options Paper part 4, during : 26<sup>th</sup> October – 30<sup>th</sup> November 2005.

A summary of the options together with a response questionnaire were provided to enable the public to understand what the prevailing issues in the borough are, present the options to remedy the issues in a straightforward manner and allow for a convenient way to respond.

This report has been prepared in conjunction with the Statement of Community Involvement whose purpose it is to explain and demonstrate to the public how the Council will carry out consultation on various issues including the Local Development Framework.

This stage represents Stage 1c (Pre- Production) of the Local Development Framework process as set out in the adopted Statement of Community Involvement. The Statement of Community Involvement explains how the community can be actively involved in planning in Lewisham and details how the community can make a change to places where they live, work and visit. The Issues and Options stage was the first stage in the preparation of the development plan documents, this is detailed in figure 1 below. The Issues and Options stage involved asking the community about what issues felt important to them and what direction they thought the local planning authority should adopt. Gathering facts and figures (known as the evidence base) helped the process by being able to rely on up to date and accurate information which has helped in developing the issues in the borough and the potential options to address the issues.

Figure 1. Development Plan Document Stages



## Consultation Process

The Issues and Options papers cover ten (10) topics as set out below. The Council has consulted on these matters in four parts, to spread out the amount of information exhibited. The public consultation period for each of the Parts took place over a 6 week period, in accordance with Regulation 25 of the Planning & Compulsory Purchase Act (2004).

The topics covered and their consultation periods is as follows:

### Part 1:

Consultation period: 25<sup>th</sup> July – 12<sup>th</sup> September 2005

- Housing
- Urban Design and Conservation
- Sustainable Environment
- Waste Management

### Part 2:

Consultation period: 12<sup>th</sup> September 2005 – 24<sup>th</sup> October 2005

- Open Space and Biodiversity
- Employment
- Transport

### Part 3:

Consultation period: 10<sup>th</sup> October – 21<sup>st</sup> November 2005

- Retail and Town Centres
- Site Allocations

### Part 4:

Consultation period: 26<sup>th</sup> October – 30<sup>th</sup> November 2005

- Community Facilities, Health & Education

## Methodology of Consultation

The Council undertook an extensive public consultation program that used all available medians to engage the public with the LDF Issues & Options. A total of 1400 individuals, groups, associations and government agencies and 'specific consultation bodies' were consulted during the process.

The contact list for the public consultation exercise was comprised of a list generated from the existing Unitary Development Plan in combination with a new list of consultees generated early in the LDF consultation process, along with any other consultees that responded to any of the LDF documents that were publicly exhibited prior the Issues and Options stage.

A list of the Specific Consultation Bodies that were consulted, as required by the Regulations is provided in Appendix 2. A list of all the General Consultation groups that were consulted has been provided in Appendix 3. These appendices can be found as separate documents.

The following medians were utilised during the public consultation process:

### Internet:

The Council posted all the Issues & Options documents including questionnaires on the Council's website:

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

### Telephone:

The Council provided four contact numbers to enable the general public to contact the Council's Planning Policy team throughout the public exhibition process.

### Visitation:

The Council made available all the Issues and Options documents for public viewing at all the borough libraries and the Planning Information Office.

### Diversity Case Study:

In 2005 Lewisham Council joined the international 'Intercultural City' project which was launched in 2004 by COMEDIA with core funding from the Roundtree Foundation. The Intercultural City is a project with case studies all over the world which seeks to better understand the value of cultural diversity and the benefits of cross cultural interaction in cities.

In September 2005 phase 1 of the Lewisham case study was undertaken with the aim of examining:

"...how local development studies and masterplanning techniques can be enhanced and developed in order to better meet the needs of an increasingly diverse community. This focus on masterplanning will also help to consider how Lewisham can make the most out of new development opportunities for the benefits of the wider and increasingly diverse community."

The work is due to be completed at the end of February 2007 and will be available on the Council website and hard copies made available.

### Planning Focus Meetings:

The Council undertook planning focus meetings, specifically targeting 'active community groups' and 'hard to reach' groups. The planning focus meetings enabled the Councils

Policy Planners to engage with the public in an informal and interactive arrangement. The following meetings took place:

<b>Group:</b>	<b>Date:</b>
Deptford Business Forum	23 August 2005
Conservation and Amenity Groups	17 October 2005
Faith Groups	16 November 2005
Older People	21 October 2005
Ethnic Minorities	21 October 2005
Lewisham Disability Coalition	12 December 2005

Council officers also attended a meeting with the Mayor's Commission for Developing a Sustainable Environment on the 27<sup>th</sup> November 2006.

A summary of the comments provided in these meetings is provided in Appendix 1.

**LDF Newsletter:**

The Council produced two (2) Newsletters, providing the public with a summary and update on the Issues and Options stage of the Local Development Framework. The LDF Newsletter was sent out to all the consultees as discussed above.

**Mail Drop:**

A letter was sent to all the Specific Consultation Bodies, identified in Appendix 2 as well as the General Consultation groups, identified in Appendix 3.

Additionally, the Council wrote to 728 premises located within the Council's Defined Employment Areas under the Unitary Development Plan, informing that the Issues and Options papers for Employment Land and Site Allocations were available for review and comment.

The Council received a total of 521 responses during the public consultation process .

The following number of responses were received for each Part:

<b>Part:</b>	<b>Number of Responses:</b>
<b>Part 1</b>	66
<b>Part 2</b>	74
<b>Part 3</b>	349
<b>Part 4</b>	32
<b>TOTAL</b>	<b>521</b>

The responses can be split up into two categories; (A) Questionnaire responses, including responses from the Specific Consultation body submissions and (B) Written responses, forming the majority of the responses received.

## SUMMARY OF QUESTIONNAIRE RESPONSES

The Responses received may have inaccurate readings, this is mainly due to uncompleted forms and respondents providing written responses as opposed to filling out the feedback consultation sheet. The policy direction will be explained further in the preferred options document.

Question 1: Have we addressed all the relevant Issues:

Answer:	No. of Responses:
Yes	8
No	1

Other issues:

- *Community facilities should also include those offered by the voluntary & community sector.*
- *Integration of health/community facilities with other town centre functions.*

Question 2: Have we proposed the most appropriate options?

Answer:	No. of Responses:
Yes	6
No	1

Question 3: What are your views on the options presented?

- *Opt 5. Locate in residential areas provided such uses are in keeping with and are appropriate for that particular residential area. Opt 11: Site 1 - Lewisham College, Site 4 - Deptford Green School, Site 6/7 in North of Borough.*
- *Comprehensive in content to give maximum consideration to all aspects.*
- *Regard options 4 & 5 as especially important.*
- *Funding is decreasing every year and funding (external) for statutory provision is increasingly impossible. Without sustaining remaining funding existing facilities are being run into ground. Making use of existing facilities less effective.*
- *New secondary school sitting on the Ladywell Leisure Centre is nonsense. Temporary school buildings are not the solution.*
- *Agree with Options 1 & 2. Option 7: Should include provision for sheltered housing. Option 8: Disagree that secondary school on Ladywell Leisure Centre.*

## EDUCATION, HEALTH & COMMUNITY FACILITIES

### ISSUE: EDUCATION, HEALTH AND COMMUNITY FACILITIES IN GENERAL

Q1: Option EH&CF1: Do you support this option to protect existing sites from redevelopment?

Answer:	No. of Responses:
Yes	13
No	0

*Do you think the proposed tests are appropriate?*

Answer:	No. of Responses:
Yes	9
No	1

Other suggestions of options or criteria?

- *Planning should be flexible. If funds from re-development can enable the facility to be sited elsewhere.*
- *Plans in place should be strengthened to become permission granted.*
- *Plans need to be in place for relocation & planning permission.*
- *Remove the word 'satisfactory'.*

Q2: Option EH&CF2: Do you support this option to ensure that the health, education and community service needs arising from a development are provided?

Answer:	No. of Responses:
Yes	9
No	4

Other suggestions of options or views on a prescriptive S106 obligation?

- *S.106 contributions should not be the only source of funds.*
- *S.106 to be used in the same geographical area that the development is taking place.*
- *Ensure s.106 element.*
- *Council should ensure that there is a s.106 agreement to ensure that the health, education and community services required by development are met to offset the additional pressure.*
- *Not to be provided by cash contributions from developers.*
- *Allows corruption.*
- *Ensure planning gain/S.106.*

Q3: Option EH&CF3: Do you support this option to require major developments to undertake a social impact assessment?

Answer:	No. of Responses:
Yes	11
No	2

Other suggestions of options or criteria?

- *Definition of a 'major development' is likely to be difficult.*
- *Act upon results of assessments*
- *Need to include cumulative impacts*
- *Remove word 'contribution'*

Q4: Option EH&CF4: Do you support this option to encourage the provision of health, education and community facilities to locate in areas with good public transport?

Answer:	No. of Responses:
Yes	10
No	3

Other suggestions of options?

- *Public transport, particular buses can be adjusted easily to serve new locations.*
- *Improve transport links with TFL for sites with poor transport.*
- *Demand will create alternative public transport sources. Consider adequate parking options or walk to facilities.*
- *Areas with good public transport are not necessarily in or near town centres as suggested*
- *Applicable for secondary schools & adult education.*
- *Provide free car parking.*
- *Prefer site to Ladywell Pool site.*

Q5: Option EH&CF5: Do you support this option to provide flexibility for health, education and community uses serving a very local area to locate in residential areas ?

Answer:	No. of Responses:
Yes	12
No	1

Other suggestions of options or criteria?

- *Crèches/nurseries integrated with community/medical centres.*
- *Except for secondary schools & further education.*

Q6: Option EH&CF6: Do you support this option to facilitate the up-grade / redevelopment / improvement of existing facilities?

Answer:	No. of Responses:
Yes	11
No	0

Other suggestions of options or criteria?

- *Consider each application on its merits.*
- *Install Renewable Energy.*
- *Rebuild unless rundown. Consult public widely.*
- *Upgrade only required if there are no other similar facilities in the nearby area.*

Q7: Option EH&CF7: Do you support this option to ensure leisure, community, arts, cultural, entertainment and sports facilities are located to both contribute to sustainability objectives and provide access for users?

Answer:	No. of Responses:
Yes	10
No	2

Other suggestions of options or criteria?

- *Emphasis should be access for users.*
- *Facilities should be accessible.*

#### **ISSUE: NEW SCHOOL SITES + IMPROVEMENT OF EXISTING SCHOOLS**

Q9: Option EH&CF9: Do you support this option to Identify temporary sites for schools while improvement programme is underway?

Answer:	No. of Responses:
Yes	6
No	5

Other suggestions of options?

- *Brownfield sites should be used before Greenfield sites.*
- *Temporary merger with nearby schools and provision of temporary accommodation in existing education sites.*
- *Not to be used to take away open space.*
- *Do not use open space. Perhaps brownfield sites or empty buildings.*
- *Target school holidays for major works and maximise existing space.*

Q10: Option EH&CF10: Do you support the inclusion of a criteria based policy to help determine planning applications for temporary school buildings?

Answer:	No. of Responses:
Yes	8
No	3

Other suggestions of options?

- *Criteria needs to be based on the practicability of alternatives & not in themselves define what is not acceptable.*
- *Emphasis should be placed on sustainability objectives.*
- *Questions whether open space will be guaranteed in swap.*
- *Only use derelict open space.*

Q11: Option EH&CF11: Do you support this option to protect historic schools from demolition?

Answer:	No. of Responses:
Yes	9
No	2

Other suggestions of options?

- *Providing schools that are fit for purpose must be the prime objective.*
- *Buildings should be listed in accordance with their merit.*

### ISSUE: EDUCATION SITES

Q12: Lewisham College, Lewisham Way SE13:

Do you support this option for safeguarding the site for continuing education use?

Answer:	No. of Responses:
Yes	8
No	2

Should this site be allocated for residential development?

Answer:	No. of Responses:
Yes	1
No	5

Should this site be allocated for a mixed use redevelopment scheme? If so what mix of uses would you like to see the site used for?

Answer:	No. of Responses:
Yes	3
No	5

*Other suggestions of options?*

Q13: Sedgehill School and sites on Beckenham Hill Road: Do you support this option for using this site for education purposes?

Answer:	No. of Responses:
Yes	2
No	5

Q14: Bonus Pastor School:

Should one of the existing sites be redeveloped at a higher density to accommodate the single school

Answer:	No. of Responses:
Yes	2
No	3

Q15: Deptford Green School:

Do you support this option for using the Edward Street site for a single school?

Answer:	No. of Responses:
Yes	4
No	2

*Other suggestions of options?*

- *No object in principle to the relocation of open space providing the new space is of least equal quality.*
- *Not sure if site is big enough and status of open space.*
- *Make Eastern site into wildlife friendly open space.*

Q16: New School Site: Floating school on the River Thames

What are your views on the acceptability of a floating school option?

Answer:	No. of Responses:
Yes	6
No	4

*Other suggestions of options?*

- *Need encourage to be innovative & creative.*

Q17: New School Site: Florence Road, Deptford:

What are your views on the acceptability of a school option on this site?

Answer:	No. of Responses:
Yes	7
No	3

*Other suggestions of options?*

- *Good potential mixed use site.*
- *Undertake detailed study.*

Q18: New School Site: Evelyn Street, Deptford:

What are your views on the acceptability of a school option on this site?

Answer:	No. of Responses:
Yes	7
No	2

*Other suggestions of options?*

- *A large site in the north of the borough where it is needed.*
- *Deptford where demand is.*

**Written Responses (only summary of main points) & Officer recommendations**

Part 4

- Community Facilities, Health and Education

Part 4

# COMMUNITY FACILITIES, HEALTH & EDUCATION

LIST OF RESPONDENTS FOR **COMMUNITY FACILITIES, HEALTH & EDUCATION** ISSUES AND OPTIONS CONSULTATION

RESPONDENTS IDENTIFICATION NUMBER	RESPONDENT
1	Peter Dean, Blackheath Society
2	A M R Hunt, Sydenham Wells Park Improvement Group
3	Peter Stanley, 78 Perry Rise
4	St Peters Toddler Group, St Peter's Church
5	Rev. Flory Lumeka, Worldwide Evangelical mission for Revival
6	Roger Stocker, Lewisham Cyclists
7	John Hamilton, New School Campaign
8	Amanda Gosling, LCDP
9	Christine Bainbridge, St John with Holy Trinity Church
10	Neil Fidler, Honor Oak Youth Club
11	Andrew Reid, Tewkesbury Lodge Estate
12	C V Sayers, 71 Leyland Road
13	Laura Grahams, Cluttons LLP
14	Mr G Thurley, 204 Algernon Rd
15	Pat Trembath, Sydenham Society
16	Phillip Sheppard, 3 John's Court, Gillian St
17	Charles Batchelor, Lee Manor Society
18	Ellen Toball, Age Concern Lewisham
19	Sue Gore, Ladywell Society
20	Planning Perspectives on behalf of Castlemore Securities and National Grid Property Holdings Ltd
21	Patrick Blake, Highways Agency
22	Councillor Ingleby, London Borough of Lewisham
23	James Amos, Hephher Dixon on behalf of Law 2380 T/A Industrial Holdings Fund
24	Env. Sub Committee, Grove Park Community Group

25	David Martin, 31 Lewisham Park
26	Peter Richardson, The Users & Friends of Manor House Library
27	John Hamilton, New School Campaign
28	Ian Crosson, 74 Vicars Hill
29	Christine McGoldrick, Strategic Planning Manager, Greater London Authority
30	Michael Keogh, Lewisham Environment Trust Ltd
31	Lorna Fleming, Mono Consultants on behalf of Mobile Operators Association
32	Georgie Cook, Thames Water Property Services

## Schedule of Representations

FORM	NAME	ORGANISATION	ISSUE AND QUESTION	Summary of Response	Officer Response	Proposed Changes
1	Peter Dean	The Blackheath Society	No comments made	No comments made	Noted	No Changes proposed
2	Miss A M R Hunt	Sydenham Wells Park Improvement Group	Issue: Education, Health & Community Facilities in General,Q3 Views	Opt 5. Locate in residential areas provided such uses are in keeping with and are appropriate for that particular residential area.	Agree, comments noted	Preferred Option documents will be drafted to reflect comments.
2	Miss A M R Hunt	Sydenham Wells Park Improvement Group	Issue: Education, Health & Community Facilities in General,Q3 Views	Opt 11: Site 1 - Lewisham College, Site 4 - Deptford Green School, Site 6/7 in North of Borough	The preferred site for the new school has been decide as Lewisham Bridge, Elmira Street.	Lewisham Bridge site to be taken forward to Preferred Options.
3	Peter Stanley	78 Perry Rise	Issue: Education, Health & Community Facilities in General,Q3 Views	Comprehensive in content to give maximum consideration to all aspects.	Comments noted	No Changes proposed
4	St Peters Toddler Group	St Peters Church	No comments made	No comments made	Noted	No Changes proposed
5	Reverend Flory Lumeka	Worldwide Evangelical mission for Revival	Issue: Education, Health & Community Facilities in General, Q1 Other Issues	Options presented is about regeneration.	Support welcomed	No Changes proposed
5	Reverend Flory Lumeka	Worldwide Evangelical mission for Revival	Issue: Education, Health & Community Facilities in General, Q1 Other Issues	Options presented are a wonderful idea and shows how peoples aspiration continues for community development.	Support welcomed	No Changes proposed

FORM	NAME	ORGANISATION	ISSUE AND QUESTION	Summary of Response	Officer Response	Proposed Changes
6	Roger Stocker	Lewisham Cyclists	Main Issues Raised:	Junior schools should have secure cycle parking for a percentage of students (i.e. 20%)	Parking standards are based on operational requirements only and do not include cycle spaces for students. Cycle spaces are encouraged and should have been factored in by the architect.	No Changes proposed
7	John Hamilton	New School Campaign	Main Issues Raised:	Confirmation of receiving paper	Comments noted	No Changes proposed
8	Amanda Gosling	LCDP	Issue: Education, Health & Community Facilities in General,Q3 Views	Opt 3 - Definitely, Opt 4 - Yes, Opt 5 - Good idea, Opt 8 - No, Opt 11 - Definitely. Site 5 - Floating school a very good idea.	Comments noted	Preferred Option documents will be drafted to reflect comments.
9	Christine Bainbridge	St John with Holy Trinity Church	Issue: Education, Health & Community Facilities in General,Q3 Views	Regard options 4 & 5 as especially important	Comments noted	Preferred Option documents will be drafted to reflect comments.
10	Neil Fidler	Honor Oak Youth Club	Issue: Education, Health & Community Facilities in General,Q3 Views	Funding is decreasing every year and funding (external) for statutory provision is increasingly impossible. Without sustaining remaining funding existing facilities are being run into ground. Making use of existing facilities less effective.	Comments noted	Preferred Option documents will be drafted to reflect comments.

FORM	NAME	ORGANISATION	ISSUE AND QUESTION	Summary of Response	Officer Response	Proposed Changes
11	Andrew Reid	The Tewkesbury Lodge Estate	Issue: Education, Health & Community Facilities in General, Q1	Planning should be flexible. If funds from re-development can enable the facility to be sited elsewhere	Circular 05/05 Planning Obligations states that obligations should be sited where the development will benefit from any funding.	No Changes proposed
11	Andrew Reid	The Tewkesbury Lodge Estate	Issue: Education, Health & Community Facilities in General, Q2	S.106 contributions should not be the only source of funds.	Other funding mechanisms can be sought from regional, government and public bodies for improvement to the community.	No Changes proposed
11	Andrew Reid	The Tewkesbury Lodge Estate	Issue: Education, Health & Community Facilities in General, Q3	Definition of a 'major development' is likely to be difficult.	Major development is defined as floorspace over 1000m <sup>2</sup> and over 10 units or 0.5 hectares.	No Changes proposed
11	Andrew Reid	The Tewkesbury Lodge Estate	Issue: Education, Health & Community Facilities in General, Q4	Public transport, particular buses can be adjusted easily to serve new locations	Agree, comments noted	Preferred Option documents will be drafted to reflect comments.

FORM	NAME	ORGANISATION	ISSUE AND QUESTION	Summary of Response	Officer Response	Proposed Changes
11	Andrew Reid	The Tewkesbury Lodge Estate	Issue: New School Sites & Improvement of Existing Schools, Q10	Criteria needs to be based on the practicability of alternatives & not in themselves define what is not acceptable.	Agree, comments noted	Preferred Option documents will be drafted to reflect comments.
11	Andrew Reid	The Tewkesbury Lodge Estate	Issue: New School Sites & Improvement of Existing Schools, Q11	Providing schools that are fit for purpose must be the prime objective.	Agree, comments noted	Preferred Option documents will be drafted to reflect comments.
11	Andrew Reid	The Tewkesbury Lodge Estate	Issue: Education Sites, Q12	Mix depends on pressures for educational vs. residential	With new development consisting of residential, there will always be a need for educational establishments to support this growth.	No Changes proposed
11	Andrew Reid	The Tewkesbury Lodge Estate	Issue: Education Sites, Q15	No object in principle to the relocation of open space providing the new space is of least equal quality.	Agree, comments noted	Preferred Option documents will be drafted to reflect comments.
12	Christopher Sayers	71 Leyland Rd	Issue: Education, Health & Community Facilities in General, Q1 Other Issues	Integration of health/community facilities with other town centre functions	Integration of different uses can be problematic as regulation of these two uses would be difficult.	Comments to be assessed further in the preferred options stage.

FORM	NAME	ORGANISATION	ISSUE AND QUESTION	Summary of Response	Officer Response	Proposed Changes
12	Christopher Sayers	71 Leyland Rd	Issue: Education, Health & Community Facilities in General, Q3 Views	New secondary school siting on the Ladywell Leisure Centre is nonsense. Temporary school buildings are not the solution.	The preferred site for the new school has been decided as Lewisham Bridge, Elmira Street.	Lewisham Bridge site to be taken forward to Preferred Options.
13	Laura Graham	Cluttons LLP	Issue: New School Sites & Improvement of Existing Schools, Q9	* Brownfield sites should be used before Greenfield sites. * Temporary merger with nearby schools and provision of temporary accommodation in existing education sites	Agree, comments noted	Preferred Option documents will be drafted to reflect comments.
13	Laura Graham	Cluttons LLP	Issue: New School Sites & Improvement of Existing Schools, Q10	Emphasis should be placed on sustainability objectives	Agree, comments noted	Preferred Option documents will be drafted to reflect comments.
13	Laura Graham	Cluttons LLP	Issue: Education Sites, Q14	Mix of housing and community uses	Mixed use development is the likely route the Lewisham LDF will follow.	Preferred Option documents will be drafted to reflect comments.
13	Laura Graham	Cluttons LLP	Issue: Education Sites, Q17	Good potential mixed use site	Agree, comments noted	Preferred Option documents will be drafted to reflect comments.
13	Laura Graham	Cluttons LLP	Other Comments	Option 6 is important if schools and community groups are to adapt and grow	Agree, comments noted	Preferred Option documents will be drafted to reflect comments.

FORM	NAME	ORGANISATION	ISSUE AND QUESTION	Summary of Response	Officer Response	Proposed Changes
14	Mr G Thurley	204 Algernon Rd	Issue: Education, Health & Community Facilities in General, Q2	S.106 to be used in the same geographical area that the development is taking place.	Any use of s.106 must be directly related to the development in particular.	As per officer response
14	Mr G Thurley	204 Algernon Rd	Issue: Education, Health & Community Facilities in General, Q3	Act upon results of assessments	Agree, comments noted	Preferred Option documents will be drafted to reflect comments.
14	Mr G Thurley	204 Algernon Rd	Issue: Education, Health & Community Facilities in General, Q4	Improve transport links with TFL for sites with poor transport	The Council is working very closely with TFL to improve less accessible sites. The Local Implementation Plan seeks to improve the quality of the boroughs roads and traffic generation.	As per officer response
14	Mr G Thurley	204 Algernon Rd	Issue: Education, Health & Community Facilities in General, Q10	Questions whether open space will be guaranteed in swap	A planning condition can be imposed seeking the restoration of the site back to open space once the development ceases.	As per officer response

FORM	NAME	ORGANISATION	ISSUE AND QUESTION	Summary of Response	Officer Response	Proposed Changes
14	Mr G Thurley	204 Algernon Rd	Issue: Education, Health & Community Facilities in General, Q12	Ideal site for new school as already used for education	Comments noted	Preferred Option documents will be drafted to reflect comments.
14	Mr G Thurley	204 Algernon Rd	Issue: Education, Health & Community Facilities in General, Q13	Concerned about net loss of Metropolitan Open Land	There will always be pressure to build on open space and the Council recognises that to ensure a high quality living environment, open space must be protected as well as enhanced to ensure open space is usable for the whole community. The Council seeks to prevent the loss of MOL except in special circumstances that warrant the release of MOL.	As per officer response
14	Mr G Thurley	204 Algernon Rd	Issue: Education Sites, Q15	Not sure if site is big enough and status of open space	This site will not be the preferred site for the new school	As per officer response

FORM	NAME	ORGANISATION	ISSUE AND QUESTION	Summary of Response	Officer Response	Proposed Changes
14	Mr G Thurley	204 Algernon Rd	Issue: Education Sites, Q17	Undertake detailed study	All sites undergo detailed assessment of its viability for expansion. The Florence Road site will not be taken forward in the preferred options. The Lewisham Bridge site has been identified.	Lewisham Bridge site to be taken forward to Preferred Options.
14	Mr G Thurley	204 Algernon Rd	Issue: Education Sites, Q18	A large site in the north of the borough where it is needed	Comments noted	To be assessed further in the
14	Mr G Thurley	204 Algernon Rd	Other Comments	The Ladywell leisure centre is the wrong site as: 1. Other school in area which are being refurbished. 2. Less need in this part of the borough. 3. More need in the north of the borough. 4. Loss if recreational facilities.	The site identified for a new school is the Lewisham Bridge site which currently has a primary school in situ.	As per officer response
15	Pat Trembath	Sydenham Society	Issue: Education Sites, Q12	Use the site for acknowledged educational needs of the North of the Borough	The site identified for a new school is the Lewisham Bridge site which currently has a primary school in situ.	Lewisham Bridge site to be taken forward to Preferred Options.

FORM	NAME	ORGANISATION	ISSUE AND QUESTION	Summary of Response	Officer Response	Proposed Changes
15	Pat Trembath	Sydenham Society	Issue: Education Sites, Q13	Provided that the 'developed site' (the area of current footprint) is not increased. Retention should be objective.	The site identified for a new school is the Lewisham Bridge site which currently has a primary school in situ.	Lewisham Bridge site to be taken forward to Preferred Options.
16	Phillip Shepherd	3 John's Court, Gillian St	Issue: Education, Health & Community Facilities in General, Q1	Plans in place should be strengthened to become permission granted	This process has been adopted within the Area Action Plans for Lewisham and Catford to guide development.	No Changes proposed
16	Phillip Shepherd	4 John's Court, Gillian St	Issue: Education, Health & Community Facilities in General, Q2	Ensure s.106 element	Agree, comments noted	Preferred Option documents will be drafted to reflect comments.

FORM	NAME	ORGANISATION	ISSUE AND QUESTION	Summary of Response	Officer Response	Proposed Changes
16	Phillip Shepherd	5 John's Court, Gillian St	Issue: Education, Health & Community Facilities in General, Q4	Demand will create alternative public transport sources. Consider adequate parking options or walk to facilities	Although a reduction in the number of cars used in the borough is a factor that the Council wishes to address, it is noted that a 'culture' change won't happen overnight. As such it is considered that maximum levels of parking provision will also be an issue in any planning application.	As per officer response
16	Phillip Shepherd	6 John's Court, Gillian St	Issue: Education, Health & Community Facilities in General, Q6	Upgrade only required if there are no other similar facilities in the nearby area.	Comments noted	Preferred Option documents will be drafted to reflect comments.

FORM	NAME	ORGANISATION	ISSUE AND QUESTION	Summary of Response	Officer Response	Proposed Changes
16	Phillip Shepherd	7 John's Court, Gillian St	Issue: New School Sites & Improvement of Existing Schools, Q9	Not to be used to take away open space	A planning condition can be imposed seeking the restoration of the site back to open space once the development ceases. However the new school site has been identified as the Lewisham Bridge site.	No Changes proposed
16	Phillip Shepherd	8 John's Court, Gillian St	Issue: New School Sites & Improvement of Existing Schools, Q11	Buildings should be listed in accordance with their merit	At this stage all sites have equal merit until assessed further in the preferred options document.	No Changes proposed
16	Phillip Shepherd	9 John's Court, Gillian St	Issue: Education Sites, Q12	Makes an excellent location for the school	The site identified for a new school is the Lewisham Bridge site which currently has a primary school in situ.	No Changes proposed
16	Phillip Shepherd	10 John's Court, Gillian St	Issue: Education Sites, Q18	Deptford where demand is.	The site identified for a new school is the Lewisham Bridge site which currently has a primary school in situ.	No Changes proposed

FORM	NAME	ORGANISATION	ISSUE AND QUESTION	Summary of Response	Officer Response	Proposed Changes
17	Charles Batchelor	Lee Manor Society	Issue: Education, Health & Community Facilities in General, Q4	Areas with good public transport are not necessarily in or near town centres as suggested	Lewisham borough has a fairly consistent level of good access within the borough, with the most accessible and densest population within the town centres of Catford, Lewisham and Deptford.	No Changes proposed
18	Ellen Toball	Age Concern Lewisham	Issue: Education, Health & Community Facilities in General, Q1 Other Issues	Community facilities should also include those offered by the voluntary & community sector	Agree, comments noted	Preferred Option documents will be drafted to reflect comments.
18	Ellen Toball	Age Concern Lewisham	Issue: Education, Health & Community Facilities in General, Q3 Views	Agree with Options 1 & 2. Option 7: Should include provision for sheltered housing. Option 8: Disagree that secondary school on Ladywell Leisure Centre.	Comments noted	Lewisham Bridge site to be taken forward to Preferred Options.

FORM	NAME	ORGANISATION	ISSUE AND QUESTION	Summary of Response	Officer Response	Proposed Changes
19	Sue Gore	Ladywell Society	Issue: Education, Health & Community Facilities in General, Q1	Plans need to be in place for relocation & planning permission	The LDF endeavours to provide a steer to planning for educational establishments. The site for the new school has been identified as the Lewisham Bridge site, which is currently a primary school.	Lewisham Bridge site to be taken forward to Preferred Options.
19	Sue Gore	Ladywell Society	Issue: Education, Health & Community Facilities in General, Q2	Council should ensure that there is a s.106 agreement to ensure that the health, education and community services required by development are met to offset the additional pressure	Agree, comments noted	Preferred Option documents will be drafted to reflect comments.
19	Sue Gore	Ladywell Society	Issue: Education, Health & Community Facilities in General, Q3	Need to include cumulative impacts	The infrastructure around any development will be a factor to be considered by applicants.	Preferred Option documents will be drafted to reflect comments.

FORM	NAME	ORGANISATION	ISSUE AND QUESTION	Summary of Response	Officer Response	Proposed Changes
19	Sue Gore	Ladywell Society	Issue: Education, Health & Community Facilities in General, Q4	Applicable for secondary schools & adult education	Educational, health and community establishments are focused in accessible areas due to the density of the residents in the area. Any facility will be within a large catchment area.	As per officer response
19	Sue Gore	Ladywell Society	Issue: Education, Health & Community Facilities in General, Q5	Except for secondary schools & further education	Comments noted	Preferred Option documents will be drafted to reflect comments.
19	Sue Gore	Ladywell Society	Issue: Education, Health & Community Facilities in General, Q7	Facilities should be accessible	Agree, comments noted	Preferred Option documents will be drafted to reflect comments.
19	Sue Gore	Ladywell Society	Issue: New School Sites & Improvement of Existing Schools, Q9	Do not use open space. Perhaps Brownfield sites or empty buildings	Agree, comments noted	Preferred Option documents will be drafted to reflect comments.

FORM	NAME	ORGANISATION	ISSUE AND QUESTION	Summary of Response	Officer Response	Proposed Changes
19	Sue Gore	Ladywell Society	Issue: New School Sites & Improvement of Existing Schools, Q10	Only use derelict open space	Derelict open space can serve wider roles such as nature conservation and visual amenity value. As such brownfield land will be the preferred land option.	No Changes proposed
20	Planning Perspectives	C/O Castlemore Securities and National Grid Property Holdings Ltd	No comments made	No comments made	Noted	No Changes proposed
21	Patrick Blake	Highways Agency	No comments made	No comments made	Noted	No Changes proposed
22	Councillor Ingleby	London Borough of Lewisham	Issue: Education Sites, Q14	Small business/creative/community	Comments noted	Lewisham Bridge site to be taken forward to Preferred Options.
22	Councillor Ingleby	London Borough of Lewisham	Issue: Education Sites, Q16	Need courage to be innovative & creative	The LDF will seek to promote and encourage innovative solutions to providing more school sites. However, the site being taken forward to preferred options is the Lewisham Bridge site.	Lewisham Bridge site to be taken forward to Preferred Options.

FORM	NAME	ORGANISATION	ISSUE AND QUESTION	Summary of Response	Officer Response	Proposed Changes
23	James Amos	Hepher Dixon on behalf of Law 2380 T/A Industrial Holdings Fund	Issue: Education Sites	Whilst a limited community facility may be appropriate as part of a mixed use development at Evelyn Street, we could not support the provision of a school.	The site identified for a new school is the Lewisham Bridge site which currently has a primary school in situ.	Lewisham Bridge site to be taken forward to Preferred Options.
24	Env. Sub Committee	Grove Park Community Group	Issue: Education, Health & Community Facilities in General, Q2	Not to be provided by cash contributions from developers	Comments noted	Preferred Option documents will be drafted to reflect comments.
24	Env. Sub Committee	Grove Park Community Group	Issue: Education, Health & Community Facilities in General, Q3	Local authorities should carry out these assessments	Regarding social and economic impact assessments, these are required to be submitted under London Plan Policy 3A.25 from major developments in, or with the potential to impact on, Areas for Regeneration	No Changes proposed
24	Env. Sub Committee	Grove Park Community Group	Issue: Education, Health & Community Facilities in General, Q6	Consider each application on its merits	Agree, comments noted	Preferred Option documents will be drafted to reflect comments.

FORM	NAME	ORGANISATION	ISSUE AND QUESTION	Summary of Response	Officer Response	Proposed Changes
24	Env. Sub Committee	Grove Park Community Group	Issue: New School Sites & Improvement of Existing Schools, Q9	Target school holidays for major works and maximise existing space	The Town and Country Planning System can impose Grampian conditions, however this would be an issue for the programme manager in charge of delivering the development and would not be a consideration by the planning officer.	No Changes proposed
25	David Martin	31 Lewisham Park	Issue: Education Sites, Q16 - Q18	Suggest Lewisham Bridge School , Elmira Street. Good Transport Links, access easy from North of the borough. Site owned by Council, big enough for Secondary and Primary School.	The site identified for a new school is the Lewisham Bridge site which currently has a primary school in situ.	Lewisham Bridge site to be taken forward to Preferred Options.
26	Peter Richardson	The Users & Friends of Manor House Library	Issue: Education, Health & Community Facilities in General, Q1	Remove the word 'satisfactory'	Comments noted	

FORM	NAME	ORGANISATION	ISSUE AND QUESTION	Summary of Response	Officer Response	Proposed Changes
26	Peter Richardson	The Users & Friends of Manor House Library	Issue: Education, Health & Community Facilities in General, Q2	Allows corruption	Planning Obligations are treated in the manner in which they were intended. The development is the eventual recipient and the Council take all matters of corruption seriously.	No Changes proposed
26	Peter Richardson	The Users & Friends of Manor House Library	Issue: Education, Health & Community Facilities in General, Q3	Remove word 'contribution'	Planning Obligations are treated in the manner in which they were intended. The development is the eventual recipient and the Council take all matters of corruption seriously.	No Changes proposed
26	Peter Richardson	The Users & Friends of Manor House Library	Issue: Education, Health & Community Facilities in General, Q4	Provide free car parking	Comments noted	Preferred Option documents will be drafted to reflect comments.

FORM	NAME	ORGANISATION	ISSUE AND QUESTION	Summary of Response	Officer Response	Proposed Changes
26	Peter Richardson	The Users & Friends of Manor House Library	Issue: Education, Health & Community Facilities in General, Q6	Rebuild unless rundown. Consult public widely	Agree, comments noted	If schemes such as the one proposed do happen, the Statement of Community Involvement should be used.
26	Peter Richardson	The Users & Friends of Manor House Library	Issue: Education, Health & Community Facilities in General, Q7	Emphasis should be access for users	Comments noted	Preferred Option documents will be drafted to reflect comments.
26	Peter Richardson	The Users & Friends of Manor House Library	Issue: New School Sites & Improvement of Existing Schools, Q9	temporary becomes "permanent". Get priorities right	Comments noted	Preferred Option documents will be drafted to reflect comments.
26	Peter Richardson	The Users & Friends of Manor House Library	Issue: New School Sites & Improvement of Existing Schools, Q11	Spaces should be used for school	Agree, comments noted	Preferred Option documents will be drafted to reflect comments.
26	Peter Richardson	The Users & Friends of Manor House Library	Issue: Education Sites, Q16	Brilliant solution	Comments noted	Lewisham Bridge site to be taken forward to Preferred Options.
27	John Hamilton	New School Campaign	Issue: Education Sites, Q16	Floating school on River Thames should be put forward.	Comments noted	Lewisham Bridge site to be taken forward to Preferred Options.
27	John Hamilton	New School Campaign	Issue: Education Sites, Q16	Florence Road, Deptford could be a school in its own right.	Comments noted	Lewisham Bridge site to be taken forward to Preferred Options.
27	John Hamilton	New School Campaign	Issue: Education Sites, Q16	Evelyn Street site could be used for a 6 to 8 form entry school, with decent size playground.	Comments noted	Lewisham Bridge site to be taken forward to Preferred Options.

FORM	NAME	ORGANISATION	ISSUE AND QUESTION	Summary of Response	Officer Response	Proposed Changes
27	John Hamilton	New School Campaign	Issue: Education Sites, Q16	The Evelyn street site could be developed into a replacement school for Deptford Green initially with decant of existing children into a new school building at Evelyn Street, then rebuild of the main Deptford Green site.	Comments noted	Lewisham Bridge site to be taken forward to Preferred Options.
28	Ian Crosson	74 Vicars Hill	Issue: Education Sites, Q16	Ladywell pool for a future secondary school is in the wrong location.	Comments noted	Lewisham Bridge site to be taken forward to Preferred Options.
28	Ian Crosson	74 Vicars Hill	Issue: Education Sites, Q16	Support the 3 possible sites put forward in the New School Campaign. The Floating School, Florence Road and Evelyn Street site need to be seriously considered.	The site identified for a new school is the Lewisham Bridge site which currently has a primary school in situ.	Lewisham Bridge site to be taken forward to Preferred Options.

FORM	NAME	ORGANISATION	ISSUE AND QUESTION	Summary of Response	Officer Response	Proposed Changes
29	Christine McGoldrick	Greater London Authority	Options E, H & CF 1 – 7	All of these options are supported and are in line with London Plan policies 3A.15 – 3A.25. Service provision should be based on need assessments and be provided within easy reach by walking and public transport of the people that use them (Policy 3A.15). If developers are to be required to contribute towards education, health and community services, as indicated in this paper, the specific scale of this contribution, and the type of development from which contributions will be sought should be detailed in the Supplementary Planning Document (SPD) on s106 obligations.	Agree, comments noted	Preferred Option documents will be drafted to reflect comments.
29	Christine McGoldrick	Greater London Authority	Options E, H & CF 1 – 7	Regarding social and economic impact assessments, these are required to be submitted under London Plan Policy 3A.25 from major developments in, or with the potential to impact on, Areas for Regeneration	Agree, comments noted	Preferred Option documents will be drafted to reflect comments.
29	Christine McGoldrick	Greater London Authority	Options E, H & CF 1 – 7	Regeneration adopted by the Council, the scale of development from which an assessment will be expected, and the requirements of a social impact assessment should be specified in the Core Strategy.	Agree, comments noted	Core Strategy to be updated to include requirements of a Social Impact Assessment.

FORM	NAME	ORGANISATION	ISSUE AND QUESTION	Summary of Response	Officer Response	Proposed Changes
29	Christine McGoldrick	Greater London Authority	Options E, H & CF 8 – 11	The decision by Lewisham to locate a new school on the Ladywell Sports Centre site should include the re-provision of the existing facilities within or in close proximity to Lewisham town centre	The site identified for a new school is the Lewisham Bridge site which currently has a primary school in situ.	No Changes proposed
29	Christine McGoldrick	Greater London Authority	Options E, H & CF 8 – 11	Regarding the option to use temporary sites for schools, it should be noted that in providing for educational facilities London Plan Policy 3A.22 requires councils to take into account the protection of Green Belt, Metropolitan Open Land, and other open spaces. In this respect, in redeveloping schools, there should be no loss of designated open space.	Agree, comments noted	Preferred Option documents will be drafted to reflect comments.
29	Christine McGoldrick	Greater London Authority	Options E, H & CF 8 – 11	The GLA would recommend where possible that school redevelopment programmes are phased so as to keep the school open and on the existing site	Agree, comments noted	Preferred Option documents will be drafted to reflect comments.

FORM	NAME	ORGANISATION	ISSUE AND QUESTION	Summary of Response	Officer Response	Proposed Changes
29	Christine McGoldrick	Greater London Authority	Educational sites – site 1: Lewisham College	<p>Lewisham College is to be relocated through the Lewisham Gateway development proposals. This will leave the current site available for redevelopment. London Plan policies 3A.21 and 3A.22 require councils to protect and support the future educational needs of the borough, and to plan for the need for social infrastructure. In this respect, if the existing Lewisham College site becomes available for redevelopment, this should in the first instance be for education and/or community use, unless the existing educational site is not shown to be required for such uses and is not in an area of deficiency.</p>	<p>The intension of Lewisham College is to decanter the Deptford site to allow rebuilding of the site to accommodate students and staff from the Lewisham Way site as well as its existing students and explore other uses with the Lewisham Way site.</p>	<p>Preferred Option documents will be drafted to reflect comments.</p>

FORM	NAME	ORGANISATION	ISSUE AND QUESTION	Summary of Response	Officer Response	Proposed Changes
29	Christine McGoldrick	Greater London Authority	Educational sites – site 2: Sedgehill School	The current school site is designated as Metropolitan Open Land (MOL) in the Lewisham UDP (adopted 2004). London Plan Policy 3D.9 states that borough policies should include a presumption against inappropriate development of MOL and afford it the same protection as Green Belt. Therefore, any redevelopment of this site should not result in the qualitative or quantitative loss of MOL.	Agree, comments noted	Preferred Option documents will be drafted to reflect comments.
29	Christine McGoldrick	Greater London Authority	Educational sites – site 3: Bonus Pastor School	The Bonus Pastor School is currently split on two sites, which is considered unsatisfactory for the operation of the school. Neither of the existing sites is thought big enough to hold the school, therefore the school is looking for a new single site to develop. As in the case of Lewisham College site, if the two existing sites are no longer used by the school, their continuing use for educational and/or community uses should take precedence over other development types, subject to an existing and future needs based assessment.	The site identified for a new school is the Lewisham Bridge site which currently has a primary school in situ.	Lewisham Bridge site to be taken forward to Preferred Options.

FORM	NAME	ORGANISATION	ISSUE AND QUESTION	Summary of Response	Officer Response	Proposed Changes
29	Christine McGoldrick	Greater London Authority	Educational sites – site 3: Bonus Pastor School	<ul style="list-style-type: none"> <li>The London Development Agency (LDA) suggest that the Council consider the following sites as alternatives for a new school: <ul style="list-style-type: none"> <li>- The junction of Bromley Road and South End Lane: The Courts site.</li> <li>- The junction of Beckenham Hill and Bromley Road.</li> <li>- Part of the Catford Greyhound Stadium redevelopment.</li> </ul> </li> </ul>	An extensive study was carried out by the Council to determine which suitable site could accommodate a secondary school. This site is identified as the Lewisham Bridge site which currently has a primary school in situ.	Lewisham Bridge site to be taken forward to Preferred Options.
29	Christine McGoldrick	Greater London Authority	Educational sites – site 4: Deptford Green School	The Deptford Green School is currently split on two sites, which is considered unsatisfactory for the operation of the school. The school is considering consolidating its teaching on one of the sites, leaving the other free for development. However, this could result in a loss of open space. London Plan Policy 3D.7 states that open space should be protected.	Agree, comments noted	Deptford Green School will not be carried over into the preferred options stage.

FORM	NAME	ORGANISATION	ISSUE AND QUESTION	Summary of Response	Officer Response	Proposed Changes
29	Christine McGoldrick	Greater London Authority	Educational sites – site 5: New School Site (floating school on River Thames)	The New School Campaign is proposing a floating school on the River Thames within the Convoys Wharf redevelopment, part of the Deptford Creek/Greenwich Riverside Opportunity Area. Policy 5C.2 states that Opportunity Areas in East London will be expected to maximise residential and non-residential densities and to contain mixed uses. This should ensure adequate social and community infrastructure (Policy 5C.1). In this respect, the consideration of school facilities within this area is to be supported.	Comments noted	The Floating School on the River Thames will not be taken forward.

FORM	NAME	ORGANISATION	ISSUE AND QUESTION	Summary of Response	Officer Response	Proposed Changes
29	Christine McGoldrick	Greater London Authority	Educational sites – site 5: New School Site (floating school on River Thames)	However, London Plan Policy 4C.24 affords the River Thames with particular importance and states that boroughs should promote greater use of the river for transport and water-based leisure uses. In addition, London Plan Policy 4C.3 states that development should only be allowed into the water space of the Blue Ribbon Network, which includes the Thames, “where is serves a water dependent purpose or is a truly exceptional case which adds to London’s world city status”. In this respect, the development of a school on the Thames would be contrary to London Plan policy.	Comments noted	The Floating School on the River Thames will not be taken forward.
29	Christine McGoldrick	Greater London Authority	Educational sites – site 6: New School Site: (Florence Road, Deptford)	The New School Campaign is considering development of a school on existing industrial and business land in Deptford. This land is currently in full use as employment uses. The proposals include building over the railway.	Agree, comments noted	The site in Deptford will not be taken forward in the Preferred option stage.

FORM	NAME	ORGANISATION	ISSUE AND QUESTION	Summary of Response	Officer Response	Proposed Changes
29	Christine McGoldrick	Greater London Authority	Educational sites – site 6: New School Site: (Florence Road, Deptford	The Mayor's draft Supplementary Planning Guidance on Industrial Capacity states that where employment sites are locally designated in borough UDP's there will be strategic support for boroughs to resist their development for non-residential uses. Therefore, if this site is designated employment land, its loss to education will not be supported, unless it can be fully justified by a robust demand and supply study.	Agree, comments noted	Preferred Option documents will be drafted to reflect comments.
29	Christine McGoldrick	Greater London Authority	Educational sites – site 7: New School Site (Evelyn Street, Deptford	As has been acknowledged by the Council, this site is designated for employment uses in the UDP and is within a Strategic Employment Location (SEL) in the London Plan. As such, the land is afforded considerable protection and its release from employment use will be resisted and result only out of a robust demand study. As such, the development of this site for educational uses is not supported.	Agree, comments noted	No SEL will be taken forward as the preferred site for a school.

FORM	NAME	ORGANISATION	ISSUE AND QUESTION	Summary of Response	Officer Response	Proposed Changes
29	Christine McGoldrick	Greater London Authority	Educational sites – site 7: New School Site (Evelyn Street, Deptford)	In the GLA's response to Lewisham's Employment Land Issues and Options Paper, it was made clear that changes to the SEL would not be supported and the boundary on Oxestalls Road should remain unchanged.	Agree, comments noted	Preferred Option documents will be drafted to reflect comments.
30	Michael Keogh	Lewisham Environment Trust Ltd	Issue: Education, Health & Community Facilities in General, Q2	Ensure planning gain/S.106	Comments noted	Preferred Option documents will be drafted to reflect comments.
30	Michael Keogh	Lewisham Environment Trust Ltd	Issue: Education, Health & Community Facilities in General, Q4	Prefer site to Ladywell Pool site	The preferred site for the new school has been decided as Lewisham Bridge, Elmira Street.	Lewisham Bridge site to be taken forward to Preferred Options.
30	Michael Keogh	Lewisham Environment Trust Ltd	Issue: Education, Health & Community Facilities in General, Q5	Crèches/nurseries integrated with community/medical centres	Agree, comments noted	Preferred Option documents will be drafted to reflect comments.
30	Michael Keogh	Lewisham Environment Trust Ltd	Issue: Education, Health & Community Facilities in General, Q6	Install Renewable Energy	Agree, comments noted	Preferred Option documents will be drafted to reflect comments.
30	Michael Keogh	Lewisham Environment Trust Ltd	Issue: Education Sites, Q14	Whitefoot Lane	Comments noted	Site to be assessed further in the preferred options stage.
30	Michael Keogh	Lewisham Environment Trust Ltd	Issue: Education Sites, Q15	Make Eastern site into wildlife friendly open space	Comments noted	Site to be assessed further in the preferred options stage.

FORM	NAME	ORGANISATION	ISSUE AND QUESTION	Summary of Response	Officer Response	Proposed Changes
31	Lorna Fleming	Mono Consultants on behalf of Mobile Operators Association	General comments	Consider it important that a telecommunications policy remains in place.	Comments noted	Preferred Option documents will be drafted to reflect comments.
32	Georgie Cook	Thames Water Property Services	General comments	Paragraphs B3 to B8 of PPS12 place specific emphasis on the need to take account of infrastructure such as water supply and sewerage in preparing Local Development Documents. Paragraph B3 in particular states: "The provision of infrastructure is important in all major new developments. The capacity of existing infrastructure and the need for additional facilities should be taken into account in the preparation of all local development documents. Infrastructure here includes water supply and sewers, waste facilities..."	Agree, comments noted	The Council will seek to work closely with all service providers prior to submission to ensure all major new developments can be facilitated successfully.

FORM	NAME	ORGANISATION	ISSUE AND QUESTION	Summary of Response	Officer Response	Proposed Changes
32	Georgie Cook	Thames Water Property Services	General comments	Paragraph B8 also states: "The adequacy of existing infrastructure may well influence the timing of development. Provision of completely new infrastructure in some cases might take several years from identification of need to commissioning, so local authorities should discuss the possible phasing of development during their discussions with utility companies..."	Agree, comments noted	The Council will seek to work closely with all service providers prior to submission to ensure all major new developments can be facilitated successfully.
32	Georgie Cook	Thames Water Property Services	General comments	Thames Water would like to make the comment that we may require up to a three-year lead in time for provision of extra capacity to supply and drain new development sites. If any large engineering works are needed to upgrade infrastructure the lead in time could be up to five years.	Comments noted	Preferred Option documents will be drafted to reflect comments.

FORM	NAME	ORGANISATION	ISSUE AND QUESTION	Summary of Response	Officer Response	Proposed Changes
32	Georgie Cook	Thames Water Property Services	General comments	We therefore consider it important that the following is added to the document "Developers will be required to demonstrate that there is adequate water & wastewater capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users. In some circumstances it may be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of existing infrastructure."	Agree, comments noted	Preferred Option documents will be drafted to reflect comments.

## Next Stage

The next stage in preparing the Local Development Framework For Lewisham is the preparation and publication of Councils 'Preferred Options'. These 'Preferred Options' will be prepared taking into account the comments received as a response to the Issues and Options consultation undertaken, as summarised in this document. The 'Preferred Options' will also be public exhibited for comment for 6 weeks and this is expected to be undertaken in the Spring of 2007.

## APPENDIX 1. Summary of Planning Focus Meetings

### MEETING WITH DEPTFORD BUSINESS GROUP

23 August 2005

#### Deptford Station:

- *Redevelopment and refurbishment of the entrance taking place which will enhance the listed arches structure/ramp and provide retail outlets within the arches structures. A public space will also be created as part of this redevelopment of the ramp area. It is anticipated that they will start on site early next year.*
- *Any expression of interest in these arches should be made to Jennifer Taylor who will then be able to forward the details to the Developer who succeeds the tendering process for the development.*

#### Local Development Framework:

- *The comment was made that the ward name of Evelyn should be changed to Deptford.*
- *Currently most of the High Street is open 7 days a week with most of the businesses being family businesses and without a regular wage, i.e. most businesses are marginal in economic viability terms.*
- *While convenience shopping draws people to the High Street, there is concern that people from the new developments are not using the High Street.*
- *Concerns were raised about the number of betting shops which are going into the High Street, especially the loss of the Gallery/café to yet another betting shop. The number of 'Pound shops' was also raised as a concern, i.e. the variety of shops on offer needs to be extended.*
- *Control over the refurbishment of the arches at the station will enable some control over the types of retail outlets which will establish in the area. It is hoped that businesses such as an art supply shop and stationers may be successful.*
- *It was stated that at present there are no vacant shops on the High Street and with good competition it means that the rents have been slowly increasing. Also it was suggested that when any vacancies do arise they are then let within families. This is then 'contributing' to the fact that it is difficult to get other shops into the High Street, when the shops are let within families and therefore there is little different in the way of retail provision.*
- *It was suggested that to address this the Council should buy up premises, food shops etc and replace them with other book shops or stationers.*
- *New Cross/ Deptford /Greenwich have been identified as a creative industry hub by the London Development Agency. The area contains Goldsmiths, Trinity College of Music, the Laban centre etc.*
- *There could also be subsidized space for Art? Answer is in market? There are several creative groups within the Lewisham area. Could higher value residential development on employment land assist with this by subsidizing employment space.*
- *There must be life around the station; New people will come in and look at what people are around - this will dictate your offerings accordingly. "The big chance is the refurbishment of the arches" e.g. a need for deli, drugstore, stationers, post office, bookshop, music shop (i.e. Virgin).*
- *Some of the attendees felt that Deptford High Street will remain the same as people will stay in Convoys and stay in Seagers and not utilize the shops within the High Street. There is a need to take action to attract new residents to the shops.*
- *55 Years ago the Deptford High Street was better as it had various shops, but when the Lewisham centre was built they relocated to Lewisham and the area declined. Then flats were built in Evelyn Street and more disruptive families moved in. While things have improved in recent years, there is still a need to improve the infrastructure around Griffin Street.*

- *Art work on stalls and the station can enhance the area – maybe more like Portobello, Camden markets to make a new style of Deptford, needs something ‘extra’.*
- *There is a need to think about what attracts creative industry – too many chain stores would drive them away. ‘you don’t want to a clone town’. There needs to be a mix of shops. Currently there are no sports shops in the area.*
- *Is Deptford to compete with Lewisham or is it an entirely different offer?*
- *Creative hub – there needs to be an incubator funded by the state – a market or festival will not do it.*
- *Let people at the rail station know where the Cuckpit Arts centre is located. JT advised that there is a signage strategy which is currently being produced and will be released/ implemented in the coming weeks.*
- *There seems to be demand for creative business premises close to the High Street out of the way of things it’s not so popular.*
- *Better crossing on Deptford Broadway as well as signage at the stations would help to direct people to some of the creative shops.*
- *The suggestion was made about local artists using the station as a mural area to encourage people to attend the Cuckpit Arts Centre. This should be undertaken in the near future and not in 2 years time. The suggestion was also made that this should be considered as part of the works which will be occurring as part of the station redevelopment. This could involve a location map of where the art centre is in relation to the station.*

#### *Main Points:*

- *Concerns have been raised over the marginal viability of the shops.*
- *Concerns have been raised over the lack of variety of the shops within the centre. However, caution has been noted that any ‘mainstream diversity’ is likely to deter the creative element from settling in the area. How do we attract diversity in an independent way?*
- *Deptford has a local strength as a creative hub at the moment and there is general interest in maintaining and enhancing this whilst encouraging people to the centre.*
- *There has recently been some significant developments occurring in the area, however, there is concern as these residents are not using the district centre for their needs. This is likely to be due to a lack of variety of goods and services in the centre.*
- *Redevelopment of the train station is keen as a gateway for attracting the ‘new people’ to the centre. Deptford is still in the process of shaking off some negative image problems and needs to appear more attractive, inviting and easy to navigate. A short term suggestion was to paint etc the hoardings while the refurbishment/ redevelopment is taking place. This can inform people as to what is happening in the area as well as promoting local artists and wares. This could help to make the area more inviting and for people to be aware as to what is available in the area.*

## **MEETING WITH FOCAS – CONSERVATION & AMENITY GROUPS**

17 October 2005

- *Helen Pink requested an explanation of the issue of planning gain – Grove Park Community Group were concerned that it sort of sounded corrupt – selling permissions.*
- *Brian Regan explained that a new Planning Circular has suggested a new tax on housing and abolishes S 106 agreements.*
- *Pete Smith emphasised that planning gain needs to be NECESSARY for the development to take place, and that there will have to be TRANSPARENCY in the use of the money. Mechanisms are being set up for Planning Service acting as the Local Planning Authority as Gatekeeper to ensure that the funding is used by the rest of the Council for the purpose for which it was intended.*
- *Helen Pink commented that the facilities that should be provided as part of new housing development in the context of an 11,000 target never seem to keep up and are never provided.*
- *Brian Regan agreed to send John Fox a copy of the new Circular.*

- *Henry D'Alorto asked how the new S106 would be scrutinised – he knew that in the past they had been over ridden and ignored e.g. the traffic lights at Grove Park. He had no confidence in the system.*
- *Pete Smith said that in the future a group of officers will be looking after S106 money and they are all publicly available on the Register.*
- *Charles Batchelor commented that many of the options were not really options at all and that he had been faced with an unformulated mass of statements.*
- *Many present said that the feeling from the Issues and Options papers was that Lewisham was faced with a set of impossibilities and where would the 11,000 new build target go? What about empty Homes? (Pat Trembath).*
- *Henry D'Alorto said that according to the Government any company that employs fewer than 5 people is not significant. On these sites housing is more suitable. Lewisham is in a good position for employment on the edge of the City and close to Canary Wharf. We should therefore put hundreds of the housing units on the employment land with low levels of employment. Lewisham has as much employment land as we can sustain – therefore we should lost some of it. There also appeared to be no logic in past planning decisions which has seen some relatively high employment sites lost and some larger low employment sites defended.*
- *Bill Elson said that the south of the borough is largely suburban and people tend to commute. In Deptford many people work locally for small employers. We do not want to lose these sites.*
- *Sue Gore said that the provision of amenities is not considered not the cumulative impact in the area including health and play facilities etc.*
- *Pete Smith said that this was covered by the new circular.*
- *John Fox said that we should be protesting to the government about the new targets – what can we do about it, lobbying MPs etc. How can we get public representatives to state their views on this? – we explained about appeals and inspectors etc.*
- *Pete also added that the Council is working with the Health Authority on provision.*
- *Charles Batchelor asked whether the conservation areas would be undermined and weakened by the process.*
- *Said that Option U3 does not mention character appraisals for Conservation Areas.*
- *Henry D'Alorto said that he was surprised that a piece of Metropolitan Open Land (Allotments at Hoser Avenue) was being put forward in the Site Allocations Paper. There is a list of covenants protecting the site. Also the Council is committed to a target of providing x amount of MOL per 1000 population – building here would mean that target would be even further from being met.*
- *Brian Regan explained the consultation process and that it was the developer who has put this site forward. Consultation responses were requested now on this site and all the sites put forward in the Site Allocations document.*
- *Pete Smith requested comments on the Employment Land Paper (live/work aspects etc.)*
- *Henry D'Alorto requested an explanation of the new powers of the Council under the new Compulsory Purchase Act.*

## **MEETING WITH FAITH GROUPS**

16 November 2005

### **Ray Hall - Representing Churches together in Lewisham**

Comments on the proposed developments in Lewisham Town Centre:

- *The new development should capitalise on the character of Lewisham, which comprises three market towns in a valley surrounded by hills and be of an iconic nature currently lacking for Lewisham.*
- *The opens paces and parks on the hills used to be gathering places for entertainment because of the views. The big iconic attraction of Lewisham in the hills, viewpoints and valleys. The Thames itself is of limited interest for Lewisham.*
- *A fundamental error has been made in the Lewisham Gateway project by not recognising this character of Lewisham, as is the transport node 'low H'.*

- *The opportunity to shape a place at a crucial node of rail and water, valleys and hills is not being taken.*
- *The opportunity should be taken to create an identity 'the People's Crown' - needs to reflect all communities in Lewisham.*
- *It should be a 'gathering place' and generate a sense of place on foot in order to put the Town Centre on the global map for all the 'global people' we have here. The Christian community is worldwide - people from Africa etc trading and employing. The rest of the world should get to know Lewisham as a centre for the global nature of the relationship with the spiritual.*
- *The roundabout could be an asset, and create a bigger sense of place as a point between the transport nodes.*
- *The current scheme is too politically driven and controlled, with an underlying policy of creating high density housing which is not able to generate employment - Lewisham takes the attitude that we export people from the borough to work elsewhere, with a residential character to the borough rather than to create a local economy.*
- *There is insufficient business representation on the Lewisham Strategic Partnership.*
- *The Council is also losing money by this development. The Council's land asset the old Odeon Cinema and Runnel Street will be wasted. These sites have a relatively high land value which is being thrown into the 'low h' which is funding infrastructure only. The site could be developed in an iconic way to become a genuine community asset and put Lewisham Town Centre on the map.*
- *No money has ever been spent on the market - it needs to be enhanced for the people and the businesses involved. We could re-position the community on the world stage.*
- *The project will involve a lot of disruption on top of the seven years traders went through (some to bankruptcy or near bankruptcy) as part of the Lewisham 2000 project.*

#### **Judith Seymour – Crofton Park Baptist Church**

- *One of the first points which was raised was a concern for speaking up for the silent majority, which sometimes may not be heard over the vocal minority. The Crofton Park Baptist Church has seen itself as having a voice for the voiceless.*
- *Specific issues relating to their church site (Crofton Park Baptist Church). This includes desperately needed road repair works to Huxbear Street (an unadopted road). There is also a need to better pedestrian facilities along Brockley Grove across Huxbear Street entrance as large puddles accumulate during wet weather forcing pedestrians to walk into the oncoming traffic of Brockley Grove.*
- *While there has been instances of crime, particularly graffiti and anti-social behaviour around the back of the church and it's buildings they have attempted to include the youth in their activities and tried to get to understand them.*
- *When asked what she thought that the Council could do to improve things, the comment was made that they support the recycling and other environmental initiatives within the Borough, however, concerns were raised that even as a Church they are charged for rubbish collection and having to pay commercial rates. Notes were also made that a blue bin has been taken from the Brockley Grove bus shelter near the church.*
- *There were several other general points which were made around the protection of public open space and enabling flexibility for shop uses in areas where the shops have been vacant for some time.*

#### **Graham Trice – College Park Baptist Church**

Church site:

- *Subject Church site requires no further expansion.*
- *Small Church car park included in the site (approx 7 car parks). Currently is being abused by local shoppers.*
- *Poor security for the car park - Would welcome CCTV security.*
- *Council car park adjacent. Would resist change of use for this car park.*
- *CPZ operates in the street.*
- *Any growth in church members can be accommodated within the site*

*General:*

- *Need additional community space - e.g. rooms available for hire by faith groups.*
- *Recognised that faith groups only utilise community resources (i.e. centres) for a small period of time. Sharing of centres with other groups (i.e. elderly) would be more efficient use of resources.*
- *Recognised that existing transport networks, especially buses are important to faith groups.*
- *Churches are affected by parking restrictions, especially on Sundays and for mid-week funerals. Suggested that CPZ exemption be granted for funerals, with notice to Council.*

## **MEETING WITH LEWISHAM DISABILITY COALITION**

12 December 2006

*Dropped Kerbs*

- *Following works in Lewisham High Street the dropped kerbs outside the Lewisham Library have been moved. A cycle path and a bus lane has been constructed, and now the only crossing points for buggies and wheelchairs is at MacDonald's.*
- *Transport for London have not responded to requests for changes to this.*

*Car Parking:*

- *Questioned whether proposed standards for car parking spaces for residential development would be sufficient for wheelchair users – included requirements for getting out at the side of cars and potentially from the rear for some car designs.*
- *Pointed out the car parking bays on Molesworth Street do not meet the requirements of wheelchair users as they are not very large and you have to open doors into traffic.*
- *Public pathways are very often not suitable for the wheelchair user – so it is not possible to get to the new bendy buses (or any other buses for that matter).*
- *Advised that they could comment that streetscape and parking is not included in the Local Development Framework and a Supplementary Planning Document could be done (perhaps to update or complement the Lewisham Streetscape guide done by highways?)*
- *Advised that disabled people are not allowed to park in Controlled Parking Zones. –s this true, is some explanation required.*

*Paving:*

- *Tactile paving was universally disliked by all people with mobility difficulties. – dangerous if you are dodgy on your feet, mother of babies curse it, the elderly, whose balance is not too good cant pick their heels up properly.*
- *Advised that ribbed paving rather than knobbly paving would be better.*
- *Agreed that all homes should be to lifetime standard but with a threshold for requiring a percentage of wheelchair housing.*
- *Reported that placing documents on the council website is inadequate for ordinary computer users (presumably non broad band). The documents simply often do not respond and refuse to be opened.*
- *Stated however that wheelchair housing should not be provided in ghetto developments – this has the effect of singling people out and making them vulnerable to harassment.*

*Shop fronts:*

- *Advised that a Supplementary Planning Document on this is under preparation that may not have particularly taken on board – such as doors that are too heavy and which open outwards and also sloping ramps that are too difficult to negotiate in combination with an awkward door*
- *Planning officers undertook to refer this problem to the planning officers who were preparing the guidance.*

## MEETING WITH MAYOR'S COMMISSION DEVELOPING A SUSTAINABLE ENVIRONMENT

27<sup>TH</sup> November 2006

- Malcolm Smith outlined the background to the LDF. The requirement to bring this framework into force has been introduced by the government and will replace the Unitary Development Plan (UDP) as the overarching planning strategy for local authorities.
- MS informed that commission that the intention from government was to offer more flexibility within the planning and development process. The reality of this intention would be seen in the future.
- MS then moved on to his presentation and highlighted the different elements comprising the LDF. MS informed the commission that of key importance is the spatial (core) strategy.
- This document will set out the key elements of the planning framework and will comprise a vision and objectives for the area along with a spatial strategy, core policies and a monitoring and implementation framework. It will also include broad development control criteria against which all planning applications will be judged.
- MS then outlined some of the key issues that the draft spatial strategy needed to address:
  - Population is predicted to grow by about 25,000 between 2001-2016
  - New homes to increase by 10,000 between 2006-16
  - Parts of the borough have a poor environment. Fear of crime issues are a major concern for residents
  - But there are also 25 conservation areas and 560 ha of open space together with well established residential areas
  - There is a shortage of business accommodation and low level of investment in employment sites.
- MS reported that the proposed approach identifies a major growth corridor for Catford, Lewisham, Deptford and New Cross.
- MS then outlined the draft policies for sustainable environment and waste. These policies concern:
  - sustainable construction and renewable energy
  - stand alone and roof mounted renewable energy
  - river water quality and water resources
  - flood risk and sustainable urban drainage systems (SUDS)
  - the requirement for an air quality assessment
  - development on contaminated land
  - noise and vibration and light attenuation
  - construction waste and aggregates and construction materials
  - provision of new waste management sites and protection of existing waste management sites
  - residential waste management facilities
  - commercial/large scale development waste management facilities
  - living roofs for biodiversity
- MS then talked about the intended plans for Lewisham Town Centre and Catford Town Centre; outlined the North Lewisham Masterplan and discussed the sustainability aspects of the proposed Convoys Wharf development. MS then concluded the presentation with a look at examples of place making in town centres and around transport nodes.
- MS noted that many of the development sites and intentions fall under the remit of the private sector. However MS reminded the commission of the major infrastructure projects that take their lead from the council, specifically Building Schools for the Future (BSF) and the Decent Homes Standard (DHS). MS noted that there was major role here for the council to expect sustainable standards to be employed in both these schemes.

- The Chair thanked MS for the presentation and asked the commission for any comments or questions.
- SW began the discussions by describing an excellent example of local place making and how it had been achieved. The changes to Forest Hill had started a number of years ago on a small scale through discussions between local residents and councillors. With major stakeholders such as Sainsbury's investing in a new store, real change has taken place in the local area. The real catalyst, SW suggested, had been partnership working at the local level.
- Addressing the issue of place making around transport nodes, SW also pointed out that the extension of the East London Line should be an excellent opportunity for the local area. SW pointed out that she felt that transport and travel are key factors both in relation to place shaping, as well as in terms of sustainability in a general sense.
- MS agreed that a key role for any local authority in these areas was around influence and advocacy. MS reiterated the fact that the LDF will not be a solution to place making or increased development. Moreover it would be an added tool in the influence local authorities could exert.
- RS then asked about how much scope, generally and in respect of the LDF, there was for the council to:
  - promote a zero-carbon development
  - develop the local green economy
  - use Brownfield sites to increase bio-diversity
- MS responded that in terms of developing the local green economy, Convoys Wharf would offer an exciting opportunity in this regard, given the sustainable business park proposals.
- In respect of Brownfield sites, MS noted that the bio-diversity potential of Brownfield land often depends upon the length of time that land has been vacant. Where a major bio-diversity interest could be argued, Section 106 negotiations with developers ought to allow for some form of accommodation/protection.
- MS noted that the specification role of the Section 106 also provided the authority with the means to express a preference for locally sourced labourers. MS noted that EU law restricts strict local workforce recruitment but that the Section 106 could determine the tone and expectations of a development.
- BR explained that the Convoy's Wharf development is already committed to be an example of sustainable development and will, for example, incorporate a new recycling centre.
- RH pointed out that in relation to zero-carbon developments, these would only occur if land was to be sold at lower rates.
- Continuing the theme, HA asked if LBL could sell unoccupied land at a lower rate on the proviso that developers ensured the development was carbon neutral.
- Steve Gough, Director of Programme Management and Property, said that this was possible in theory, however there were significant issues around the issue of subsidy. SG reiterated that the council's primary role was as an influencer.
- MS suggested that the fact that zero energy developments were not more prevalent implied that either they didn't work, or that they hadn't been tried enough.
- HA said that a reason there wasn't more on-site renewable energy generation could be due to fact that developers felt the infrastructural costs would be too expensive. However if an incentive were to be given to developers, could such a development be more feasible?
- RB said it was important to get to grips with what we really mean when we talk of zero energy developments. If we mean requiring developments to install onsite generation from renewable sources, then this is potentially a very expensive consideration for developers and may therefore be a disincentive. If what we mean is 'low carbon living' in the round (i.e. behavioural change), then this is potentially easier to achieve. RB used the example of 'green travel' as an example of low carbon living – a zero energy / carbon development might be one which is 'car free'; thus encouraging walking to school for example.

- RS reiterated this point and used the example of Bed ZED to illustrate how lifestyle changes (in travel, eating, leisure for example) can have a marked impact in relation to carbon reduction.
- MS said that these were interesting points of discussion. In the context of discussions around development however, they again highlighted issues (behavioural change for example) that the LDF can't influence.
- TL pointed out that a non-traditional approach could see the authority offering sites for competition. This would perhaps obviate some of the more obvious difficulties of disincentivising developers through too onerous requirements. These issues were still being deliberated and discussed within the traditional local authority.
- BE made the distinction between private and council land. BE again highlighted the council's role as an influencer in these debates and used the example of Camden in this regard; the borough has relatively large amounts of car-free areas because 90% of the borough comes under Controlled Parking Zones (CPZs). BE further noted that the issues of transport and travel, in a general sense, were key issues in relation in the development of a sustainable environment.
- Going back to earlier discussions about employment, BE suggested that there is role for everyone to play in challenging perceived orthodoxies – one of these is 'commuting is the normal thing to do'.
- Finally and in relation to local development, BE suggested that a key sustainable action for local authorities should be to maximise use of space. In this regard, BE said that there was a high level of unused space above shops in Catford.
- SW pointed out the council had recently been doing a lot of work developing space above shops across the borough – a good example was Honor Oak.
- Returning to the issue of zero energy development, RB suggested that there needed to be a holistic approach in addressing this issue. There needed to be clarity on what role the London Borough of Lewisham could play in generating low carbon construction and low carbon living.
- BE stated that planning control did have a part to play, but RB suggested it wasn't simply a single area where influence could be exerted. Moreover, the issue is how this commission can work with LBL to establish a course of action – what can we and cant we do.
- MS agreed with this notion and used the example of Lordship Lane in East Dulwich as an example of a local authority using their influence. Despite local objections, the London Borough of Southwark agreed to the planning application submitted by Sainsbury's for a large development near Lordship Lane. LBS took a decision because they thought Lordship Lane would benefit economically – this decision had been proved correct. An added issue here was that this hadn't been achieved through subsidy. MS stated that It is the market, not a local authority, that creates jobs.
- SW agreed that the changes in Lordship Lane had been noticeable. However they had taken 15 years to come to fruition, and a shift in demography should also be taken into account when analysing the turnaround of the area.
- **ACTION: Commission to further investigate the issue of zero carbon development - to include an identification of LBL-owned sites which might be relevant to this debate – while noting that the LDF, as a planning framework, is limited in the influence it has in respect of 'behavioural' change – a key point in the discussions in relation zero energy / carbon development.**
- **Officers to bring back to a future Commission meeting an analysis of the scope of the role of the LBL in generating low carbon construction and low carbon living.**
- The Chair then moved the discussion on to the issue of housing and suggested that the LDF should be a framework which at least makes reference to the fact that, in relation to affordable housing, one or two bedroom units are not always the answer to housing need. Sustainability, if taken in the round, needs to include how the issue of housing is tackled. While it is important to be judged on the percentage of renewables used in major developments, it is equally important to ensure that we discuss issues of housing.
- BR, informed the commission that the LDF will require private developers to ensure that all developments over 10 units have 35% affordable housing included in the plans. BR indicated that the policy used to be for developments over 15 units. BR further pointed

out that the Mayor of London wanted the percentage of affordable housing in new developments to be 50% - however, the general consensus is that this is not achievable at present in Lewisham.

- In relation to the issue of unit size, BR stated that 92% of new builds are likely to be one and two bedroom units. However, this is in line with predicted increases in the population of one parents households and is therefore not altogether surprising.
- **ACTION:** In relation to the LDF, the Commission agreed to monitor the progression of the LDF process, both in a micro sense (e.g. renewable energy targets) and on the macro level (e.g. housing need).