



Local Development Framework
Issues and Options Paper

RETAIL AND TOWN CENTRES



London Borough of Lewisham
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ISSUES AND OPTIONS PAPER: RETAIL AND TOWN CENTRES

PART I: INTRODUCTION

1. INTRODUCTION

1.1. WHAT IS THIS PAPER ABOUT?

This Issues and Options paper sets out Issues and options associated with Retail and Town Centres land uses in the London Borough of Lewisham. These have been prepared to inform the preparation of the Spatial Strategy and the Development Policies planning documents which will address the future retail and town centre development in the Borough.

This paper addresses the retail and town centre development, it has been prepared to present issues and possible options associated with Retail and Town Centres land uses within the Borough. More specifically, this paper will explore in detail the following issues: -

- Vitality and Viability;
- Accessibility and car parking
- High quality environment and design;
- Boundaries of centres; and
- Specialist areas.

The London Borough of Lewisham recognises that the Council has a role to act in encouraging retailing and town centre development, as well as having regulatory planning control. As such the Council must provide an adequate framework within the Core Strategy and Development Documents to enable the retailing industry to establish and maintain appropriate town centre facilities in a way that meets the objectives of the Government's Sustainable Development agenda.

The existing shopping hierarchy within the London Borough of Lewisham is as follows:

Major Town Centres
Lewisham; Catford
District Town Centres
Blackheath; Deptford; Downham; Forest Hill; Lee Green; New Cross; Sydenham
Neighbourhood or Local Centres
Brockley Cross; Crofton Park; Downham Way; Grove Park; Lewisham Way; New Cross Gate
Local Parades
There are approximately 80 Local Parades within the Borough.

Each of these levels of the retailing hierarchy is dealt with under this Issues and Options Paper.

1.2. WHAT IS THE ROLE OF THE COMMUNITY AND STAKEHOLDERS?

A series of other Issues & Options Papers have been prepared covering a wide range of matters which need to be reviewed by the Council. All are the subject of extensive consultation. In preparing this and other Issues & Options Papers, the Council is looking to the community and stakeholders to tell us the following: -

- What you think of the options presented;
- What improvements could be made to the options;
- Which of these options would you like the Council to take forward to be a 'Preferred Option';
- We would also like you to tell us of any options that you would like the Council to consider;
- A series of questions are asked about each option and the Council would like to know your views.

In thinking about the options presented, it must be remembered that the preferred option may not be a single discreet option presented below, but rather may be a combination of a range of options taking the best parts of each.

Any further information on issues or any issues which are not considered to have been addressed in the issues and options paper should be addressed and considered as part of this paper. Any comments on the options, or additional options, should also be considered and made where appropriate.

The next state of plan preparation following this preliminary consultation on possible options will be the preparation of a set of Preferred Options which will form the next stage of plan preparation.

1.3. THE LOCAL DEVELOPMENT FRAMEWORK

The Local Development Framework (LDF) will provide the overall planning strategy for Lewisham, made up of a number of separate but inter-related policies and plans. The Spatial Strategy will be that part of the planning framework that will set out the planning aims and objectives for the borough as a whole. All the other documents in the Local Development Framework must be consistent with it.

The Development Policies and Site Allocations document is being prepared alongside the Spatial Strategy. It will provide the framework for the detailed implementation of the strategic aims and objectives to be found in the Spatial Strategy. It will include a set of policies which applications for new development will be judged. More detail about the LDF can be found in the Local Development Scheme (LDS), and the leaflet 'A guide to the new planning system' available on request. The LDS is the project plan that gives the timetable for the preparation for all the documents in the LDF. It can be found on the Council's website at:

www.lewisham.gov.uk/Environment/Planning/PlanningPolicy/LocalDevelopmentFramework/LocalDevelopmentScheme.htm

1.4. THE EVIDENCE BASE

There have been several studies which have been undertaken which support the suggestions which have been made in this Issues and Options report. This evidence base includes the following documents:

- ◇ Planning Policy Statement No. 6 (PPS6)
- ◇ Retail Capacity Assessment and Site Allocation Study (2004).
- ◇ London Town Centre Assessment: Stage 2 Convenience Goods Floorspace Need (Mayor for London, May 2005)
- ◇ Lewisham Town Centre Health Checks 2004
- ◇ Shopping Centre Survey 2002
- ◇ Deptford Urban Design and Development Framework (December 2003)
- ◇ Forest Hill Urban Design and Development Framework

The work which has been undertaken as part of the above studies has been considered to assess the issues and options which are presented in this paper. The retail assessment undertaken in the Nathaniel Lichfield Partners (NLP) study Retail Capacity Assessment and Site Allocations Study, 2004, is the most up-to-date and detailed and so has informed a significant proportion of the issues and options detailed here.

PART II: RETAIL CAPACITY AND NEEDS ASSESSMENT

2. SURVEY INFORMATION

This section will cover a summary of the survey information from various sources but specifically the Nathaniel Lichfield and Partners (NLP) study (Retail Assessment and Site Allocations Study 2004) and the district centres survey so that there is sufficient information to provide estimates on the anticipated retail growth within the Borough.

Part of the study considered that the population will increase by 10.4% from 2004 – 2016. It is based on these figures and calculation undertaken by NLP that the retail study was undertaken in 2004. This growth rate which is less than 1% per annum, is a relatively small increase, particularly in considering the time period for these forecasts.

2.1. CONVENIENCE SHOPPING FORECASTS

The Planning Policy Statement No. 6 (PPS6) defines the term convenience shopping to mean the provision of everyday essential items including food, drinks, newspapers/magazines and confectionary.

The NLP study showed that there is spare capacity for additional convenience goods floor space across the Borough. The calculations also included the three commitments for the provision of convenience retailing which currently exists within the Borough, being Lee Green, Forest Hill and New Cross. The spare retail capacity, or surplus expenditure, is made up of two components being, existing over-trading and growth in expenditure. While proposals will need to be considered on a site by site basis, failure to address the issue of over-trading could lead to worsening conditions in existing stores and lead to increased leakage from the Borough.

The NLP study states that surplus expenditure could support up to 6,281 sq m net of convenience goods floorspace by 2011. This floorspace could be provided within extensions to existing town centre and edge of centre food stores within the Borough, by improving efficiency in existing shops, or through the development of new food stores. As is illustrated by the above figures the growth required for Lewisham Borough over the next 10 years is minimal considering the time period, and the projected demand could also be consumed by increases in retailing efficiency.

2.2. COMPARISON SHOPPING FORECASTS

Comparison goods refers to the shopping for items which are not obtained on a frequent basis, this would include clothing, footwear, household and recreational goods (PPS 6). The NLP study identified that within the London Borough of Lewisham there is significant scope for additional comparison goods retailing within the Borough in the future, estimating by 2006 a total gross floorspace requirement of 19,249 square metres, and then by 2011 a floorspace requirement of 52,620 square metres.

The NLP study also tested an assumption whereby Lewisham Town Centre achieves a fairly modest increase in its penetration rate into the consumer market. This would provide scope for a further 5,665 square metres of comparison goods retail floorspace up to 2011.

2.3. MAJOR TOWN CENTRES

2.3.1. Lewisham:

The Lewisham Centre has the widest choice of comparison and convenience floorspace, attracting customers from a wide catchment area. If the Council's aspirations to make Lewisham town centre a more important centre in London terms, are to be achieved it will be necessary to increase considerably both the quality and quantity of its retail on offer. However, in general terms the quality and range of the retailers confirms that the centre does not perform the role of a Metropolitan centre. This is reflected in the customer attitudes towards Lewisham, a number of whom identify a requirement for both specialist shops and larger stores.

The October 2003 GOAD survey illustrated that there was a 6.62% vacancy rate which is below the national average of 10.5% for the same time. While the vacant units are generally dispersed they are more prominent on the periphery of the Lewisham town centre. This indicates that Lewisham has a reasonably strong economy. Opportunities exist for the centre as it has excellent public transport links, however the shopping area is separated from the transport hub by busy roads and roundabouts, while the pedestrianised area provides a good quality shopping environment within Lewisham.

2.3.2. Catford:

The GOAD and NLP studies suggest that the Catford town centre plays a more localised role, in the provision of more convenience goods and services, compared to the Lewisham Town Centre. The main shopping area is the core retail frontages located along the western side of Rushey Green and within the Catford Centre. There are also a number of market stalls throughout the centre, primarily located within the Catford Centre and along Catford Broadway.

The GOAD survey also illustrates that there was a vacancy rate of 11.5% of the total number of outlets compared to the national rate of 10.5%. Overall pedestrian flows were within the Catford Centre and along Rushey Green by the core retail frontages. The overall environmental quality of the Catford town centre is fair, although parts of the town centre are dominated by the South Circular road network.

2.4. IMPLICATIONS FOR SITE ALLOCATIONS

While in some areas the vacancy rates do provide some scope within which further expansion can be easily accommodated, the NLP study identified 14 sites suitable for development over the short to longer term. Of these sites only 5 are within the District Centres and are detailed in section 15 of this report. The other 9 are contained within the Lewisham and Catford major centres. As these two centres are the subject of Area Action Plans, it is considered that the issues around site allocations for the major centres should be addressed in the Area Action Plans.

As part of the NLP study, five sites were identified for food retailing, including the current commitments to extend Sainsbury's stores in Forest Hill, New Cross and Lee Green and potentially the Lee High Road site in Lewisham. It is also possible that sites identified within the analysis for non-food development may also be suitable for food or a mixed food/non-food development.

For comparison floorspace, it is considered that the re-use of vacant units within the Borough, in addition to the potential for mezzanines to be incorporated within existing retail warehouses may assist in meeting the identified capacity.

The planned redevelopment of the Gateway site in Lewisham town centre and adjacent Phase 2 site in Renault Street, is expected to provide a range of modern units for new occupiers. The Phase 2 site provides the opportunity to develop a new department store which along with the Gateway site, should enable the town centre to at least maintain and potentially increase its market share.

PART III: DISCUSSION OF THE ISSUES AND POSSIBLE OPTIONS

MAJOR TOWN CENTRES

3. LEWISHAM TOWN CENTRE

Lewisham is the major retail and shopping centre within the Borough and provides for a broad range of goods and services. The town centre is centrally located and identified as a major town centre. It also has the potential to become a Metropolitan Centre, which is an aspiration of the Council. To achieve this objective, approximately, a further 20,000 square metres of floor space would be required in the Lewisham Town Centre area.

The Lewisham town centre is centrally located within the Borough, and along with the Catford town centre is one of the two major town centres within the Borough. The Council has aspirations for the Lewisham town centre to further develop its potential and increase its status in the London hierarchy to become a Metropolitan Centre. Proposals are being discussed which will significantly contribute to achieving this retail status, by securing the floor space necessary to achieve the metropolitan centre status.

3.1. ROLE AND FUNCTION

The role and function of a major centre is to provide a wide range of quality goods and services for a large catchment area. The GOAD and NLP studies show that the Lewisham town centre contains a mix of convenience and comparison retailing uses broadly in line with the national average, however, the service sector has a strong representation within the centre and is above the national average. The evening economy is also identified within the studies which have been undertaken.

A considerable number of issues such as vitality and viability, access and car parking, environment and design are being addressed in the Lewisham Town Centre Area Action Plan (AAP) which is currently out for consultation until the 12th October 2005. The Lewisham Town Centre AAP covers the following topic areas and provides a discussion on the issues and options around each of these headings:

- Housing
- Retail and Town Centre Status
- Urban Design
- Transport
- Employment
- Open Space
- Environment
- Community and Leisure
- Implementation; and
- Sites

A full copy of the document can be found on the Council's website at:

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

3.1.1. WHAT IS THE ISSUE?

Encouraging and enhancing the role and function of the town centre, is a key objective of the London Borough of Lewisham, and is in keeping with the national policy direction as provided in Planning Policy Statement No. 6 (PPS6). There are a number of factors which influence the nature and the manner in which this is achieved through the planning process. Primarily this is achieved through planning for the growth of existing retail and town centre areas, and enhancing existing centres.

Lewisham has several strengths as one of the major centres within the Borough and is in a position where it can build upon and enhance these strengths and improve the role and function of the centre. Currently the centre provides a strong major centre with good convenience and

comparison good retailing compared to the national averages. The centre also has a good evening economy.

3.1.2. WHAT DO OTHER PLANS SAY ABOUT THE ISSUE?

PLANNING POLICY STATEMENT No. 6 (PPS6):

The Government's key objective as stated in PPS6 is to promote town centre vitality and viability. These can be achieved by:

- Planning for the growth and development of existing centres; and
- Promoting and enhancing existing centres, by focusing development in such centres and encouraging a wide range of services in a good environment, which is accessible to all.

The government guidance also suggests that local authorities should actively plan for growth and manage change in town centres. By managing the role and function of centres local authorities are able to encourage, promote and develop specialist or new roles and specific types of uses in some centres.

THE LONDON PLAN

The London Plan clearly supports the objectives as detailed in PPS 6 by supporting town centre aims and focusing development into these areas, as well as by building on the existing centres and enhancing the capacity within these areas. The London Plan also discourages development outside of the town centres.

The Plan encourages monitoring which is considered a key component to ensuring an understanding of the changes occurring in the town centres. This information should then be used to formulate policy to accommodate or direct development in addressing retailing within the plan making process.

Consideration in plan making should be given to maintaining, managing and enhancing local retail facilities that provide essential convenience and specialist shopping, as well as encouraging mixed use developments. Local authorities should also be proactive in preventing the loss of retail facilities that provide essential convenience and specialist shopping, as well as supporting the development of e-tailing and encourage the widening of access to it.

LEWISHAM RETAIL CAPACITY ASSESSMENT AND SITE ALLOCATION STUDY.

The NLP study clearly identifies that within the Lewisham town centre the convenience retailers represent 9.5% (9.3% nationally) and comparison retailers representing 47.5% (48.1% nationally) of outlets within the town centre. The service sector has strong representation with 34.1% of outlets, which is above the national average of 30.7%. However, the study states that there is an overall lack of quality bars or restaurants within the centre, though there is a high proportion of public houses, hairdressers and beauty salons and estate agents.

The October 2003 GOAD survey illustrated that there was a 6.62% vacancy rate which is below the national average of 10.5% at the same time. While the vacant units are generally dispersed, they are more prominent on the periphery of the centre.

Pedestrian flows are mostly along Lewisham High Street and within the Lewisham Centre. Lee High Road is significantly quieter in terms of pedestrian flow than the remainder of the centre. While the centre has excellent public transport links by bus, rail and DLR to the remainder of the Borough, the shopping area is separated from the rail/DLR and bus station by a busy road and roundabout. The overall environmental quality of the shopping area is good and the pedestrianised area makes a significant contribution to this.

3.1.3. OPTIONS FOR ADDRESSING THE ISSUE

OPTION	NAME	DESCRIPTION
Option 1	PLANNING POLICY INFLUENCES THE ROLE AND FUNCTION THROUGH...	Aim to achieve Metropolitan status for Lewisham town centre. This is supported in the Council's objectives for the centre and current planning application permissions, once implemented, will provide the necessary floorspace required to meet the minimum level.

Option 2	PLANNING POLICY INFLUENCES THE ROLE AND FUNCTION THROUGH...	Maintain and enhance Lewisham's current status as a Major Centre. Lewisham currently has status as a major town centre, this position can be managed, maintained and enhanced through planning policy.
Option 3	PLANNING POLICY INFLUENCES THE ROLE AND FUNCTION THROUGH...	Are there other options for the Role and Function of the Lewisham Major Centre? Do you have any other possible options for the planning objectives for the Lewisham town centre, rather than those outlined above.

4. CATFORD TOWN CENTRE

Catford town centre is located in the southern section of the Borough and is identified as a major town centre. Along with the Lewisham it is one of the two major town centres within the Borough. Preparation has commenced for an Area Action Plan under the new Planning Legislative framework which will specifically deal with the Catford area. Further information on the scoping study for this work is available on the Council's website www.lewisham.gov.uk/environment/planning/planningpolicy/localdevelopmentframework

4.1. ROLE AND FUNCTION

Catford provides an essential role as a convenience goods provider, more so than comparison goods retailing which would suggest that it provides a more localised role than compared with Lewisham town centre.

The GOAD and NLP studies illustrate that the Catford shopping area shows a significantly higher than average proportion of convenience units of 17.6% (9.3% nationally). While Catford has a lower than average proportion of comparison units of 29.1% (48.1% nationally). It is suggested that this is likely to reflect a more localised role compared to Lewisham. The main shopping area is the core retail frontages located along the western side of Rushey Green and within the Catford Centre. Non core retail frontages are located on the eastern side of Rushey Green, the Catford island retail park and along Catford Broadway and Catford Road. There are also a number of market stalls throughout the centre, primarily located within the Catford Centre and along Catford Broadway.

4.1.1. WHAT IS THE ISSUE?

Ensuring town centre vitality and viability is a key objective of the London Borough of Lewisham and is in keeping with the national policy direction as provided in Planning Policy Statement No. 6 (PPS6). There are a number of factors which influence the nature and the manner in which this is achieved through the planning process. Primarily through planning for the growth of existing retail and town centre areas and promoting and enhancing existing centres.

4.1.2. WHAT DO OTHER PLANS SAY ABOUT THE ISSUE?

PLANNING POLICY STATEMENT No. 6 (PPS6) and THE LONDON PLAN:

Please refer to Section 3.1.2 which details the PPS6 and London Plan requirements which are consistent on the requirements for the role and function of town centres.

LEWISHAM RETAIL CAPACITY ASSESSMENT AND SITE ALLOCATION STUDY (NLP 2004).

The study data shows that the Catford centre contains a significantly higher than average proportion of convenience units of 17.6% (9.3% nationally). While there is a significantly lower than average proportion of comparison units of 29.1% (48.1% nationally). This is likely to reflect Catford's more localised convenience goods and services role compared to the Lewisham town centre.

The service sector is also strongly represented with 40.5% of outlets (30.7% nationally) with many of these being banks, building societies on the High Street. There are a number of cafes and public

houses dispersed through the town centre as well as other civic and leisure facilities such as a post office, Council offices and a theatre.

The survey illustrates that there was a vacancy rate of 11.5% in June 2003 which was slightly higher than the national rate. Overall pedestrian flows were within the Catford Centre and along Rushey Green by the core retail frontages. The overall environmental quality of the Catford town centre is fair, although parts of the town centre are dominated by the South Circular road network.

4.1.3. OPTIONS FOR ADDRESSING THE ISSUE

OPTION	NAME	DESCRIPTION
Option 1	PLANNING POLICY INFLUENCES THE ROLE AND FUNCTION THROUGH...	To maintain, protect and enhance Catford's status as a major centre.
Option 2	PLANNING POLICY INFLUENCES THE ROLE AND FUNCTION THROUGH...	To secure the regeneration of Catford town centre by promoting high quality design in the built and natural environments.
Option 3	PLANNING POLICY INFLUENCES THE ROLE AND FUNCTION THROUGH...	Are there any other options for the Catford Town Centre?

DISTRICT CENTRES

District town centres include Blackheath, Deptford, Downham, Forest Hill, Lee Green, New Cross and Sydenham. There are several issues which impact upon these centres which have been identified below with options for the issues which have been raised.

5. BLACKHEATH

5.1. ROLE AND FUNCTION

The Blackheath District centre straddles the borough boundary and so is located within London Borough of Lewisham and the London Borough of Greenwich. However, in terms of assessing the town centre consideration has been given to Blackheath as a whole to ensure the fuller picture is provided. The centre provides a good local convenience service as well as, a particularly strong evening economy, with a high number of restaurants, bars and cafes.

5.1.1. WHAT IS THE ISSUE?

The role and function of a town centre is a key point for consideration in the LDF. Each town centre has a role and a function for the community within which it is located, and this may be different for each district centre. Blackheath provides a local convenience market as well as a lively evening economy. However, there is an existing tension between the local shopping needs for goods and services and the strong service sector, particularly the evening economy and its restaurant, bars and cafes.

5.1.2. WHAT DO OTHER PLANS SAY ABOUT THE ISSUE?

PLANNING POLICY STATEMENT No. 6 (PPS6):

The Government's key objective as stated in PPS6 is to promote town centre vitality and viability. These can be achieved by:

- Planning for the growth and development of existing centres; and
- Promoting and enhancing existing centres, by focusing development in such centres and encouraging a wide range of services in a good environment, which is accessible to all.

The government guidance also suggests that local authorities should actively plan for growth and manage change in town centres. By managing the role and function of centres local authorities are able to encourage, promote and develop specialist or new roles and specific types of uses in some centres.

THE LONDON PLAN

The London Plan offers a sustainable and inclusive strategy to concentrate the supply of retail and leisure facilities and services in the most accessible places and spreads them between central London, town centres and the development areas. This aims to reinvigorate town centres, widening their role as accessible and diverse community centres.

LEWISHAM RETAIL CAPACITY ASSESSMENT AND SITE ALLOCATION STUDY.

According to the study undertaken in 2004 the Blackheath town centre contains a higher than national average proportion of convenience shops. The convenience uses are predominantly small specialist retailers, this is not surprising as there is no major food supermarket within the centre. Comparison goods outlets are lower than the national average.

The service sector is particularly strong within Blackheath and is considerably higher than the national average (41.1% compared to the national average of 30.7%). While most of the main banks and building societies are represented there is a significantly high number of restaurants, bars and cafes dispersed throughout the centre this is evidence of the centres strong evening economy.

The historical survey data shows that the centre has had a very low vacancy rate.

5.1.3. OPTIONS FOR ADDRESSING THE ISSUE

OPTION	NAME	DESCRIPTION
Option 1	PLANNING POLICY SHOULD ENCOURAGE	Aim to maintain the current level of diversity offered within the Blackheath district centre.

	AND ENHANCE THE ROLE AND FUNCTION OF THE BLACKHEATH TOWN CENTRE.	
Option 2	PLANNING POLICY SHOULD ENCOURAGE AND ENHANCE THE ROLE AND FUNCTION OF THE BLACKHEATH TOWN CENTRE.	To enhance and further encourage the existing strength of the evening economy in Blackheath.
Option 3	PLANNING POLICY SHOULD ENCOURAGE AND ENHANCE THE ROLE AND FUNCTION OF THE DEPTFORD TOWN CENTRE.	Aim to increase the number of comparison stores, towards a balance of convenience and comparison outlets, similar to national averages (enhance the day time economy).
Option 4	PLANNING POLICY SHOULD ENCOURAGE AND ENHANCE THE ROLE AND FUNCTION OF THE BLACKHEATH TOWN CENTRE.	Are there any other options which may be available to address the role and function of the Blackheath District Centre.

5.2. VITALITY AND VIABILITY

5.2.1. WHAT IS THE ISSUE?

Ensuring town centre vitality and viability is a key objective of the London Borough of Lewisham and is in keeping with the national policy direction as provided in Planning Policy Statement No. 6 (PPS6). There are a number of factors which influence the nature and the manner in which this is achieved through the planning process. Primarily such as through planning for the growth of existing retail and town centre areas and promoting and enhancing existing centres.

5.2.2. WHAT DO OTHER PLANS SAY ABOUT THE ISSUE?

PLANNING POLICY STATEMENT No. 6 (PPS6):

The Government's key objective as stated in Planning Policy Statement No. 6 (PPS6) is to promote town centre vitality and viability. These can be achieved by:

- Planning for the growth and development of existing centres; and
- Promoting and enhancing existing centres, by focusing development in such centres and encouraging a wide range of services in a good environment, which is accessible to all.

The local authorities should actively plan for growth and manage change in town centres by:

- Selecting appropriate existing centres to accommodate the identified need for growth;
- Managing the role and function of existing centres by, for example promoting and developing a specialist or new role and encouraging specific types of uses in some centres; and
- Planning for new centres of an appropriate scale in areas of significant growth or where there are deficiencies in the existing network of centres.

THE LONDON PLAN

The London Plan offers a sustainable and inclusive strategy to concentrate the supply of retail and leisure facilities and services in the most accessible places and spreads them between central London, town centres and the development areas. This aims to reinvigorate town centres, widening their role as accessible and diverse community centres.

LEWISHAM RETAIL CAPACITY ASSESSMENT AND SITE ALLOCATION STUDY.

The GOAD study of 2003 indicates that the centre as a whole has a total floor space of 11,519 sq m gross, comprised of 112 units within the centre, of which 99 are within the LB Lewisham boundary. There is a higher than average proportion of convenience goods of 14.3% (9.3% nationally), while there is a lower than average proportion of comparison goods of 41.1% (48.1% nationally).

The service sector is particularly strong and comprises 41.1% of total outlets which is significantly greater than the national average of 30.7%. There are a high number of restaurants, bars and cafes which confirm the centres strong night time economy.

The study also showed a vacancy rate of 2 outlets (1.8%) which is significantly lower than the national average of 10.5%, and is considered to be just a 'transition vacancy' rather than an empty outlet.

The environmental quality of Blackheath is very good. The whole of the centre is located in a Conservation area and also borders the heath which all contributes to a high quality environment.

Blackheath appears to have a dual role, providing a local function for convenience goods and services, as well as providing quality services and comparison goods to attract visitors from a wider catchment area.

5.2.3. OPTIONS FOR ADDRESSING THE ISSUE

OPTION	NAME	DESCRIPTION
Option 1	PLANNING POLICY ENCOURAGES TOWN CENTRE VITALITY AND VIABILITY THROUGH	The use of designated Core and Secondary or Non-Core areas within the District Centre. This would enable specific uses to be concentrated and located in the core area, with other complimentary land uses to be located in the designated Secondary area. This is the current policy structure for designating uses within the district centres.
Option 2	PLANNING POLICY ENCOURAGES TOWN CENTRE VITALITY AND VIABILITY THROUGH..	Specialist areas or Quarters which have a focus on a particular/complimentary use/activity. There could be a focus on the evening economy uses which are prevalent in the Blackheath centre. This would focus the attention towards such uses and let the market to a limited extent determine the location of uses with a designated area.
Option 3	PLANNING POLICY ENCOURAGES TOWN CENTRE VITALITY AND VIABILITY THROUGH...	No restrictions on various uses within the designated centre boundary. As suggested above but without designated areas within which uses are contained. This would mean that the market determine the use and locations within the designated district centre boundary.
Option 4	PLANNING POLICY ENCOURAGES TOWN CENTRE VITALITY AND VIABILITY THROUGH...	Are there any other options which may be available to address the issue of Vitality and Viability?

5.3. ACCESSIBILITY AND CAR-PARKING

5.3.1. WHAT IS THE ISSUE?

Accessibility is part of the essential mix to any successful retail and town centre. While the bulk of the points relating to this matter will be included under the transport issues and options paper it is necessary to consider the impact and location of transport networks and the interchanges with district centres.

Blackheath is well served by a Mainline Rail service as well as buses. There is also a significant number of on-street parking spaces within and around the centre.

Car parking standards have been covered in the Transport Issues and Options discussion paper.

5.3.2. WHAT DO OTHER PLANS AND PROGRAMMES SAY ABOUT THE ISSUE?

PLANNING POLICY STATEMENT No. 6 (PPS6):

PPS 6 includes a further objective (other than the main two) which is to improve accessibility ensuring that existing and new developments are accessible and well served by a choice of transport means.

THE LONDON PLAN

The London Plan calls for a sustainable and inclusive strategy which offers the widest access to shopping and leisure activities for the greatest number of people. Policy 3D.1 states that the Councils should strengthen and widen the role of town centres with UDP policies which *improve access to town centres by public transport, cycling and walking.*

UNITARY DEVELOPMENT PLAN (UDP)

The UDP currently contains policies which seek to encourage greater accessibility to shopping facilities within the Borough with a variety of means including public transport as well as walking and cycling.

5.3.3. OPTIONS FOR ADDRESSING THE ISSUE

OPTION	NAME	DESCRIPTION
Option 1	PLANNING POLICY ENCOURAGES GREATER ACCESSIBILITY & CAR PARKING THROUGH.....	To encourage greater accessibility by public transport, walking and cycling to all retail and town centres.
Option 2	PLANNING POLICY ENCOURAGES GREATER ACCESSIBILITY & CAR PARKING THROUGH.....	Are there other options which could address this issue?

5.4. HIGH QUALITY ENVIRONMENT AND DESIGN

5.4.1. WHAT IS THE ISSUE?

There is a need to ensure that the retail and town centres within the London Borough of Lewisham provide a high quality environment, as well as encouraging good design. The policies developed as part of this discussion paper will also work with the policies determined in the urban design issues and options discussion paper.

5.4.2. WHAT DO OTHER PLANS AND PROGRAMMES SAY ABOUT THE ISSUE?

PLANNING POLICY STATEMENT No. 6 (PPS6):

One of the wider policy objectives of PPS6 is to promote high quality and inclusive design, improve the quality of the public realm and open spaces, protect and enhance the architectural and historic heritage of centres, provide a sense of place and focus for the community and for civic activity and ensure that town centres provide an attractive, accessible and safe environment for businesses, shoppers and residents.

THE LONDON PLAN

While there is nothing specifically from the London Plan which addresses the quality and design of retail centres, general support is given in Policy 3D.1 Supporting town centres.

LEWISHAM RETAIL CAPACITY ASSESSMENT AND SITE ALLOCATION STUDY.

The environmental quality of Blackheath is very good. The whole of the centre is located in a Conservation area and also borders the heath which all contributes to a high quality environment.

UNITARY DEVELOPMENT PLAN (UDP)

The UDP currently contains policies: *Seek improvements to the attractiveness, accessibility and environment of the shopping centres in the Borough on a scale appropriate to their status within the retail hierarchy.*

5.4.3. OPTIONS FOR ADDRESSING THE ISSUE

OPTION	NAME	DESCRIPTION
Option 1	PLANNING POLICY ENCOURAGES HIGH QUALITY ENVIRONMENT AND DESIGN THROUGH.....	Policies which encourage good quality design and seek improvements to the existing retail environment.
Option 2	PLANNING POLICY ENCOURAGES HIGH QUALITY ENVIRONMENT AND DESIGN THROUGH....	Developing a specific design guide for the Blackheath town centre.
Option 3	PLANNING POLICY ENCOURAGES HIGH QUALITY ENVIRONMENT AND DESIGN THROUGH.....	Are there other options which could be used to encourage high quality retail environment and design?

5.5. BOUNDARY MODIFICATIONS

5.5.1. WHAT IS THE ISSUE?

Should the boundary for the Blackheath district centre be modified from its present configuration illustrated in diagram 1. This has been the designated centre boundary in the current UDP, and therefore as part of these consultations we are able to assess whether this is considered the best alignment.

5.5.2. WHAT DO OTHER PLANS SAY?

There are little details provided in other plans about the nature and configuration of the centre boundaries.

5.5.3. WHAT ARE THE OPTIONS FOR ADDRESSING THIS ISSUE?

OPTION	NAME	DESCRIPTION
Option 1	PLANNING POLICY CAN ADDRESS ISSUES RELATING TO THE BOUNDARIES OF THE CENTRES	Retain the boundaries as currently indicated in the UDP for the Blackheath district centre as shown in Diagram 1.
Option 2	PLANNING POLICY CAN ADDRESS ISSUES RELATING TO THE BOUNDARIES OF THE CENTRES	Modify the district centre boundary for Blackheath? If so please provide details for any alternative configuration.

Blackheath District Centre Boundary:



Diagram 1

6. DEPTFORD

6.1. ROLE AND FUNCTION

The Deptford district centre has developed a strong role providing good and services for the local community. There are a significant number of independent local food retailers, especially butchers and green grocers, which is not matched elsewhere in the Borough. The supply of convenience goods outlets within the district strongly suggests that this centre has a role and function for the local community.

The centre is comprised of an overall T-shaped configuration with the core retail focused along the High Street with the non-core retail areas located to the north of the railway lines.

6.1.1. WHAT IS THE ISSUE?

The role and function of a town centre is a key point for consideration of each town centre. Each town centre has a role and a function for the community within which it is located. The existing role and function of the Deptford district centre is that of a local convenience supplier of goods and services. There are a number of convenience shops catering for the ethnic minorities which has created a niche market in Deptford. While this existing strong economy caters for those who are currently in the area, the new communities may not be so well served. A new catchment population will be created and their needs will also need to be served by the Deptford district centre.

6.1.2. WHAT DO OTHER PLANS SAY ABOUT THE ISSUE?

PLANNING POLICY STATEMENT No. 6 (PPS6) AND THE LONDON PLAN:

Please refer to Section 5.1.2 which details the PPS6 and London Plan requirements which are consistent on the requirements for the role and function of town centres.

LEWISHAM RETAIL CAPACITY ASSESSMENT AND SITE ALLOCATION STUDY.

From the study the GOAD data indicated that the Deptford centre contains a higher than average proportion of convenience units being 20.7% (9.3% nationally) and a lower than average proportion of comparison goods being 32.9% (48.1% nationally).

The service sector is similar to the national average of 30.7%, with 31.1% of outlets being of a service nature. This is comprised of a number of banks and building societies as well as a high number of cafes and takeaways. The centre also contains Council offices and a job centre. A market is also accommodated within the centre which provides a range of goods from fruit and vegetables to clothing and household goods.

The GOAD survey showed that there were 29 vacant units which equates to 13.1% of the total number of units, this is above the national average of 10.5% for the same period. While Deptford's role and function is essentially that of a local shopping destination there are virtually no 'high street' names represented in the centre. Further more the convenience sector is more than twice the national average and is dominated by independent traders serving a local market with many of the local providers specialising in ethnic goods. This strength in the number of local food retailers, especially butchers and green grocers, is not matched elsewhere in the Borough.

6.1.3. OPTIONS FOR ADDRESSING THE ISSUE

OPTION	NAME	DESCRIPTION
Option 1	PLANNING POLICY SHOULD ENCOURAGE AND ENHANCE THE ROLE AND FUNCTION OF THE DEPTFORD TOWN CENTRE.	To encourage and enhance the existing local convenience market of goods and services which have a strong focus on meeting the local demand. The centre is good at servicing the local catchment area, should it continue in this role?
Option 2	PLANNING POLICY SHOULD ENCOURAGE AND ENHANCE THE ROLE AND FUNCTION OF THE DEPTFORD TOWN CENTRE.	Aim to encourage new residents to the area, which would require a greater variety of shops to the Deptford district centre.
Option 3	PLANNING POLICY	Are there any other options which may be available to address the

	SHOULD ENCOURAGE AND ENHANCE THE ROLE AND FUNCTION OF THE DEPTFORD TOWN CENTRE.	role and function of the Deptford District Centre.
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6.2. VITALITY AND VIABILITY

6.2.1. WHAT IS THE ISSUE?

Ensuring town centre vitality and viability is a key objective of the London Borough of Lewisham and is in keeping with the national policy direction as provided in Planning Policy Statement No. 6 (PPS6).

6.2.2. WHAT DO OTHER PLANS SAY ABOUT THE ISSUE?

PLANNING POLICY STATEMENT No. 6 (PPS6) AND THE LONDON PLAN:

Please refer to Section 5.2.2 which details the PPS6 and London Plan requirements which are consistent on the requirements for the vitality and viability of town centres.

LEWISHAM RETAIL CAPACITY ASSESSMENT AND SITE ALLOCATION STUDY.

While there was a significant estimate of 2,787 sq metres of vacant floor space, comprised within 29 vacant units, as at the time of the GOAD study in 2003. As stated in the study it is desirable that the number of vacant units is reduced as this does have an impact on the vitality and viability of the High Street. While there are 3 sites which were identified in the NLP study, only one was considered to have potential, with the remaining two being rejected as due to their current uses they are considered unlikely to become available for retail development. Refer to the Sites Allocation in section 15 of this report.

6.2.3. OPTIONS FOR ADDRESSING THE ISSUE

OPTION	NAME	DESCRIPTION
Option 1	PLANNING POLICY ENCOURAGES TOWN CENTRE VITALITY AND VIABILITY THROUGH	The use of designated Core and Secondary or Non-Core areas within the District Centre. This would enable specific uses to be concentrated and located in the core area, with other complimentary land uses to be located in the designated Secondary area. This is the current policy structure for designating uses within the district centres.
Option 2	PLANNING POLICY ENCOURAGES TOWN CENTRE VITALITY AND VIABILITY THROUGH..	Specialist areas or Quarters which have a focus on a particular use or activity, as well as considering complimentary uses within these areas.
Option 3	PLANNING POLICY ENCOURAGES TOWN CENTRE VITALITY AND VIABILITY THROUGH...	No restrictions on various uses within the designated Deptford district centre boundary.
Option 4	PLANNING POLICY ENCOURAGES TOWN CENTRE VITALITY AND VIABILITY THROUGH...	Are there any other options which may be available to address the issue of Vitality and Viability?

6.3. ACCESSIBILITY AND CAR-PARKING

6.3.1. WHAT IS THE ISSUE?

Accessibility is part of the essential mix to any successful retail and town centre. While the bulk of the points relating to this matter will be included under the transport issues and options paper it is necessary to consider the impact and location of transport networks and the interchanges with district centres.

Deptford is located on the rail network, located at the northern end of the High Street, which provides good access to the centre. Improvements to the Deptford train station and surrounds are anticipated to commence in the latter stages of 2005, or beginning of 2006.

6.3.2. WHAT DO OTHER PLANS AND PROGRAMMES SAY ABOUT THE ISSUE?

PLANNING POLICY STATEMENT No. 6 (PPS6) AND TOWN CENTRES:

Please refer to Section 5.3.2 which details the PPS6 and London Plan requirements which are consistent on the requirements for accessibility of town centres.

UNITARY DEVELOPMENT PLAN (UDP)

The UDP currently contains policies which seek to encourage greater accessibility to shopping facilities within the Borough with a variety of means including public transport as well as walking and cycling.

6.3.3. OPTIONS FOR ADDRESSING THE ISSUE

OPTION	NAME	DESCRIPTION
Option 1	PLANNING POLICY ENCOURAGES GREATER ACCESSIBILITY & CAR PARKING THROUGH.....	To encourage greater accessibility by public transport, walking and cycling to all retail and town centres, for all sectors of the community including people with disabilities.
Option 2	PLANNING POLICY ENCOURAGES GREATER ACCESSIBILITY & CAR PARKING THROUGH.....	Are there other options which could address this issue?

6.4. HIGH QUALITY ENVIRONMENT AND DESIGN

6.4.1. WHAT IS THE ISSUE?

There is a need to ensure that the retail and town centres within the London Borough of Lewisham provide a high quality environment, as well as encouraging good design. The policies developed as part of this discussion paper will also work with the policies determined in the urban design issues and options discussion paper.

6.4.2. WHAT DO OTHER PLANS AND PROGRAMMES SAY ABOUT THE ISSUE?

PLANNING POLICY STATEMENT No. 6 (PPS6) AND THE LONDON PLAN:

Please refer to Section 5.4.2 which details the PPS6 and London Plan requirements which are consistent on the requirements for the high quality environment and design of town centres.

LEWISHAM RETAIL CAPACITY ASSESSMENT AND SITE ALLOCATION STUDY.

The environmental quality of Deptford is dominated by the high concentration of market stalls which are positioned throughout the centre. This affects legibility within the centre and detracts from any positive contribution made by the buildings, which fall within a Conservation Area. However, the southern part of the high street is pedestrianised and parts of the High Street have recently been repaved, which provides a more pleasant environment. At the northern end of the centre the road is fairly quiet which creates an overall pleasant shopping experience away from heavy traffic.

UNITARY DEVELOPMENT PLAN (UDP)

The UDP currently contains policies: *Seek improvements to the attractiveness, accessibility and environment of the shopping centres in the Borough on a scale appropriate to their status within the retail hierarchy.*

6.4.3. OPTIONS FOR ADDRESSING THE ISSUE

OPTION	NAME	DESCRIPTION
Option 1	PLANNING POLICY ENCOURAGES HIGH	Policies which encourage good quality design and seek

	QUALITY ENVIRONMENT AND DESIGN THROUGH.....	improvements to the existing retail environment.
Option 2	PLANNING POLICY ENCOURAGES HIGH QUALITY ENVIRONMENT AND DESIGN THROUGH...	Developing a specific design guide for the Deptford town centre.
Option 3	PLANNING POLICY ENCOURAGES HIGH QUALITY ENVIRONMENT AND DESIGN THROUGH.....	Are there other options which could be used to encourage high quality retail environment and design?

6.5. BOUNDARY MODIFICATIONS

6.5.1. WHAT IS THE ISSUE?

Should the boundary for the Deptford district centre be modified from its present configuration illustrated in diagram 2. This has been the designated centre boundary in the current UDP, and therefore as part of these consultations we are able to assess whether this is considered the best alignment.

6.5.2. WHAT DO OTHER PLANS SAY?

There are little details provided in other plans about the nature and configuration of the centre boundaries. The current UDP boundary details are provided in Diagram 2.

6.5.3. WHAT ARE THE OPTIONS FOR ADDRESSING THIS ISSUE?

OPTION	NAME	DESCRIPTION
Option 1	PLANNING POLICY CAN ADDRESS ISSUES RELATING TO THE BOUNDARIES OF THE CENTRES	Retain the boundaries as currently indicated in the UDP for the Deptford town centre.
Option 2	PLANNING POLICY CAN ADDRESS ISSUES RELATING TO THE BOUNDARIES OF THE CENTRES	Modify the district centre boundary for Deptford? If so please provide details for any alternative configuration.

Deptford District Centre Boundaries:

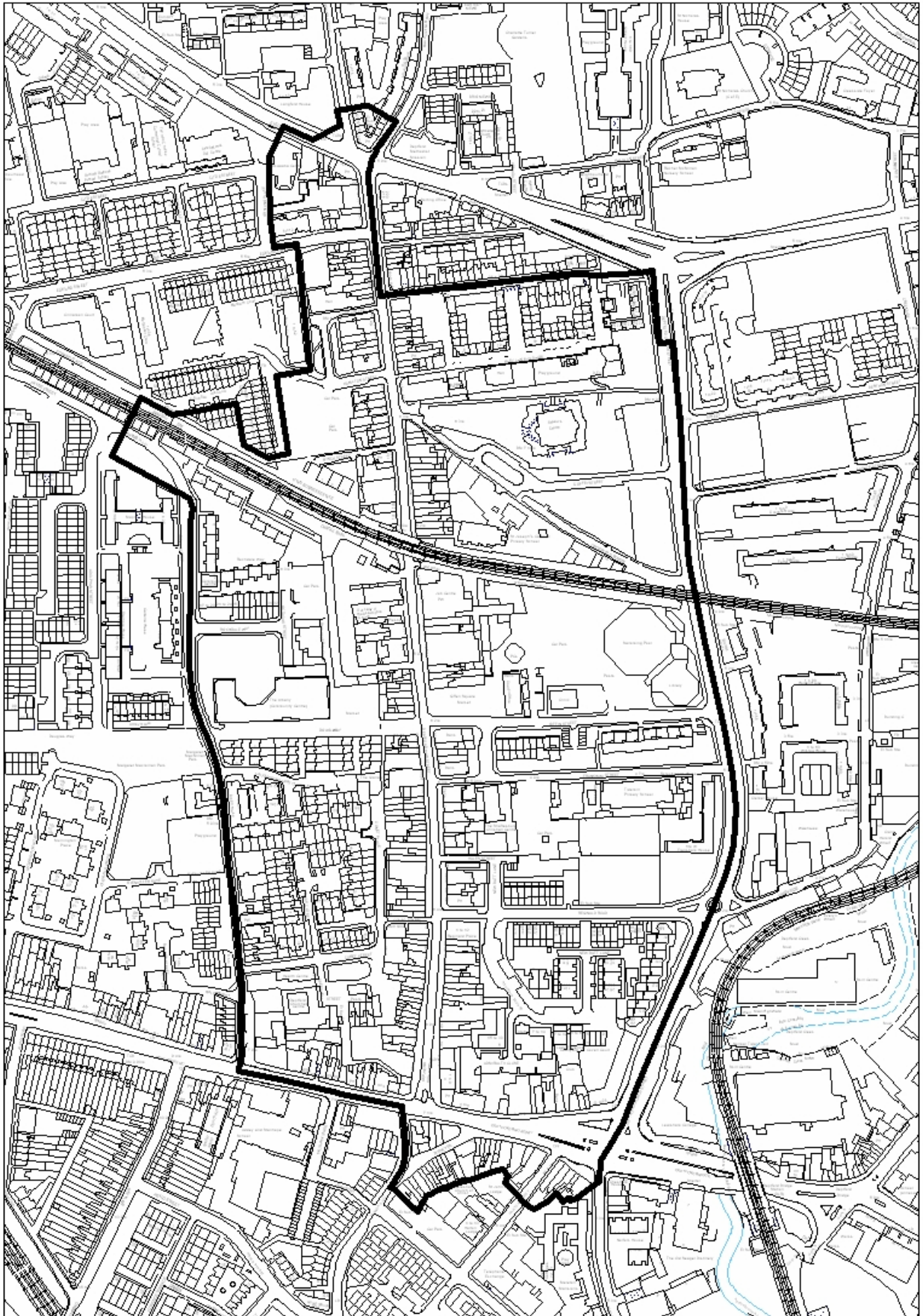


Diagram 2

7. DOWNHAM

7.1. ROLE AND FUNCTION

The Downham District centre is located in the south of the Borough, the retail centre is focussed along the main thorough fare providing a linear form for the centre. This is the smallest district centre with its role and function being a local shopping centre that serves the needs of the local community. It's location between Catford and Bromley also indicate that the general nature of the shopping area is service and convenience orientated, though the low vacancy rate suggests that it is a successful centre.

7.1.1. WHAT IS THE ISSUE?

The role and function of a town centre is a key point for consideration of each town centre. Each town centre has a role and a function and the manner in which this is facilitated by the surrounding catchment and community. The Downham district centre provides a local service and convenience function.

7.1.2. WHAT DO OTHER PLANS SAY ABOUT THE ISSUE?

PLANNING POLICY STATEMENT No. 6 (PPS6) AND THE LONDON PLAN:

Please refer to Section 5.1.2 which details the PPS6 and London Plan requirements which are consistent on the requirements for the role and function of town centres.

LEWISHAM RETAIL CAPACITY ASSESSMENT AND SITE ALLOCATION STUDY.

While there is no specific information available from the GOAD study, using the national averages and work undertaken by NLP, an overview of the retailing sectors can be provided for the centre. The main key point is that there are a number of A3 retailers within the centre is slightly higher than the national average, and this comprises mostly of takeaway outlets. Woolworths and Blockbuster are the main multiple retailers, while the remainder of the outlets provide a local function of supplying day to day goods.

7.1.3. OPTIONS FOR ADDRESSING THE ISSUE

OPTION	NAME	DESCRIPTION
Option 1	PLANNING POLICY SHOULD ENCOURAGE AND ENHANCE THE ROLE AND FUNCTION OF THE DOWNHAM TOWN CENTRE.	Maintain and enhance the existing focus and strength of the role and function of the Downham district centre, being a local service centre. This is reasonable due to the location of the centre between the Lewisham, Catford and Bromley it is likely that it will only ever be able to fulfil a role as a local service providing centre.
Option 2	PLANNING POLICY SHOULD ENCOURAGE AND ENHANCE THE ROLE AND FUNCTION OF THE DOWNHAM TOWN CENTRE.	Diversify the existing centre, whether this be through independent traders or national outlets.
Option 3	PLANNING POLICY SHOULD ENCOURAGE AND ENHANCE THE ROLE AND FUNCTION OF THE DOWNHAM TOWN CENTRE.	Are there any other options which may be available to address the role and function of the Downham District Centre.

7.2. VITALITY AND VIABILITY

7.2.1. WHAT IS THE ISSUE?

Ensuring town centre vitality and viability is a key objective of the London Borough of Lewisham and is in keeping with the national policy direction as provided in Planning Policy Statement No. 6 (PPS6). There are a number of factors which influence the nature and the manner in which this is achieved through the planning process. Primarily such as through planning for the growth of existing retail and town centre areas and promoting and enhancing existing centres.

7.2.2. WHAT DO OTHER PLANS SAY ABOUT THE ISSUE?

PLANNING POLICY STATEMENT No. 6 (PPS6):

Please refer to Section 5.2.2 which details the PPS6 and London Plan requirements which are consistent on the requirements for the vitality and viability of town centres.

LEWISHAM RETAIL CAPACITY ASSESSMENT AND SITE ALLOCATION STUDY.

While there is no specific information available from the GOAD study, using the national averages and work undertaken by NLP, an overview of the retailing sectors can be provided for the centre. There are two main points which are highlighted in the study these being the number of A3 retailers within the centre being slightly higher than the national average, and comprising mostly of takeaway outlets. Woolworths and Blockbuster are the main multiple retailers, while the remainder of the outlets provide a local function of supplying day to day goods.

Secondly, the NLP survey (undertaken in March 2004) showed 3 properties vacant, equating to a vacancy rate of 4.5%, which is below the national average of 10.5%. This low vacancy rate would indicate that the centre is a strong local goods and services provider.

7.2.3. OPTIONS FOR ADDRESSING THE ISSUE

OPTION	NAME	DESCRIPTION
Option 1	PLANNING POLICY ENCOURAGES TOWN CENTRE VITALITY AND VIABILITY THROUGH	The use of designated Core and Secondary or Non-Core areas within the District Centre. This would enable specific uses to be concentrated and located in the core area, with other complimentary land uses to be located in the designated Secondary area. This is the current policy structure for designating uses within the district centres.
Option 2	PLANNING POLICY ENCOURAGES TOWN CENTRE VITALITY AND VIABILITY THROUGH..	Specialist areas or Quarters which have a focus on a particular/complimentary use/activity.
Option 3	PLANNING POLICY ENCOURAGES TOWN CENTRE VITALITY AND VIABILITY THROUGH...	No restrictions on various uses within the designated centre boundary.
Option 4	PLANNING POLICY ENCOURAGES TOWN CENTRE VITALITY AND VIABILITY THROUGH...	Are there any other options which may be available to address the issue of Vitality and Viability?

7.3. ACCESSIBILITY AND CAR-PARKING

7.3.1. WHAT IS THE ISSUE?

Accessibility is part of the essential mix to any successful retail and town centre. While the bulk of the points relating to this matter will be included under the transport issues and options paper it is necessary to consider the impact and location of transport networks and the interchanges with district centres.

Downham town centre is serviced by a number of stops along Bromley road providing good connections with Catford, Lewisham and Bromley, as well as the surrounding area. There are 6 bus services to the centre, however, it is not serviced by a rail station.

Parking provision within the town centre is mainly restricted to on street parking.

7.3.2. WHAT DO OTHER PLANS AND PROGRAMMES SAY ABOUT THE ISSUE?

PLANNING POLICY STATEMENT No. 6 (PPS6) AND THE LONDON PLAN:

Please refer to Section 5.3.2 which details the PPS6 and London Plan requirements which are consistent on the requirements for access and car-parking for town centres.

UNITARY DEVELOPMENT PLAN (UDP)

The UDP currently contains policies which seek to encourage greater accessibility to shopping facilities within the Borough with a variety of means including public transport as well as walking and cycling.

7.3.3. OPTIONS FOR ADDRESSING THE ISSUE

OPTION	NAME	DESCRIPTION
Option 1	PLANNING POLICY ENCOURAGES GREATER ACCESSIBILITY & CAR PARKING THROUGH.....	To encourage greater accessibility by public transport, walking and cycling to all retail and town centres.
Option 2	PLANNING POLICY ENCOURAGES GREATER ACCESSIBILITY & CAR PARKING THROUGH.....	Are there other options which could address this issue?

7.4. HIGH QUALITY ENVIRONMENT AND DESIGN

7.4.1. WHAT IS THE ISSUE?

There is a need to ensure that the retail and town centres within the London Borough of Lewisham provide a high quality environment, as well as encouraging good design. The policies developed as part of this discussion paper will also work with the policies determined in the urban design issues and options discussion paper.

7.4.2. WHAT DO OTHER PLANS AND PROGRAMMES SAY ABOUT THE ISSUE?

PLANNING POLICY STATEMENT No. 6 (PPS6) AND THE LONDON PLAN:

Please refer to Section 5.4.2 which details the PPS6 and London Plan requirements which are consistent on the requirements for a high quality environment and design.

LEWISHAM RETAIL CAPACITY ASSESSMENT AND SITE ALLOCATION STUDY.

The overall environmental quality of Downham is good, but the centre is dominated by the heavy traffic on Bromley Road, something which is highlighted in the customer attitudes towards the centre.

UNITARY DEVELOPMENT PLAN (UDP)

The UDP currently contains policies: *Seek improvements to the attractiveness, accessibility and environment of the shopping centres in the Borough on a scale appropriate to their status within the retail hierarchy.*

7.4.3. OPTIONS FOR ADDRESSING THE ISSUE

OPTION	NAME	DESCRIPTION
Option 1	PLANNING POLICY ENCOURAGES HIGH QUALITY ENVIRONMENT AND DESIGN THROUGH.....	Policies which encourage good quality design and seek improvements to the existing retail environment.
Option 2	PLANNING POLICY ENCOURAGES HIGH QUALITY ENVIRONMENT AND DESIGN THROUGH....	Developing a specific design guide for the Downham town centre.
Option 3	PLANNING POLICY ENCOURAGES HIGH QUALITY ENVIRONMENT AND DESIGN THROUGH.....	Are there other options which could be used to encourage high quality retail environment and design?

7.5. BOUNDARY MODIFICATIONS

7.5.1. WHAT IS THE ISSUE?

Should the boundary for the Downham district centre be modified from its present configuration illustrated in diagram 3. This has been the designated centre boundary in the current UDP, and therefore as part of these consultations we are able to assess whether this is considered the best alignment.

7.5.2. WHAT DO OTHER PLANS SAY?

There are few details provided in other plans about the nature and configuration of the centre boundaries. The current UDP boundary details are provided in diagram 3.

7.5.3. WHAT ARE THE OPTIONS FOR ADDRESSING THIS ISSUE?

OPTION	NAME	DESCRIPTION
Option 1	PLANNING POLICY CAN ADDRESS ISSUES RELATING TO THE BOUNDARIES OF THE CENTRES	Retain the boundaries as currently indicated in the UDP for the Downham town centre.
Option 2	PLANNING POLICY CAN ADDRESS ISSUES RELATING TO THE BOUNDARIES OF THE CENTRES	Modify the district centre boundary for Downham town centre? If so please provide details for any alternative configuration.

Downham District Centre Boundaries:



Diagram 3

8. FOREST HILL

8.1. ROLE AND FUNCTION

The role and function of Forest Hill is as a town centre catering for the immediate population needs. This is illustrated by the small comparison goods offered and the high proportion of service uses. The limited number of 'high street' names are not located in the best type of property and the dominance of the busy roads creates a difficult pedestrian environment. The high vacancy levels are influenced by the property affected by the Sainsbury expansion.

8.1.1. WHAT IS THE ISSUE?

The role and function of a town centre is a key point for consideration for the LDF. Each town centre has a role and a function for the community within which it is located. Forest Hill is a local centre catering for the immediate population needs.

8.1.2. WHAT DO OTHER PLANS SAY ABOUT THE ISSUE?

PLANNING POLICY STATEMENT No. 6 (PPS6) AND THE LONDON PLAN:

Please refer to Section 5.1.2 which details the PPS6 and London Plan requirements which are consistent on the requirements for the role and function of town centres.

LEWISHAM RETAIL CAPACITY ASSESSMENT AND SITE ALLOCATION STUDY.

The information from the GOAD study suggests that the Forest Hill town centre provides a local convenience goods and services role and function for the surrounding community. This is indicated in the study by an above average proportion of convenience units of 11.7% against the national average of 9.3%. However, there is a below average proportion of comparison units of 31.2% against the national average of 48.1%.

The service sector has strong representation within Forest Hill and comprises 40.2% of units which is significantly higher than the national average of 30.7%. These services include banks, building societies, restaurants, public houses and estate agents, the centre also contains a post office.

8.1.3. OPTIONS FOR ADDRESSING THE ISSUE

OPTION	NAME	DESCRIPTION
Option 1	PLANNING POLICY SHOULD ENCOURAGE AND ENHANCE THE ROLE AND FUNCTION OF THE FOREST HILL TOWN CENTRE.	Maintain the existing focus and strength of the role and function of the Forest Hill district centre of that of a local service centre.
Option 2	PLANNING POLICY SHOULD ENCOURAGE AND ENHANCE THE ROLE AND FUNCTION OF THE FOREST HILL TOWN CENTRE.	Enhance the existing focus and strength of the role and function of the Forest Hill district town centre, that of a local service centre.
Option 3	PLANNING POLICY SHOULD ENCOURAGE AND ENHANCE THE ROLE AND FUNCTION OF THE FOREST HILL TOWN CENTRE.	Aim to attract more national names to diversify the provision of goods and services at the Forest Hill district town centre.
Option 4	PLANNING POLICY SHOULD ENCOURAGE AND ENHANCE THE ROLE AND FUNCTION OF THE FOREST HILL TOWN CENTRE.	Are there any other options which may be available to address the role and function of the Forest Hill district town centre.

8.2. VITALITY AND VIABILITY

8.2.1. WHAT IS THE ISSUE?

Ensuring town centre vitality and viability is a key objective of the London Borough of Lewisham and is in keeping with the national policy direction as provided in Planning Policy Statement No. 6 (PPS6). There are a number of factors which influence the nature and the manner in which this is achieved through the planning process. Primarily such as through planning process. Primarily such as through planning for the growth of existing retail and town centre areas and promoting and enhancing existing centres.

8.2.2. WHAT DO OTHER PLANS SAY ABOUT THE ISSUE?

PLANNING POLICY STATEMENT No. 6 (PPS6):

Please refer to Section 5.2.2 which details the PPS6 and London Plan requirements which are consistent on the requirements for the vitality and viability of town centres.

LEWISHAM RETAIL CAPACITY ASSESSMENT AND SITE ALLOCATION STUDY.

The information from the GOAD study indicates that the centre contains an above average proportion of convenience units of 11.7% against the national average of 9.3%. However, there is a below average proportion of comparison units of 31.2% against the national average of 48.1%.

The service sector has strong representation within Forest Hill and comprises 40.2% of units which is significantly higher than the national average of 30.7%. These services include banks, building societies, restaurants, public houses and estate agents. The centre also contains a post office.

The survey also documents that there was a vacancy rate of 15.3% (21 units) which is greater than the national average of 10.5%. It should be noted that there was a concentration of vacant units near the Sainsbury's store which will form part of the redevelopment.

The main shopping function and defined core shopping area frontages within the centre are along the northern side of London Road and a section on the eastern side of Dartmouth Road located close to the junction with London Road. The non core retail frontages are located on the southern side of London Road, along the western side of Dartmouth Road and the south end of the eastern side of Dartmouth Road. The railway lines form both a physical and psychological barrier between both parts of the centre.

8.2.3. OPTIONS FOR ADDRESSING THE ISSUE

OPTION	NAME	DESCRIPTION
Option 1	PLANNING POLICY ENCOURAGES TOWN CENTRE VITALITY AND VIABILITY THROUGH	The use of designated Core and Secondary or Non-Core areas within the District Centre. This would enable specific uses to be concentrated and located in the core area, with other complimentary land uses to be located in the designated Secondary area. This is the current policy structure for designating uses within the district centres.
Option 2	PLANNING POLICY ENCOURAGES TOWN CENTRE VITALITY AND VIABILITY THROUGH..	Specialist areas or Quarters which have a focus on a particular/complimentary use/activity.
Option 3	PLANNING POLICY ENCOURAGES TOWN CENTRE VITALITY AND VIABILITY THROUGH...	No restrictions on various uses within the designated centre boundary.
Option 4	PLANNING POLICY ENCOURAGES TOWN CENTRE VITALITY AND VIABILITY THROUGH...	Are there any other options which may be available to address the issue of Vitality and Viability?

8.3. ACCESSIBILITY AND CAR-PARKING

8.3.1. WHAT IS THE ISSUE?

Accessibility is part of the essential mix to any successful retail and town centre. While the bulk of the points relating to this matter will be included under the transport issues and options paper it is necessary to consider the impact and location of transport networks and the interchanges with district centres.

8.3.2. WHAT DO OTHER PLANS AND PROGRAMMES SAY ABOUT THE ISSUE?

PLANNING POLICY STATEMENT No. 6 (PPS6) AND THE LONDON PLAN:

Please refer to Section 5.3.2 which details the PPS6 and London Plan requirements which are consistent on the requirements for accessibility and car-parking in town centres.

LEWISHAM RETAIL CAPACITY ASSESSMENT AND SITE ALLOCATION STUDY

Forest Hill is well served by a number of public car parking facilities within the centre, with several being pay and display. However, it is noted that the car parking within the centre does suffer from a lack of signage and is not immediately visible when passing through the centre.

Forest Hill is well served by public transport. Bus routes connect Forest Hill with surrounding areas such as Catford, Lewisham, Sydenham as well as Central London. There are six bus services which serves Forest Hill town centre from outside Forest Hill Station. The railway station is located within the centre of Forest Hill and has frequent services to Central London and the surrounding area.

Within the centre the main retail facilities within the core area are in close proximity. However, the retail offer at the southern end of the centre along Dartmouth Road is fragmented from the rest of the centre due to its distance from the core area. Further to this is the retail offer which is located on the east of the railway line but does not fall within the core or non core frontages, is cut off from the main retail area by the railway line.

UNITARY DEVELOPMENT PLAN (UDP)

The UDP currently contains policies which seek to encourage greater accessibility to shopping facilities within the Borough with a variety of means including public transport as well as walking and cycling.

8.3.3. OPTIONS FOR ADDRESSING THE ISSUE

OPTION	NAME	DESCRIPTION
Option 1	PLANNING POLICY ENCOURAGES GREATER ACCESSIBILITY & CAR PARKING THROUGH.....	To encourage greater accessibility by public transport, walking and cycling to all retail and town centres.
Option 2	PLANNING POLICY ENCOURAGES GREATER ACCESSIBILITY & CAR PARKING THROUGH.....	Are there other options which could address this issue?

8.4. HIGH QUALITY ENVIRONMENT AND DESIGN

8.4.1. WHAT IS THE ISSUE?

There is a need to ensure that the retail and town centres within the London Borough of Lewisham provide a high quality environment, as well as encouraging good design. The policies developed as part of this discussion paper will also work with the policies determined in the urban design issues and options discussion paper.

8.4.2. WHAT DO OTHER PLANS AND PROGRAMMES SAY ABOUT THE ISSUE?

PLANNING POLICY STATEMENT No. 6 (PPS6) AND THE LONDON PLAN:

Please refer to Section 5.4.2 which details the PPS6 and London Plan requirements which are consistent on the requirements for high quality environment and design of town centres.

LEWISHAM RETAIL CAPACITY ASSESSMENT AND SITE ALLOCATION STUDY.

The environmental quality of Forest Hill suffers from the dominance of the South Circular (A205). Some alterations to the road have been made in order to widen the pavements, however, this has only had a limited effect. The poor quality of the railway station also detracts from the environmental quality of the area, along with the poor links over or under the railway line which are not pedestrian friendly.

The quality of the buildings within the centre is mixed, with old and more modern buildings in various states of repair. However, the core and non-core retail frontages fall within a Conservation Area. The main shopping area is fairly well maintained with an adequate standard of paving and provision and quality of street furniture and seating.

UNITARY DEVELOPMENT PLAN (UDP)

The UDP currently contains policies: *Seek improvements to the attractiveness, accessibility and environment of the shopping centres in the Borough on a scale appropriate to their status within the retail hierarchy.*

8.4.3. OPTIONS FOR ADDRESSING THE ISSUE

OPTION	NAME	DESCRIPTION
Option 1	PLANNING POLICY ENCOURAGES HIGH QUALITY ENVIRONMENT AND DESIGN THROUGH.....	Policies which encourage good quality design and seek improvements to the existing retail environment.
Option 2	PLANNING POLICY ENCOURAGES HIGH QUALITY ENVIRONMENT AND DESIGN THROUGH.....	Developing a specific design guide for the Forest Hill town centre.
Option 3	PLANNING POLICY ENCOURAGES HIGH QUALITY ENVIRONMENT AND DESIGN THROUGH.....	Are there other options which could be used to encourage high quality retail environment and design?

8.5. BOUNDARY MODIFICATIONS

8.5.1. WHAT IS THE ISSUE?

Should the boundary for the Forest Hill district centre be modified from its present configuration illustrated in diagram 4. This has been the designated centre boundary in the current UDP, and therefore as part of these consultations we are able to assess whether this is considered the best alignment.

8.5.2. WHAT DO OTHER PLANS SAY?

There are little details provided in other plans about the nature and configuration of the centre boundaries. The current UDP boundary details are provided in diagram 4.

8.5.3. WHAT ARE THE OPTIONS FOR ADDRESSING THIS ISSUE?

OPTION	NAME	DESCRIPTION
Option 1	PLANNING POLICY CAN ADDRESS ISSUES RELATING TO THE BOUNDARIES OF THE CENTRES	Retain the boundaries as currently indicated in the UDP for the Forest Hill town centre.
Option 2	PLANNING POLICY CAN ADDRESS ISSUES RELATING TO THE	Modify the district centre boundary for the Forest Hill town centre? If so please provide details for any alternative configuration.

	BOUNDARIES OF THE CENTRES	
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Forest Hill District Centre Boundaries:

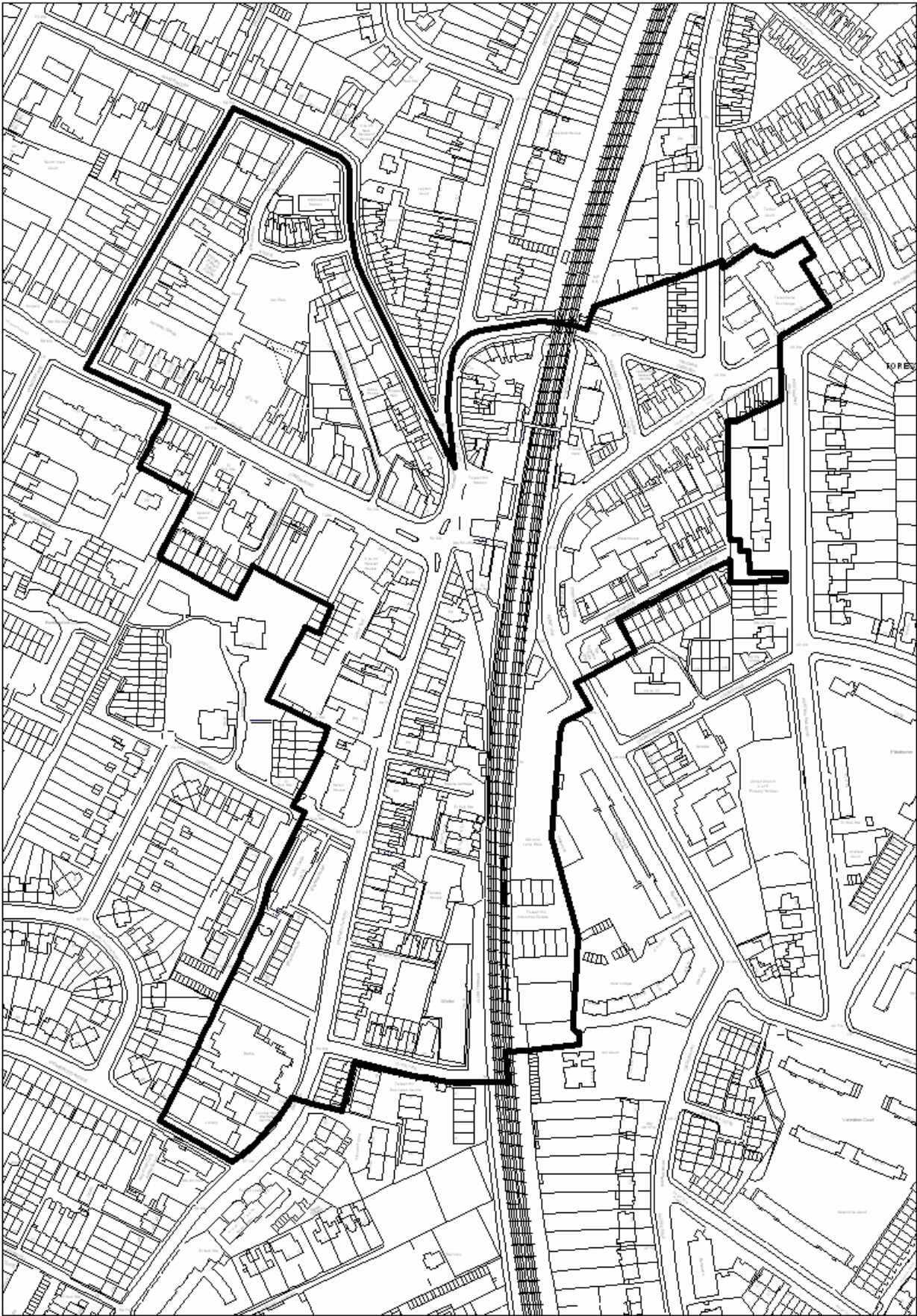


Diagram 4

9. LEE GREEN

9.1. ROLE AND FUNCTION

The Lee Green district centre is located in the eastern area of the Borough, and while the centre is contained within both the London Borough of Greenwich and the London Borough of Lewisham, consideration here is given to the centre as a whole. There is a total of 82 units contained within the Lee Green centre, 62 within Lewisham and 20 within Greenwich.

Its role and function is as a local centre catering for the needs of the immediate population. The majority of floorspace is in convenience stores, the largest being Sainsbury's. In addition there are a range of service uses and a significant amount of office space within the town centre.

9.1.1. WHAT IS THE ISSUE?

The role and function of a town centre is a key point for consideration in the LDF. Each town centre has a role and a function in the retail hierarchy and the issues is how planning policy can influence this role particularly in relation to the surrounding catchment population and community. The Lee Green district centre provides a local service and convenience function. Is this role and function appropriate?

9.1.2. WHAT DO OTHER PLANS SAY ABOUT THE ISSUE?

PLANNING POLICY STATEMENT No. 6 (PPS6) AND THE LONDON PLAN:

Please refer to Section 5.1.2 which details the PPS6 and London Plan requirements which are consistent on the requirements for the role and function of town centres.

LEWISHAM RETAIL CAPACITY ASSESSMENT AND SITE ALLOCATION STUDY.

The Lee Green site is contained within both the London Borough of Lewisham and the London Borough of Greenwich, there is a total of 82 units contained within the centre, with 62 in Lewisham and 20 in Greenwich. For these purposes the centre has been considered as a whole and not just the portion within the Lewisham boundary. There has been no GOAD data collected for this area as part of the October 2003 survey, however, using the national averages as well as information from the survey undertaken by NLP an overview of the retail area can be provided.

Within Lee Green there is a below average proportion of A1 retailers (e.g. shops and supermarkets) of 51.2% against the national average of 66.5%. A2 retailers (e.g. estate agents and bookmakers) are also below average with 6.1%, nationally the figure is 8.9% however, the proportion of A3 retailers (e.g. pubs and cafes) is above the national average with 24.4% (12.5% nationally).

The survey information suggests that the Lee Green Town Centre provides a local service catering for the needs of the immediate population. This is illustrated by the majority of the floorspace in convenience stores, with the largest being Sainsbury's. In addition there is a range of service uses and a significant amount of office space within the centre.

9.1.3. OPTIONS FOR ADDRESSING THE ISSUE

OPTION	NAME	DESCRIPTION
Option 1	PLANNING POLICY SHOULD ENCOURAGE AND ENHANCE THE ROLE AND FUNCTION OF THE LEE GREEN TOWN CENTRE.	Maintain the existing focus and strength of the role and function of the Lee Green district centre of that of a local service centre.
Option 2	PLANNING POLICY SHOULD ENCOURAGE AND ENHANCE THE ROLE AND FUNCTION OF THE LEE GREEN TOWN CENTRE.	Enhance the existing focus and strength of the role and function of the Lee Green district town centre, that of a local service centre.
Option 3	PLANNING POLICY SHOULD ENCOURAGE AND ENHANCE THE ROLE AND FUNCTION OF THE LEE GREEN	Aim to attract more national names to diversify the provision of goods and services at the Lee Green district town centre.

	TOWN CENTRE.	
Option 4	PLANNING POLICY SHOULD ENCOURAGE AND ENHANCE THE ROLE AND FUNCTION OF THE LEE GREEN TOWN CENTRE.	Are there any other options which may be available to address the role and function of the Lee Green district town centre.

9.2. VITALITY AND VIABILITY

9.2.1. WHAT IS THE ISSUE?

Ensuring town centre vitality and viability is a key objective of the London Borough of Lewisham and is in keeping with the national policy direction as provided in Planning Policy Statement No. 6 (PPS6). There are a number of factors which influence the nature and the manner in which this is achieved through the planning process. Primarily such as through planning for the growth of existing retail and town centre areas and promoting enhancing existing centres.

9.2.2. WHAT DO OTHER PLANS SAY ABOUT THE ISSUE?

PLANNING POLICY STATEMENT No. 6 (PPS6):

Please refer to Section 5.2.2 which details the PPS6 and London Plan requirements which are consistent on the requirements for vitality and viability of the town centres.

LEWISHAM RETAIL CAPACITY ASSESSMENT AND SITE ALLOCATION STUDY.

There has been no GOAD data collected for this area as part of the October 2003 survey, however, using the national averages as well as information from the survey undertaken by NLP an overview of the retail area can be provided. Within the centre there is a below average proportion of A1 retailers of 51.2% against the national average of 66.5%. A2 retailers are also below average with 6.1%, nationally the figure is 8.9% however, the proportion of A3 retailers is above the national average with 24.4% (12.5% nationally).

The NLP survey in March 2004 identified 14 vacant units in the centre which equates to a vacancy rate of 17.1%, whereas nationally the GOAD figure is 10.5% (October 2003). The Lewisham Town Centre Health Checks 2004, indicates that the number of vacancies has fluctuated over the same period. Overall, the total number of units has gradually declined.

The Lee Green centre provides a good local service centre for the immediately surrounding area.

9.2.3. OPTIONS FOR ADDRESSING THE ISSUE

OPTION	NAME	DESCRIPTION
Option 1	PLANNING POLICY ENCOURAGES TOWN CENTRE VITALITY AND VIABILITY THROUGH	The use of designated Core and Secondary or Non-Core areas within the Lee Green District Centre. This would enable specific uses to be concentrated and located in the core area, with other complimentary land uses to be located in the designated Secondary area. This is the current policy structure for designating uses within the district centres.
Option 2	PLANNING POLICY ENCOURAGES TOWN CENTRE VITALITY AND VIABILITY THROUGH..	Specialist areas or Quarters which have a focus on a particular/complimentary use/activity.
Option 3	PLANNING POLICY ENCOURAGES TOWN CENTRE VITALITY AND VIABILITY THROUGH...	No restrictions on various uses within the designated centre boundary.
Option 4	PLANNING POLICY ENCOURAGES TOWN CENTRE VITALITY AND VIABILITY THROUGH...	Are there any other options which may be available to address the issue of Vitality and Viability?

9.3. ACCESSIBILITY AND CAR-PARKING

9.3.1. WHAT IS THE ISSUE?

Accessibility is part of the essential mix to any successful retail and town centre. While the bulk of the points relating to this matter will be included under the transport issues and options paper it is necessary to consider the impact and location of transport networks and the interchanges with district centres.

Lee Green is well served by public car parking, including the decked Sainsbury's Car park and a multi storey car park to the rear of the Lee Gate centre. There are a number of bus stops located within the centre, with the majority focused on Eltham Road. In total there are 8 bus services connecting Lee Green with Lewisham and the surrounding area. Lee railway station is located approximately 600m south of the core retail area.

9.3.2. WHAT DO OTHER PLANS AND PROGRAMMES SAY ABOUT THE ISSUE?

PLANNING POLICY STATEMENT No. 6 (PPS6):

Please refer to Section 5.3.2 which details the PPS6 and London Plan requirements which are consistent on the requirements for accessibility and car-parking for town centres.

UNITARY DEVELOPMENT PLAN (UDP)

The UDP currently contains policies which seek to encourage greater accessibility to shopping facilities within the Borough with a variety of means including public transport as well as walking and cycling.

9.3.3. OPTIONS FOR ADDRESSING THE ISSUE

OPTION	NAME	DESCRIPTION
Option 1	PLANNING POLICY ENCOURAGES GREATER ACCESSIBILITY & CAR PARKING THROUGH.....	To encourage greater accessibility by public transport, walking and cycling to all retail and town centres.
Option 2	PLANNING POLICY ENCOURAGES GREATER ACCESSIBILITY & CAR PARKING THROUGH.....	Are there other options which could address this issue?

9.4. HIGH QUALITY ENVIRONMENT AND DESIGN

9.4.1. WHAT IS THE ISSUE?

There is a need to ensure that the retail and town centres within the London Borough of Lewisham provide a high quality environment, as well as encouraging good design. The policies developed as part of this discussion paper will also work with the policies determined in the urban design issues and options discussion paper.

9.4.2. WHAT DO OTHER PLANS AND PROGRAMMES SAY ABOUT THE ISSUE?

PLANNING POLICY STATEMENT No. 6 (PPS6) AND THE LONDON PLAN:

Please refer to Section 5.4.2 which details the PPS6 and London Plan requirements which are consistent on the requirements for the high quality environment and design of town centres.

LEWISHAM RETAIL CAPACITY ASSESSMENT AND SITE ALLOCATION STUDY.

The overall quality of the environment of Lee Green is considered poor, and the NLP study suggests that the state of repair and appearance of the Lee Gate Centre detracts from the area, while it is considered that the retail units along Lee Road make a positive contribution to the environmental quality of the area.

UNITARY DEVELOPMENT PLAN (UDP)

The UDP currently contains policies: *Seek improvements to the attractiveness, accessibility and environment of the shopping centres in the Borough on a scale appropriate to their status within the retail hierarchy.*

9.4.3. OPTIONS FOR ADDRESSING THE ISSUE

OPTION	NAME	DESCRIPTION
Option 1	PLANNING POLICY ENCOURAGES HIGH QUALITY ENVIRONMENT AND DESIGN THROUGH.....	Policies which encourage good quality design and seek improvements to the existing retail environment.
Option 2	PLANNING POLICY ENCOURAGES HIGH QUALITY ENVIRONMENT AND DESIGN THROUGH....	Developing a specific design guide for the Lee Green town centre.
Option 3	PLANNING POLICY ENCOURAGES HIGH QUALITY ENVIRONMENT AND DESIGN THROUGH.....	Are there other options which could be used to encourage high quality retail environment and design?

9.5. BOUNDARY MODIFICATIONS

9.5.1. WHAT IS THE ISSUE?

Should the boundary for the Lee Green district centre be modified from its present configuration illustrated in diagram 5. This has been the designated centre boundary in the current UDP, and therefore as part of these consultations we are able to assess whether this is considered the best alignment.

9.5.2. WHAT DO OTHER PLANS SAY?

There are little details provided in other plans about the nature and configuration of the centre boundaries. The current UDP boundary details are provided in diagram 5.

9.5.3. WHAT ARE THE OPTIONS FOR ADDRESSING THIS ISSUE?

OPTION	NAME	DESCRIPTION
Option 1	PLANNING POLICY CAN ADDRESS ISSUES RELATING TO THE BOUNDARIES OF THE CENTRES	Retain the boundaries as currently indicated in the UDP (Diagram 5) for the Lee Green town centre.
Option 2	PLANNING POLICY CAN ADDRESS ISSUES RELATING TO THE BOUNDARIES OF THE CENTRES	Modify the district centre boundary for the Lee Green town centre? If so please provide details for any alternative configuration.

Lee Green District Centre Boundaries:

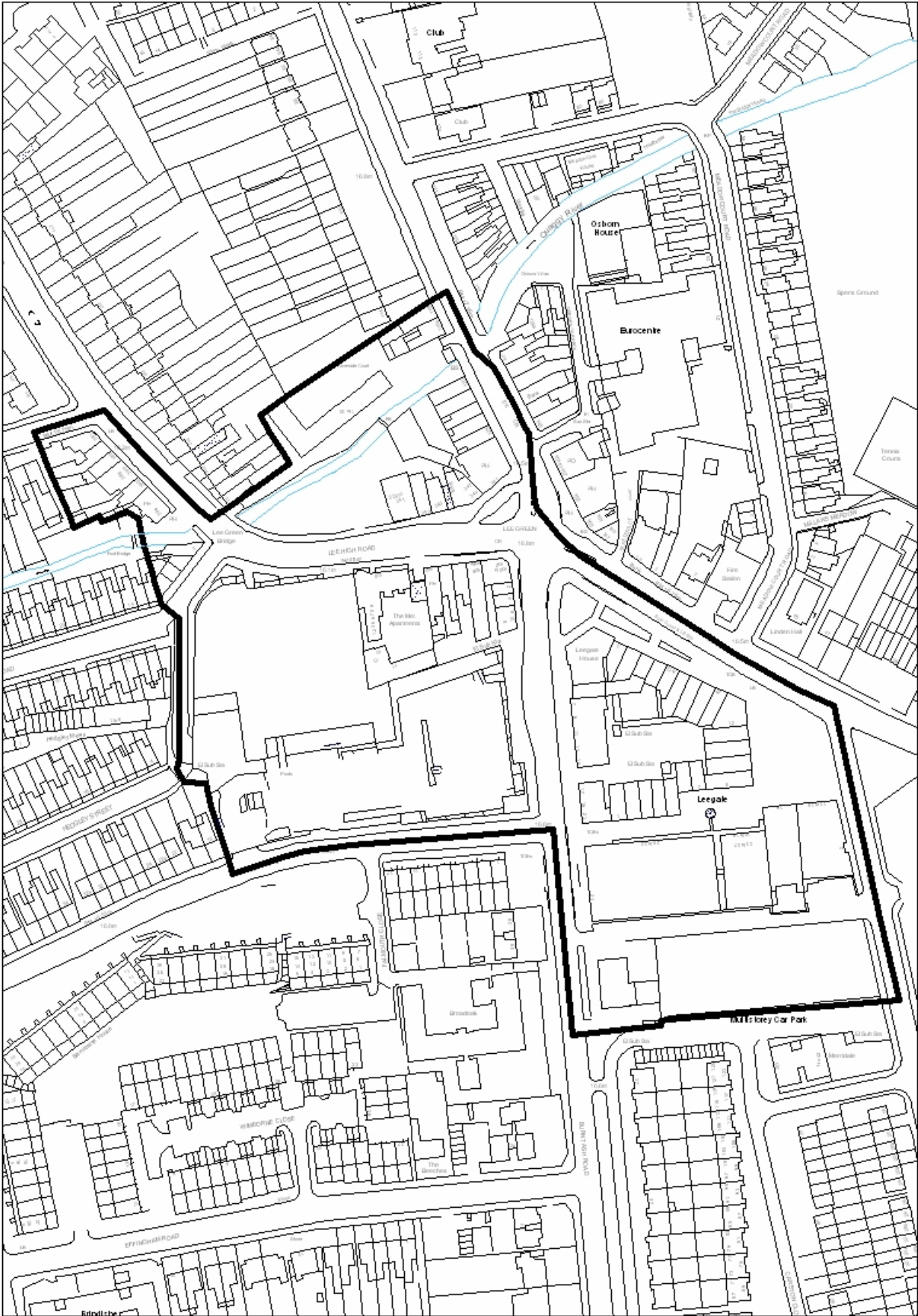


Diagram 5

10. NEW CROSS

10.1. ROLE AND FUNCTION

The New Cross centre is located in the northern part of the Borough. Studies undertaken by the Borough indicate that it is the fifth largest centre. The centre does not contain a core retail area, with the main shopping function being on the northern side of New Cross Road which is designated within the UDP as non-core retail. The shopping centre stretches east to west between New Cross and New Cross Gate stations, with a small retail warehouse park at the western end of the centre which extends northwards alongside the railway line.

The role and function of New Cross is as a local centre which provides for the needs of local people and particularly students from Goldsmiths college. It has a very high vacancy rate and this may reflect the poor environment created by the linear nature along the very busy A2 road. The high level of service uses is also influenced by the presence of the student population. The Sainsbury store at the western end of the centre is likely to have a wider draw.

The GOAD data along with the NLP survey data shows that the centre contains an average proportion of convenience units 10.8%, against the national average of 9.3%. The proportion of comparison retailers within the centre is significantly lower than the national average, 21.5% against the national average of 48.1%. The service sector has strong representation and comprises 48.4% of total outlets against a national average of 30.7%. There is a high number of takeaways and restaurants within the centre, however, banks and building societies are poorly represented. This is considered to be a likely reflection of the significant student population within the area for the Goldsmith's College.

10.1.1. WHAT IS THE ISSUE?

The role and function of a town centre is a key point for consideration of each town centre. Each town centre has a role and a function and the manner in which this is facilitated by the surrounding catchment area and community. The New Cross centre provides a local service and convenience function, and would appear to particularly cater for the significant student population in the area.

10.1.2. WHAT DO OTHER PLANS SAY ABOUT THE ISSUE?

PLANNING POLICY STATEMENT No. 6 (PPS6):

Please refer to Section 5.1.2 which details the PPS6 and London Plan requirements which are consistent on the requirements for the role and function of town centres.

LEWISHAM RETAIL CAPACITY ASSESSMENT AND SITE ALLOCATION STUDY.

The GOAD data along with the NLP survey data shows that the centre contains an average proportion of convenience units 10.8%, against the national average of 9.3%. The proportion of comparison retailers within the centre is significantly lower than the national average, 21.5% against the national average of 48.1%. The service sector has strong representation and comprises 48.4% of total outlets against a national average of 30.7%. There is a high number of takeaways and restaurants within the centre, however, banks and building societies are poorly represented. This is considered to be a likely reflection of the significant student population within the area for the Goldsmith's College.

10.1.3. OPTIONS FOR ADDRESSING THE ISSUE

OPTION	NAME	DESCRIPTION
Option 1	PLANNING POLICY SHOULD ENCOURAGE AND ENHANCE THE ROLE AND FUNCTION OF THE LEE GREEN TOWN CENTRE.	Maintain the existing focus and strength of the role and function of the New Cross district centre of that of a local service centre and student population and evening economy.
Option 2	PLANNING POLICY SHOULD ENCOURAGE AND ENHANCE THE ROLE AND FUNCTION OF THE LEE GREEN TOWN CENTRE.	Enhance the existing focus and strength of the role and function of the New Cross district centre of that of a local service centre and student population and evening economy.

Option 3	PLANNING POLICY SHOULD ENCOURAGE AND ENHANCE THE ROLE AND FUNCTION OF THE LEE GREEN TOWN CENTRE.	Aim to attract more national names to diversify the provision of goods and services at the New Cross district town centre.
Option 4	PLANNING POLICY SHOULD ENCOURAGE AND ENHANCE THE ROLE AND FUNCTION OF THE LEE GREEN TOWN CENTRE.	Are there any other options which may be available to address the role and function of the New Cross district town centre.

10.2. VITALITY AND VIABILITY

10.2.1. WHAT IS THE ISSUE?

Ensuring town centre vitality and viability is a key objective of the London Borough of Lewisham and is in keeping with the national policy direction as provided in Planning Policy Statement No. 6 (PPS6). There are a number of factors which influence the nature and the manner in which this is achieved through the planning process. Primarily such as through planning for the growth of existing town centre areas and promoting and enhancing existing centres.

10.2.2. WHAT DO OTHER PLANS SAY ABOUT THE ISSUE?

PLANNING POLICY STATEMENT No. 6 (PPS6):

Please refer to Section 5.2.2 which details the PPS6 and London Plan requirements which are consistent on the requirements for the vitality and viability of town centres.

LEWISHAM RETAIL CAPACITY ASSESSMENT AND SITE ALLOCATION STUDY.

There is no core retail within this centre, and the main shopping function is on the northern side of New Cross Road which is designated within the existing UDP as non-core retail. The GOAD data along with the NLP survey data shows that the centre contains an average proportion of convenience units 10.8%, against the national average of 9.3%. The proportion of comparison retailers within the centre is significantly lower than the national average, 21.5% against the national average of 48.1%.

The service sector has strong representation and comprises 48.4% of total outlets against a national average of 30.7%. There is a high number of takeaways and restaurants within the centre, however, banks and building societies are poorly represented. There are 24 restaurants, cafes, and takeaways in New Cross town centre. The town centre also has 5 pubs and bars, 3 nightclubs and a public library. New Cross town centre has the highest number of nightclubs which can probably be attributed to the high student population.

The GOAD survey undertaken in May 2002 showed 17 vacant units equating to a vacancy rate of 18.3%, which is considerably higher than the national average of 10.5% in October 2003. The vacant units are generally dispersed through out the centre, however there is a small cluster on the southern side of the centre.

10.2.3. OPTIONS FOR ADDRESSING THE ISSUE

OPTION	NAME	DESCRIPTION
Option 1	PLANNING POLICY ENCOURAGES TOWN CENTRE VITALITY AND VIABILITY THROUGH	The use of designated Core and Secondary or Non-Core areas within the District Centre. This would enable specific uses to be concentrated and located in the core area, with other complimentary land uses to be located in the designated Secondary area. While this approach has been considered for other town centres, it has not been adopted for New Cross in the past due to the high levels of vacant properties.
Option 2	PLANNING POLICY ENCOURAGES TOWN CENTRE VITALITY AND	Specialist areas or Quarters which have a focus on a particular/complimentary use/activity.

	VIABILITY THROUGH..	For example identifying an area which focuses on the evening economy, with other areas relating more towards the provision of daily goods and services.
Option 3	PLANNING POLICY ENCOURAGES TOWN CENTRE VITALITY AND VIABILITY THROUGH...	No restrictions on various uses within the designated centre boundary.
Option 4	PLANNING POLICY ENCOURAGES TOWN CENTRE VITALITY AND VIABILITY THROUGH...	Are there any other options which may be available to address the issue of Vitality and Viability?

10.3. ACCESSIBILITY AND CAR-PARKING

10.3.1. WHAT IS THE ISSUE?

Accessibility is part of the essential mix to any successful retail and town centre. While the bulk of the points relating to this matter will be included under the transport issues and options paper it is necessary to consider the impact and location of transport networks and the interchanges with district centres.

The main car park within New Cross is the car park adjacent to Sainsbury's at the western end of the centre, and accommodates 400 vehicles. There are also a number of bus stops throughout the centre which link New Cross to the surrounding area and central London. Nineteen bus services depart from either New Cross Station or New Cross Gate Station. These two railway stations offer frequent services to central London, Lewisham, other areas within the Borough and the South East. Further more both railway stations are also on the London Underground, East London Line.

10.3.2. WHAT DO OTHER PLANS AND PROGRAMMES SAY ABOUT THE ISSUE?

PLANNING POLICY STATEMENT No. 6 (PPS6):

Please refer to Section 5.3.2 which details the PPS6 and London Plan requirements which are consistent on the requirements for accessibility and car-parking of town centres.

UNITARY DEVELOPMENT PLAN (UDP)

The UDP currently contains policies which seek to encourage greater accessibility to shopping facilities within the Borough with a variety of means including public transport as well as walking and cycling.

10.3.3. OPTIONS FOR ADDRESSING THE ISSUE

OPTION	NAME	DESCRIPTION
Option 1	PLANNING POLICY ENCOURAGES GREATER ACCESSIBILITY & CAR PARKING THROUGH.....	To encourage greater accessibility by public transport, walking and cycling to all retail and town centres.
Option 2	PLANNING POLICY ENCOURAGES GREATER ACCESSIBILITY & CAR PARKING THROUGH.....	Are there other options which could address this issue?

10.4. HIGH QUALITY ENVIRONMENT AND DESIGN

10.4.1. WHAT IS THE ISSUE?

There is a need to ensure that the retail and town centres within the London Borough of Lewisham provide a high quality environment, as well as encouraging good design. The policies developed as part of this discussion paper will also work with the policies determined in the urban design issues and options discussion paper.

10.4.2. WHAT DO OTHER PLANS AND PROGRAMMES SAY ABOUT THE ISSUE?

PLANNING POLICY STATEMENT No. 6 (PPS6):

Please refer to Section 5.4.2 which details the PPS6 and London Plan requirements which are consistent on the requirements for the high quality environment and design of town centres.

LEWISHAM RETAIL CAPACITY ASSESSMENT AND SITE ALLOCATION STUDY.

The environmental quality of New Cross suffers from heavy traffic through its centre, plus the state of repair of the retail units within the centre is poor with a considerable amount of litter on the streets. All of which detracts from the environmental quality of the centre.

UNITARY DEVELOPMENT PLAN (UDP)

The UDP currently contains policies: *Seek improvements to the attractiveness, accessibility and environment of the shopping centres in the Borough on a scale appropriate to their status within the retail hierarchy.*

10.4.3. OPTIONS FOR ADDRESSING THE ISSUE

OPTION	NAME	DESCRIPTION
Option 1	PLANNING POLICY ENCOURAGES HIGH QUALITY ENVIRONMENT AND DESIGN THROUGH.....	Policies which encourage good quality design and seek improvements to the existing retail environment.
Option 2	PLANNING POLICY ENCOURAGES HIGH QUALITY ENVIRONMENT AND DESIGN THROUGH...	Developing a specific design guide for the New Cross town centre.
Option 3	PLANNING POLICY ENCOURAGES HIGH QUALITY ENVIRONMENT AND DESIGN THROUGH.....	Are there other options which could be used to encourage high quality retail environment and design?

10.5. BOUNDARY MODIFICATIONS

10.5.1. WHAT IS THE ISSUE?

Should the boundary for the New Cross district centre be modified from its present configuration illustrated in diagram 6. This has been the designated centre boundary in the current UDP, and therefore as part of these consultations we are able to assess whether this is considered the best alignment.

10.5.2. WHAT DO OTHER PLANS SAY?

There are little details provided in other plans about the nature and configuration of the centre boundaries. The current UDP boundary details are provided in diagram 6.

10.5.3. WHAT ARE THE OPTIONS FOR ADDRESSING THIS ISSUE?

OPTION	NAME	DESCRIPTION
Option 1	PLANNING POLICY CAN ADDRESS ISSUES RELATING TO THE BOUNDARIES OF THE CENTRES	Retain the boundaries as currently indicated in the UDP for the New Cross town centre.
Option 2	PLANNING POLICY CAN ADDRESS ISSUES RELATING TO THE BOUNDARIES OF THE CENTRES	Modify the district centre boundary for the New Cross town centre? If so please provide details for any alternative configuration.

New Cross District Centre Boundaries:

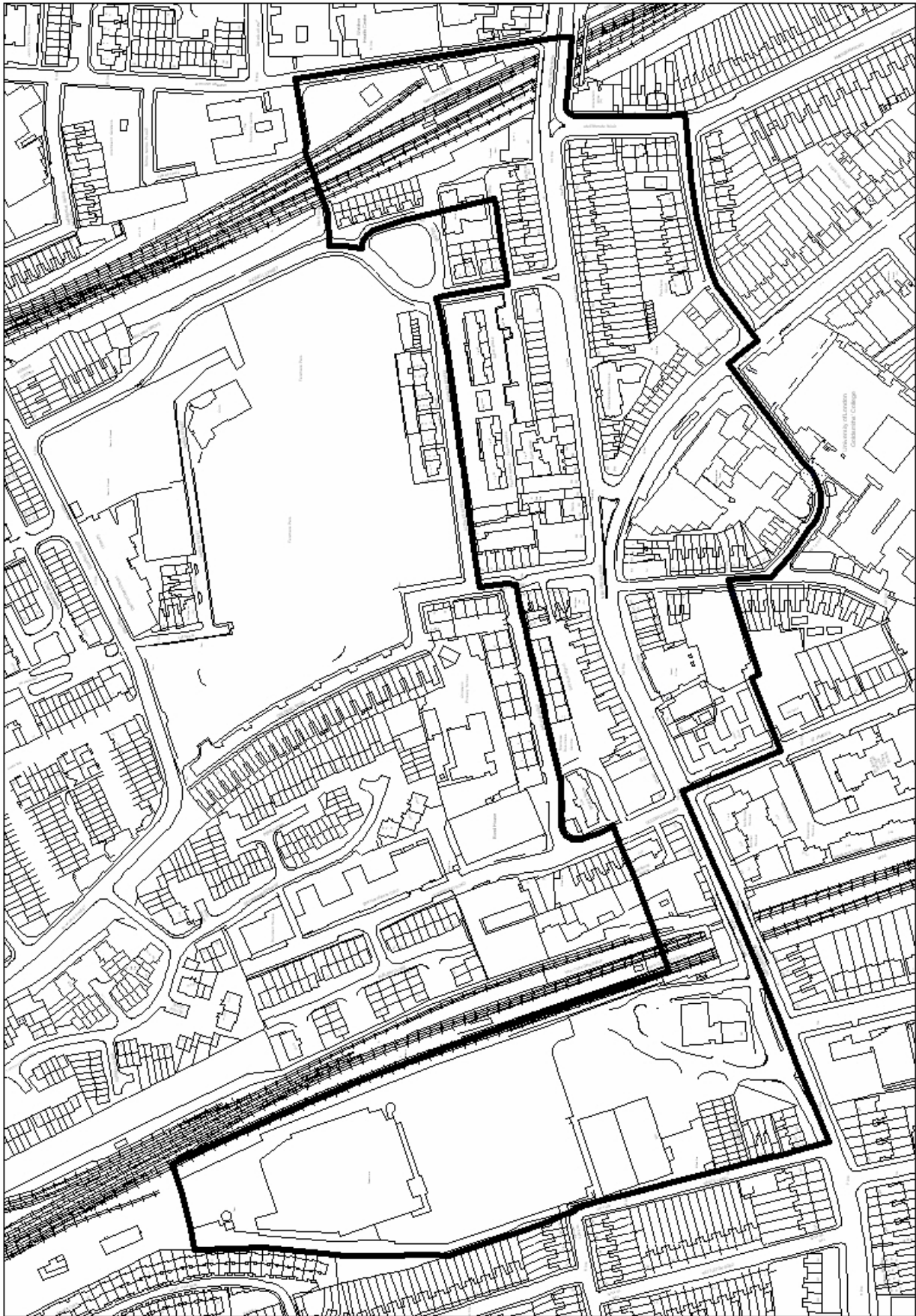


Diagram 6

11. SYDNEHAM

11.1. ROLE AND FUNCTION

The Sydenham district centre is located in the southern part of the London Borough of Lewisham and is ranked as the fourth largest within the borough.

The town centre extends east to west along Sydenham Road and in a linear format. The main shopping function and core retail is located in the central part of the centre on both sides of Sydenham Road. The non core retail area extends along Sydenham Road and parts of Kirkdale.

The various studies illustrate that the centre has a higher than average number of convenience outlets which would strongly suggest that the centre serves the day to day needs of the local community. There is also a strong service sector in the centre with many of the banks and building societies present.

The higher than average convenience floor space and the lower than average comparison outlets indicate that this is essentially a local function.

11.1.1. WHAT IS THE ISSUE?

The role and function of a town centre is a key point for consideration of each town centre. Each town centre has a role and a function and the manner in which this is facilitated by the surrounding catchment and community. The Sydenham district centre provides for the day to day needs of the local population. The higher than average convenience floorspace and the lower than average comparison offered indicate this essentially local function.

11.1.2. WHAT DO OTHER PLANS SAY ABOUT THE ISSUE?

PLANNING POLICY STATEMENT No. 6 (PPS6):

Please refer to Section 5.1.2 which details the PPS6 and London Plan requirements which are consistent on the requirements for the role and function of town centres.

LEWISHAM RETAIL CAPACITY ASSESSMENT AND SITE ALLOCATION STUDY.

The GOAD data (of April 2002) and the NLP survey (March 2004) shows that there is a higher than average proportion of convenience outlets, being 12.7% (and 9.3% nationally). While the proportion of comparison retailers is significantly lower than the national average, 39.2% against 48.1% nationally.

The service sector is similar to national levels at 34.2%, (30.7% nationally), with many of the banks and building societies being represented as well as a number of takeaways and estate agents.

Information provided in the GOAD report suggests that the centre has a total floor space of 23,876 sq. m gross. This figure applies to the whole of the centre surveyed, and not just the UDP centre boundary area. Within the UDP boundary there are 158 units (GOAD April 2002).

The GOAD survey showed that there were 21 vacant units within the centre which equates to 13.3% of the total number. This is higher than the national average of 10.5% during the GOAD survey in October 2003. The vacant units are generally dispersed throughout the centre, although there is a concentration of vacant units at the western end of the centre on Kirkdale.

The higher than average convenience floor space and the lower than average comparison outlets indicate that this is essentially a local function.

11.1.3. OPTIONS FOR ADDRESSING THE ISSUE

OPTION	NAME	DESCRIPTION
Option 1	PLANNING POLICY SHOULD ENCOURAGE AND ENHANCE THE ROLE AND FUNCTION OF THE SYDENHAM TOWN CENTRE.	Maintain the existing focus and strength of the role and function of the Sydenham district centre of that of a local service centre.
Option 2	PLANNING POLICY	Enhance the existing focus and strength of the role and function

	SHOULD ENCOURAGE AND ENHANCE THE ROLE AND FUNCTION OF THE SYDENHAM TOWN CENTRE.	of the Sydenham district town centre, that of a local service centre.
Option 3	PLANNING POLICY SHOULD ENCOURAGE AND ENHANCE THE ROLE AND FUNCTION OF THE SYDENHAM TOWN CENTRE.	Aim to attract more national names to diversify the provision of goods and services at the Sydenham district town centre.
Option 4	PLANNING POLICY SHOULD ENCOURAGE AND ENHANCE THE ROLE AND FUNCTION OF THE SYDENHAM TOWN CENTRE.	Are there any other options which may be available to address the role and function of the Sydenham district town centre.

11.2. VITALITY AND VIABILITY

11.2.1. WHAT IS THE ISSUE?

Ensuring town centre vitality and viability is a key objective of the London Borough of Lewisham and is in keeping with the national policy direction as provided in Planning Policy Statement No. 6 (PPS6). There are a number of factors which influence the nature and the manner in which this is achieved through the planning process. Primarily such as through the planning process. Primarily such as through planning for the growth of existing retail and town centre areas and promoting and enhancing existing centres.

11.2.2. WHAT DO OTHER PLANS SAY ABOUT THE ISSUE?

PLANNING POLICY STATEMENT No. 6 (PPS6):

Please refer to Section 5.2.2 which details the PPS6 and London Plan requirements which are consistent on the requirements for the vitality and viability of town centres.

LEWISHAM RETAIL CAPACITY ASSESSMENT AND SITE ALLOCATION STUDY.

The information from the GOAD study indicates that there is a higher than average proportion of convenience outlets, being 12.7% (and 9.3% nationally) within the Sydenham town centre. While the proportion of comparison retailers is significantly lower than the national average, 39.2% against 48.1% nationally. Information provided in the GOAD report suggests that the centre has a total floor space of 23,876 sq. m gross. This figure applies to the whole of the centre surveyed, and not just the UDP centre boundary area. Within the UDP boundary there are 158 units (GOAD April 2002).

The service sector is similar to national levels at 34.2%, (30.7% nationally), with many of the banks and building societies being represented as well as a number of takeaways and estate agents.

The survey showed that there were 21 vacant units within the centre which equates to 13.3% of the total number. This is higher than the national average of 10.5% during the GOAD survey in October 2003. The vacant units are generally dispersed throughout the centre, although there is a concentration of vacant units at the western end of the centre on Kirkdale.

The higher than average convenience floor space and the lower than average comparison outlets indicate that this is essentially a local function.

11.2.3. OPTIONS FOR ADDRESSING THE ISSUE

OPTION	NAME	DESCRIPTION
Option 1	PLANNING POLICY ENCOURAGES TOWN CENTRE VITALITY AND VIABILITY THROUGH	The use of designated Core and Secondary or Non-Core areas within the District Centre. This would enable specific uses to be concentrated and located in the core area, with other complimentary land uses to be located in the designated Secondary area. This is the current policy structure

		for designating uses within the district centres.
Option 2	PLANNING POLICY ENCOURAGES TOWN CENTRE VITALITY AND VIABILITY THROUGH..	Specialist areas or Quarters which have a focus on a particular/complimentary use/activity.
Option 3	PLANNING POLICY ENCOURAGES TOWN CENTRE VITALITY AND VIABILITY THROUGH...	No restrictions on various uses within the designated centre boundary.
Option 4	PLANNING POLICY ENCOURAGES TOWN CENTRE VITALITY AND VIABILITY THROUGH...	Are there any other options which may be available to address the issue of Vitality and Viability?

11.3. ACCESSIBILITY AND CAR-PARKING

11.3.1. WHAT IS THE ISSUE?

Accessibility is part of the essential mix to any successful retail and town centre. While the bulk of the points relating to this matter will be included under the transport issues and options paper it is necessary to consider the impact and location of transport networks and the interchanges with district centres.

There are a number of bus stops and 9 bus services in total to the area, as well as a railway station within the centre which links Sydenham to the surrounding area and central London. There are also car parking facilities, which the main car park being to the rear of the Lidl store, which provides 122 car parking spaces. There is a further car park between the Greyhound public house and the railway lines at the western end, providing approximately 60 spaces. There is also a significant amount of on street parking on the surrounding streets.

11.3.2. WHAT DO OTHER PLANS AND PROGRAMMES SAY ABOUT THE ISSUE?

PLANNING POLICY STATEMENT No. 6 (PPS6):

Please refer to Section 5.3.2 which details the PPS6 and London Plan requirements which are consistent on the requirements for the accessibility and car-parking in town centres.

UNITARY DEVELOPMENT PLAN (UDP)

The UDP currently contains policies which seek to encourage greater accessibility to shopping facilities within the Borough with a variety of means including public transport as well as walking and cycling.

11.3.3. OPTIONS FOR ADDRESSING THE ISSUE

OPTION	NAME	DESCRIPTION
Option 1	PLANNING POLICY ENCOURAGES GREATER ACCESSIBILITY & CAR PARKING THROUGH.....	To encourage greater accessibility by public transport, walking and cycling to all retail and town centres.
Option 2	PLANNING POLICY ENCOURAGES GREATER ACCESSIBILITY & CAR PARKING THROUGH.....	Are there other options which could address this issue?

11.4. HIGH QUALITY ENVIRONMENT AND DESIGN

11.4.1. WHAT IS THE ISSUE?

There is a need to ensure that the retail and town centres within the London Borough of Lewisham provide a high quality environment, as well as encouraging good design. The policies developed

as part of this discussion paper will also work with the policies determined in the urban design issues and options discussion paper.

11.4.2. WHAT DO OTHER PLANS AND PROGRAMMES SAY ABOUT THE ISSUE?

PLANNING POLICY STATEMENT No. 6 (PPS6):

Please refer to Section 5.4.2 which details the PPS6 and London Plan requirements which are consistent on the requirements for the high quality environment and design of town centres.

LEWISHAM RETAIL CAPACITY ASSESSMENT AND SITE ALLOCATION STUDY.

The study suggests that the environmental quality of Sydenham, whilst dominated by the traffic, is good. It states that the buildings in generally good condition and the state of repair of pavements in good order.

UNITARY DEVELOPMENT PLAN (UDP)

The UDP currently contains policies: *Seek improvements to the attractiveness, accessibility and environment of the shopping centres in the Borough on a scale appropriate to their status within the retail hierarchy.*

11.4.3. OPTIONS FOR ADDRESSING THE ISSUE

OPTION	NAME	DESCRIPTION
Option 1	PLANNING POLICY ENCOURAGES HIGH QUALITY ENVIRONMENT AND DESIGN THROUGH.....	Policies which encourage good quality design and seek improvements to the existing retail environment.
Option 2	PLANNING POLICY ENCOURAGES HIGH QUALITY ENVIRONMENT AND DESIGN THROUGH...	Developing a specific design guide for the Sydenham town centre.
Option 3	PLANNING POLICY ENCOURAGES HIGH QUALITY ENVIRONMENT AND DESIGN THROUGH.....	Are there other options which could be used to encourage high quality retail environment and design?

11.5. BOUNDARY MODIFICATIONS

11.5.1. WHAT IS THE ISSUE?

Should the boundary for the Sydenham district centre be modified from its present configuration illustrated in diagram 7. This has been the designated centre boundary in the current UDP, and therefore as part of these consultations we are able to assess whether this is considered the best alignment.

11.5.2. WHAT DO OTHER PLANS SAY?

There are little details provided in other plans about the nature and configuration of the centre boundaries. The current UDP boundary details are provided in diagram 7.

11.5.3. WHAT ARE THE OPTIONS FOR ADDRESSING THIS ISSUE?

OPTION	NAME	DESCRIPTION
Option 1	PLANNING POLICY CAN ADDRESS ISSUES RELATING TO THE BOUNDARIES OF THE CENTRES	Retain the boundaries as currently indicated in the UDP for the Sydenham town centre.
Option 2	PLANNING POLICY CAN ADDRESS ISSUES RELATING TO THE BOUNDARIES OF THE CENTRES	Modify the district centre boundary for the Sydenham town centre? If so please provide details for any alternative configuration.

Sydenham District Centre Boundaries:

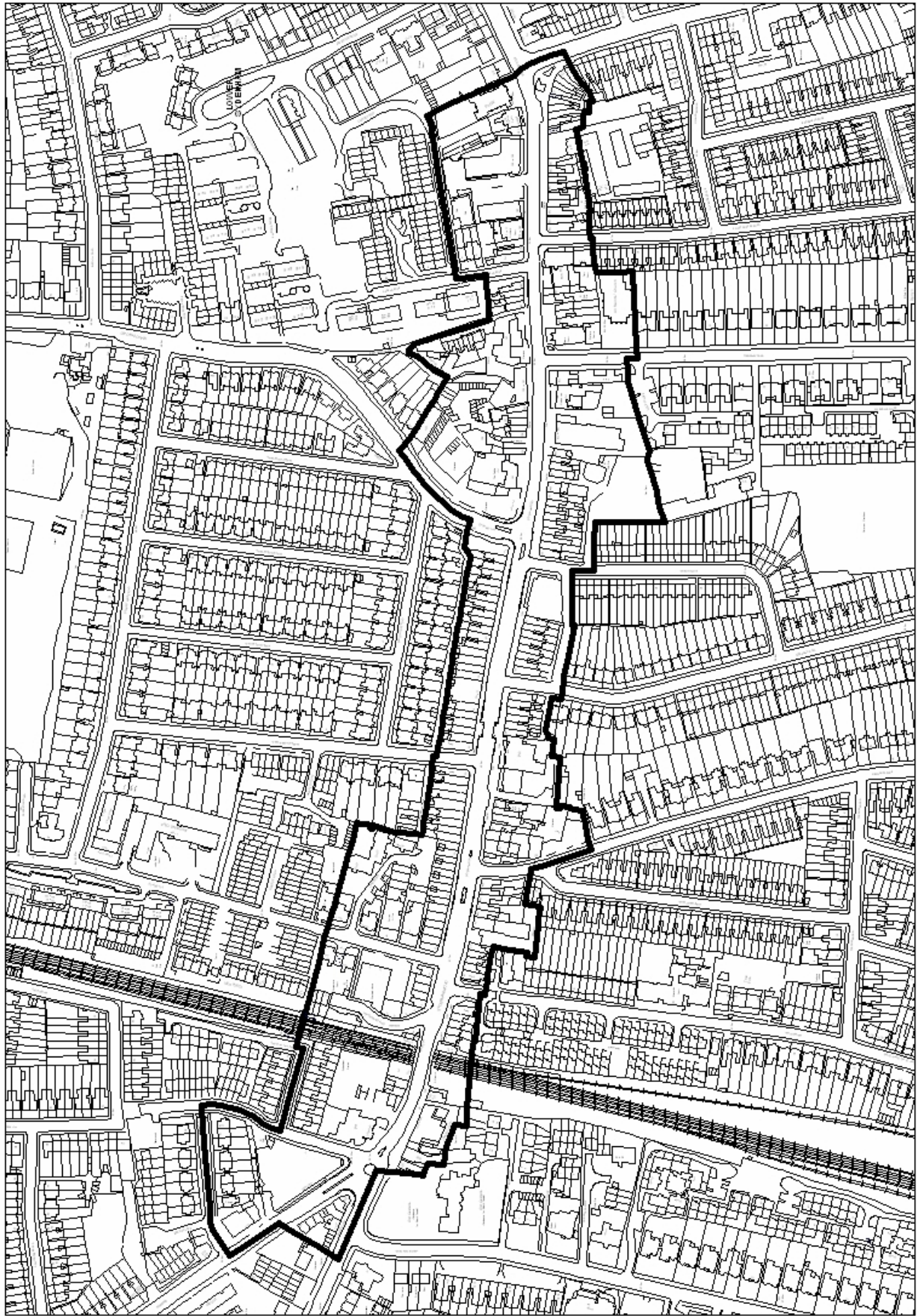


Diagram 7

12. NEIGHBOURHOOD OR LOCAL SHOPPING CENTRES

There are a number of neighbourhood centres within the Borough which provide a local shopping function for their community. The centres include:

Brockley Cross
Crofton Park
Downham Way
Grove Park
Lewisham Way
New Cross Gate.

12.1. ROLE AND FUNCTION

These centres all provide a generally primary function of a local shopping centre. This is to provide an adequate range of local shops to meet the day to day needs of the community. The catchment area is usually the immediate population within a 5-10 minute walk. These centres are of particular benefit to the elderly and those without the use of a car who cannot easily reach the larger centres. The loss of these centres would cause considerable difficulties for those who are unable to access local shopping facilities on a daily basis for daily needs.

12.1.1. OPTIONS FOR ADDRESSING THE ISSUE

OPTION	NAME	DESCRIPTION
Option 1	PLANNING POLICY ADDRESSES THE ROLE AND FUNCTION OF THE CENTRE THROUGH.	The role and function of Neighbourhood Centres is to provide for the daily needs for goods and services for the surrounding local community. This role should be maintained, enhanced and where possible further encourage this local role and function.
Option 2	PLANNING POLICY ADDRESSES THE ROLE AND FUNCTION OF THE CENTRE THROUGH...	Plan for decline in unsuccessful centres. Planning policies could address decline in some centres. This information would be formulated for each individual centre and based on local circumstances.
Option 3	PLANNING POLICY ADDRESSES THE ROLE AND FUNCTION OF THE CENTRE THROUGH...	Are there other ways in which the role and function of local needs can be addressed through planning policy?

12.2. VITALITY AND VIABILITY

12.2.1. WHAT IS THE ISSUE?

Ensuring town centre vitality and viability is a key objective of the London Borough of Lewisham and is in keeping with the national policy direction as provided in Planning Policy Statement No. 6 (PPS6). There are a number of factors which influence the nature and the manner in which this is achieved through the planning process. Primarily such as through planning for the growth of existing retail and town centre areas and promoting and enhancing existing centres. Policies can also be formulated to address particular areas which can be designated within the planning documents.

There are various things which can have an effect on the vitality and viability of neighbourhood centres and this includes accessibility to the centre, ensuring that people are able to quickly and easily achieve their needs within the centre, as well as a pleasant shopping environment.

ACCESSIBILITY is a key issue which helps to assist in the vitality and viability of the centre. A successful neighbourhood centre must be easily accessible so that it can fulfill the daily shopping needs of the local community quickly and efficiently.

HIGH QUALITY ENVIRONMENT AND DESIGN of the neighbourhood centres should encourage local communities to utilize their shopping centre. It is vital that the shopping environment is safe and secure for users, as well as contributing to a pleasant street environment.

BOUNDARIES. Presently the UDP does not provide a boundary for identifying the specific location of the neighbourhood centres. Would a clearly identifiable boundary assist in defining the role and function of the neighbourhood centre? Should neighbourhood centres have a designated boundary on the proposals map? To compliment the designation on the proposals map a series of guidelines to steer development and the re-use of shops for other purposes, can be closely monitored and data collected for future guidance.

12.2.2. WHAT DO OTHER PLANS SAY ABOUT THE ISSUE?

There is very little which is identified as part of any of the key planning documents which relates to neighbourhood centres. The national guidance is detailed above and provides little in the way of information for smaller centres. However, it is acknowledged that there is a need for a retailing town centre hierarchy to address local needs.

12.2.3. OPTIONS FOR ADDRESSING THE ISSUE

OPTION	NAME	DESCRIPTION
Option 1	PLANNING POLICY ENCOURAGES TOWN CENTRE VITALITY AND VIABILITY THROUGH...	Incorporating the use of designated boundaries for the neighbourhood centres within the proposals map.
Option 2	PLANNING POLICY ENCOURAGES TOWN CENTRE VITALITY AND VIABILITY THROUGH....	Encouraging a safe, clean and inviting shopping environment.
Option 3	PLANNING POLICY ENCOURAGES TOWN CENTRE VITALITY AND VIABILITY THROUGH...	Seeking to maintain a healthy supply of local shops providing the necessary daily goods and services or plan to contract the shopping function in declining centres.
Option 4	PLANNING POLICY ENCOURAGES TOWN CENTRE VITALITY AND VIABILITY THROUGH...	Are there other ways in which the vitality and viability of the neighbourhood centres can be maintained or enhanced?
Option 5	PLANNING POLICY ENCOURAGES TOWN CENTRE VITALITY AND VIABILITY THROUGH....	Is there a combination of the above options which can be used to maintain, enhance or otherwise, the vitality and viability of the neighbourhood centres.

13. LOCAL PARADES

13.1. ROLE AND FUNCTION

There are a number of local parades within the London Borough of Lewisham. These are defined as a group of at least four contiguous shops. Within the Borough these vary in size and the range of shops available. The main function of the Local Shopping parade is to provide for the day to day needs of local residents, within easy walking distance, and to supplement the facilities in the other larger shopping centres.

It is considered important that Local Parades are maintained to ensure that the less mobile members of the community have access to a range of shops.

The Council does acknowledge, however, that in the past it has not always been possible to retain all of the shops in the Borough especially where there is not sufficient demand to ensure economic viability. In such circumstances consideration has been given to a change of use to residential, providing that this does not harm the surviving retail uses.

13.1.1. OPTIONS FOR ADDRESSING THE ISSUE

OPTION	NAME	DESCRIPTION
Option 1	PLANNING POLICY ADDRESSES THE ROLE AND FUNCTION OF THE LOCAL PARADE THROUGH....	The role and function of Local Parades is to provide for the daily needs for goods and services for the surrounding local community. This role should be maintained, enhanced and where possible further encourage this local role and function.
Option 2	PLANNING POLICY ADDRESSES THE ROLE AND FUNCTION OF THE LOCAL PARADE THROUGH....	Has the current system of planning policy mechanisms helped the role and function of the local parades? If so should the current level of flexibility for change of use be maintained?
Option 3	PLANNING POLICY ADDRESSES THE ROLE AND FUNCTION OF THE LOCAL PARADE THROUGH....	Plan for decline in unsuccessful centres. Planning policies could address decline in some centres. This information would be formulated for each individual centre and based on local circumstances.
Option 4	PLANNING POLICY ADDRESSES THE ROLE AND FUNCTION OF THE LOCAL PARADE THROUGH....	Are there other ways in which the role and function of local needs can be addressed through planning policy?

13.2. VITALITY AND VIABILITY

13.2.1. WHAT IS THE ISSUE?

Ensuring town centre vitality and viability is a key objective of the London Borough of Lewisham and is in keeping with the national policy direction as provided in Planning Policy Statement No. 6 (PPS6). There are a number of factors which influence the nature and the manner in which this is achieved through the planning process. Primarily such as through planning for the growth of existing retail and town centre areas and promoting and enhancing existing centres. Policies can also be formulated to address particular areas which can be designated within the planning documents.

There are various things which can have an effect on the vitality and viability of local parades and this includes accessibility to the centre, ensuring that people are able to quickly and easily achieve their needs within the centre, as well as a pleasant shopping environment.

ACCESSIBILITY is a key issue which helps to assist in the vitality and viability of the centre. A successful local parade must be easily accessible so that it can fulfill the day to day shopping needs of the local community quickly and efficiently.

HIGH QUALITY ENVIRONMENT AND DESIGN of the local parades, similarly to the neighbourhood centres, should encourage local communities to utilize their local shopping facilities. It is vital that the shopping environment is safe and secure for users, as well as contributing to a pleasant street environment.

13.2.2. WHAT DO OTHER PLANS SAY ABOUT THE ISSUE?

There is very little which is identified as part of any of the key planning documents which relates to local parades. The national guidance is detailed above and provides little in the way of information for smaller centres. However, it is acknowledged that there is a need for a retailing town centre hierarchy to address local needs.

The London Borough of Lewisham does undertake monitoring of the local parades, to undertake a health check on the viability of the centres. Information gathered provides a key indicator of the success and possible pressure which could be placed on centres to modify to other uses, particularly the pressure for residential development.

13.2.3. OPTIONS FOR ADDRESSING THE ISSUE

OPTION	NAME	DESCRIPTION
Option 1	PLANNING POLICY ENCOURAGES LOCAL PARADE VITALITY AND VIABILITY THROUGH....	Encouraging a safe, clean and inviting shopping environment.
Option 2	PLANNING POLICY ENCOURAGES LOCAL PARADE VITALITY AND VIABILITY THROUGH...	Seeking to maintain a healthy supply of local shops providing the necessary day to day goods and services or plan to contract the shopping function in declining centres.
Option 3	PLANNING POLICY ENCOURAGES LOCAL PARADE VITALITY AND VIABILITY THROUGH...	Are there other ways in which the vitality and viability of the local parades can be maintained or enhanced?
Option 4	PLANNING POLICY ENCOURAGES LOCAL PARADE VITALITY AND VIABILITY THROUGH...	As is current practice, in cases where a shop within a local parade is no longer viable should alternative uses be considered to provide/ensure interaction with the street.
Option 5	PLANNING POLICY ENCOURAGES LOCAL PARADE VITALITY AND VIABILITY THROUGH....	Is there a combination of the above options which can be used to maintain, enhance or otherwise, the vitality and viability of the neighbourhood centres.

14. OUT-OF-CENTRE PROPOSALS.

14.1. ROLE AND FUNCTION

Within the London Borough of Lewisham the retail parks at Bell Green as well as the Bromley Road retail park are classified as out-of-centre retail parks. By definition retail parks comprise large stores specialising in the sale of household goods (such as carpets, furniture and electrical goods) DIY items and other ranges of goods, catering mainly for car-borne customers, and usually retail parks which comprise a collection of three or more outlets.

Retail parks do have a role and function within the overall retail provision within Lewisham purpose built premises provide a range not always available in town centres. However, the location of such outlets outside the town centre should be seen as a last resort.

14.1.1. WHAT IS THE ISSUE?

Out-of-centre proposals can have an impact of the efficiency and effectiveness of town centres. Existing town centres are generally established shopping areas, and are usually well served by public transport. Therefore it would be necessary to consider uses in an out of centre proposal which would compliment those located with the town centres.

14.1.2. WHAT DO OTHER PLANS AND PROGRAMMES SAY ABOUT THE ISSUE?

PPS 6 sets out a clear sequential test for the location of out of centre proposals. It states that any out of centre proposals should be considered first in locations in appropriate existing centre where suitable sites or buildings for conversion are, or are likely to become available within the development in relation to the role and function of the centre. Secondly, edge of centre locations may be identified, with preference given to sites that are or will be well-connected to the centre. Then, finally, out of centre sites with preference given to sites which are or will be well-connected to the centre and have a high likelihood of forming links with the centre.

The Council's current planning policy states:

The Council will grant planning permission for additional retail use, and in particular substantial additional retail development, in the Major and District Town Centres as defined on the proposals map. If no suitable, viable or available sites are present in these locations then edge of centre sites should be considered, followed only then by out of centre sites in locations that are or can be made accessible by a choice of means of transport. Proposals for substantial retail provision on the edge or outside of these centres will only be considered if the following criteria are satisfied:

- (a) there is a quantitative and qualitative need for the proposal;*
- (b) there are no other sites available in accordance with the sequential test;*
- (c) the proposal, either by itself or together with other recent or committed developments would not demonstrably harm the vitality and viability of an existing Shopping Centre;*
- (d) the proposal is sited so as to reduce the number and length of car journeys and can serve not only car journeys but also those on foot, bicycle or using public transport;*
- (e) the proposal is not on land allocated for employment purposes on the Proposals Map and for which a demand can be established; and*
- (f) if planning permission were to be granted then a s106 may be negotiated for relevant improvements.*

**For guidance developments of 1000sq m gross floorspace or more will normally be considered substantial.*

14.1.3. OPTIONS FOR ADDRESSING THE ISSUE

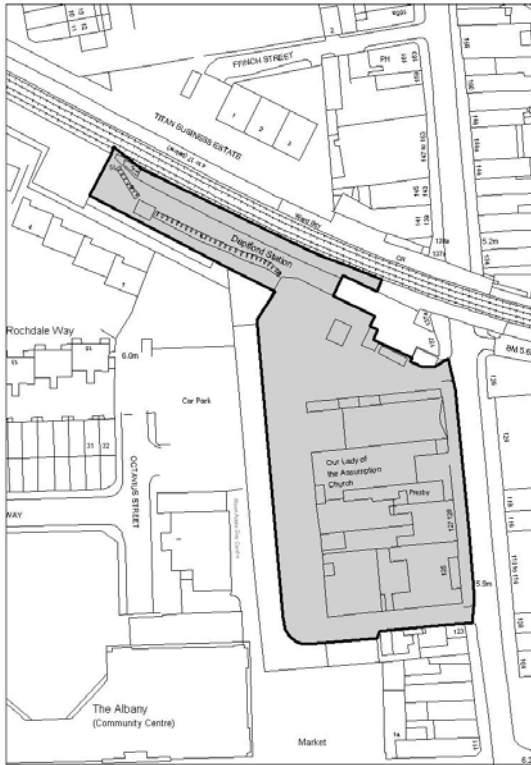
OPTION	NAME	DESCRIPTION
Option 1	PLANNING POLICY CAN BE USED TO GUIDE THE REQUIREMENTS OF OUT-OF-CENTRE PROPOSALS	The Sequential test can be used to guide the location of any out-of-centre development. This sequential test approach is in accordance with the Planning Policy guidance set out in PPS6.

Option 2	PLANNING POLICY CAN BE USED TO GUIDE THE REQUIREMENTS OF OUT-OF-CENTRE PROPOSALS	Current Planning Policy sets guidance for developments, based on the above sequential test, which are greater than 1000sq m of gross floorspace. Is this threshold appropriate?
Option 3	PLANNING POLICY CAN BE USED TO GUIDE THE REQUIREMENTS OF OUT-OF-CENTRE PROPOSALS	Are there other ways in which planning policy can guide the requirements of out-of-centre proposals?

15. SITE ALLOCATIONS

As part of the NLP study which was undertaken for the London Borough of Lewisham a number of sites were identified for potential retail development. Sites within the Lewisham or Catford town centres have not been addressed here as they will be considered as part of the Area Action Plans which deal with their respective town centres.

DEPTFORD



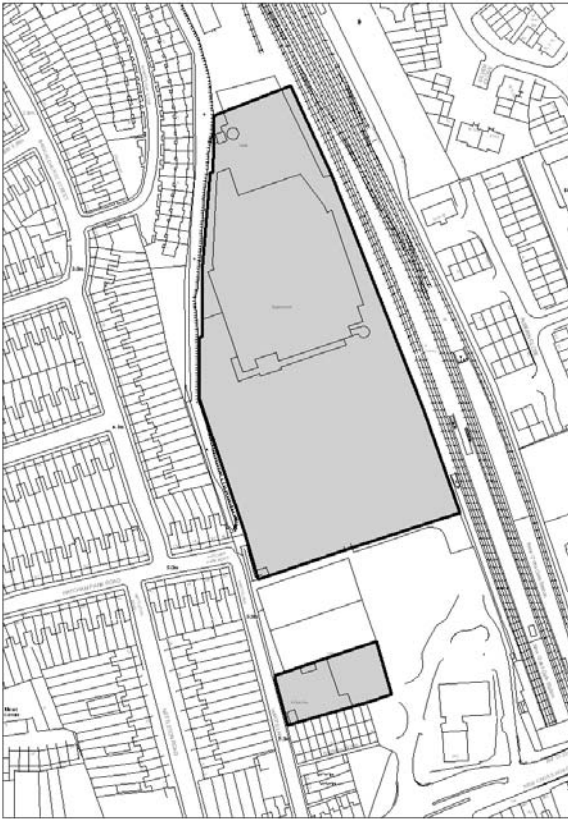
Deptford railway station redevelopment is anticipated to provide a small amount of additional food and non food retail floorspace. This is anticipated within a medium time frame.

LEE GREEN



A large (approx 7,000 square meters) of additional food and non-food retail floorspace is anticipated to be provided within the longer term. This is expected to be part of a shopping centre and multi-storey car-park within the Lee Green Centre.

NEW CROSS



Two smaller development sites (JJB and Currys' service yard and an extension to Sainsbury's) could provide almost 1,500 square meters of food and non food retailing floorspace within the short term time frame.

15.1. OPTIONS FOR IDENTIFIED SITES

The sites listed above were originally identified in the NLP study and have been and have filtered from a larger range of sites. These sites have been selected as they are considered commercially viable for retail development from the study undertaken in 2004.

15.1.1. OPTIONS FOR ADDRESSING THE ISSUE

OPTION	NAME	DESCRIPTION
Option 1	SITE ALLOCATIONS	In light of the detailed assessment undertaken in the NLP study these sites are considered commercially viable for retail development and therefore will be taken forward as preferred options.
Option 2	SITE ALLOCATIONS	Are there other sites which should be considered for retail development?

16. SUMMARY - CONCLUSION

16.1. Compliance

The Government's objectives as detailed in PPS6 for Retail and Town Centres can be achieved through the following:

Developing a hierarchy and network of centres (this is illustrated by the layout of this paper which details all of the centres and the hierarchy which exists within Lewisham).

Assessing the need for further main town centres and ensuring there is the capacity to accommodate them;

Focus development in, and plan for the expansion of, existing centre as appropriate and at the local level identify appropriate sites in development plan documents.

Promote town centre management, creating partnerships to develop, improve and maintain the town centre, and manage the evening and night-time economy; and

Regularly review the impact and effectiveness of their policies for promoting vital and viable town centre.

The points raised above have been addressed as part of this paper, which aims to provide a review and replacement for the existing UDP policies, through a process which assesses the current hierarchy as well as future needs.

17. REFERENCES – GLOSSARY OF TERMS

RETAIL	
Convenience Shopping	Convenience retailing is the provision of everyday essential items, including food, drinks, newspapers/magazines and confectionary.
Supermarkets	Self-service stores selling mainly food, with a trading floorspace less than 2,500sq m, often with car parking.
Superstores	Self-service stores selling mainly food, or food and non-food goods, usually with more than 2,500 sq m trading floorspace and supporting car parking.
Comparison Shopping	Comparison retailing is the provision of items not obtained on a frequent basis. These include clothing, footwear, household and recreational goods.
Retail Warehouses	Large stores specialising in the sale of household goods (such as carpets, furniture and electrical goods) DIY items and other ranges of goods, catering mainly for car-borne customers.
Retail parks	Usually an agglomeration of at least 3 retail warehouses.