

PLANNING NEWSLETTER

ISSUE NUMBER 2 - SEPTEMBER 2005



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WELCOME to the second edition of the Planning Newsletter which is intended to keep all in the community up-to-date with the London Borough of Lewisham's Local Development Framework.

As you may have read in the first issue of the Planning Newsletter, important changes have been made to the planning system which has resulted in the Council beginning to prepare the Local Development Framework.

The Local Development Framework is a collection of documents which together will form the basis upon which planning decisions are made in Lewisham. The Local Development Framework will eventually replace the Unitary Development Plan which many in the community would be familiar with.

This edition of the Planning Newsletter has a focus on the Lewisham Town Centre Area Action Plan, a planning document being prepared by the Council dealing specifically with Lewisham Town Centre, the borough's largest. At this stage the Council is seeking the community's views on the issues and options for the town centre. Page 3 of the Planning Newsletter provides an overview of this work.

The Catford Town Centre Area Action Plan is also being prepared, and Page 5 of the Planning Newsletter introduces this project and provides an overview of the preliminary work undertaken to date and the next steps.

Page 8 of the Planning Newsletter provides an up-date of the Issues and Options Papers being prepared and consulted on as part of the preparing the Spatial (Core) Strategy and Development Policies documents.

In addition to the above, this edition of the Planning Newsletter provides an up-date on the other documents currently being progressed in developing the Lewisham Local Development Framework and where the community can obtain further information and consultation documents.

LOCAL DEVELOPMENT FRAMEWORK UP-DATE

The following is a brief up-date on the status of some of the documents being prepared to form part of the Lewisham Local Development Framework.

The Statement of Community Involvement

The Statement of Community Involvement will be the Council's policy for how consultation on planning matters will occur.

Following preliminary consultation in June 2005, the draft Statement of Community Involvement was available for public comment in July / August 2005. This consultation has now finished.

All submissions received are currently being reviewed and a final SCI will be prepared and consulted on in November 2005.

Brockley Conservation Area Supplementary Planning Document

A draft of this document is currently available for community comment and input. Consultation ends on 23 September 2005.

Residential Development Standards Supplementary Planning Document

Work has commenced on this document and consultation is planned for October / November 2005.



LEWISHAM TOWN CENTRE AREA ACTION PLAN

The Lewisham Town Centre Area Action Plan is progressing and consultation on the issues and options for the Town Centre has commenced.

WHAT CONSULTATION IS BEING UNDERTAKEN?

A report has been prepared which details the range of issues the Town Centre is facing and the possible options for addressing them as part of the Area Action Plan. The report is called 'Lewisham Town Centre Area Action Plan Issues and Options (August 2005)'. A summary document of this report has also been prepared.

The Council invites all in the community with an interest in Lewisham Town Centre to review the issues and options report and provide written comments to the Council.

See the '[Further Information](#)' section to see how you can view or obtain a copy of the Lewisham Town Centre Area Action Plan Issues and Options Report (or the summary document). A form to be used to make comments is also available.

Any written comments you may have on the Issues and Options report should be received by the Council no later than **12 October 2005**.

WHY IS THE COUNCIL PREPARING AN AREA ACTION PLAN FOR LEWISHAM TOWN CENTRE?

Lewisham Town Centre is expected to be the subject of considerable development over the next 10 years, with the Council aiming to improve the Town Centre's standing within the London-wide retail hierarchy and to provide substantial new housing, retail and leisure/recreational development.

The Area Action Plan will manage these future changes and seek to ensure that the maximum benefit is derived from the expected development in terms of advancing the social, economic and environmental interests of the borough.

WHAT IS THE TIMELINE FOR PREPARING THE LEWISHAM TOWN CENTRE AREA ACTION PLAN?

PHASE	TIMING
Consultation on the preferred options for the Lewisham Town Centre.	By the end of Feb 2006
Consultation on the final Lewisham Town Centre Area Action Plan.	By the end of Sept 2006

LEWISHAM TOWN CENTRE INFO DAY 24 SEPTEMBER 2005

Information about the Lewisham Town Centre Area Action Plan (including the issues and options) will form part of the Lewisham Town Centre Info Day being held in Lewisham Town Centre on 24 September 2005. This will be a good opportunity for the community to find out more about the Area Action Plan and to make comments on the issues and options in person.

The display on the Area Action Plan will be attended to by staff from Urban Practitioners who are consultants working with the Council to prepare the Area Action Plan.

WHAT PROGRESS HAS BEEN MADE ON THE SUSTAINABILITY APPRAISAL?

The Council is required to assess the sustainability of the Lewisham Town Centre Area Action Plan. Sustainability refers to the extent to which the planning document being prepared considers and balances economic, social and environmental considerations.

The issues and options report for Lewisham Town Centre includes a preliminary review of the sustainability of the various options presented. A full and comprehensive appraisal of the preferred options will take place in the next stage of preparing the Lewisham Town Centre Area Action Plan.

WHAT DEVELOPMENT OPPORTUNITY SITES ARE BEING REVIEWED?

13 sites have been identified as potential development sites, meaning the Area Action Plan is considered what the future use(s) of the sites should be. The community are invited to put forward their ideas for the future of these sites. The sites being considered are: -

- Lewisham Gateway
- Thurston Road area
- Conington Road area
- Lewisham Centre
- Model Market
- Lewis Grove island site
- Engate Street
- Ladywell Leisure Centre site
- Lee High Road
- Loampit Vale south
- Albion Way car park
- Lee High Road west
- Former Police Station

The issues and options report includes a map of these sites.

WHAT ARE THE ISSUES AND OPTIONS FOR LEWISHAM TOWN CENTRE?

Those interested in the issues and options for Lewisham Town Centre are encourage to obtain the documents currently subject to consultation. The table below provides a very brief summary of some of the issues and a few of the options being considered.

ISSUE	POSSIBLE OPTIONS
Accommodating new housing in the town centre.	<ul style="list-style-type: none"> ▪ Increase the density of residential uses; ▪ Encourage redevelopment or conversion of existing sites with residential uses as part of mixed use development (e.g. retail on ground floor with residential above); ▪ Promote new residential development.
Supporting the town centres vitality and viability.	<ul style="list-style-type: none"> ▪ Undertake public realm enhancements; ▪ Encourage new development on gateway sites to raise the profile of the town centre as a whole; ▪ Support a greater mix of uses, including cafes, bars and the evening economy; ▪ Support shopfront improvements.
The location and design of tall buildings.	<ul style="list-style-type: none"> ▪ Continue current approach where tall buildings are encouraged where a development brief has been prepared and adopted; ▪ Encourage tall buildings without the need for a development brief; ▪ Seek to concentrate tall buildings in specific locations; ▪ Develop criteria which tall buildings will be assessed against.
Existing employment uses.	<ul style="list-style-type: none"> ▪ Seek to retain existing non-retail employment uses in the town centre; ▪ Release employment uses and land for other uses such as retail or residential to promote redevelopment.
Adequacy of open space in the town centre.	<ul style="list-style-type: none"> ▪ Retain existing open space provision; ▪ Improve the quality of open space; ▪ Improve accessibility to existing open spaces.

CATFORD TOWN CENTRE AREA ACTION PLAN

Work has commenced on the Catford Town Centre Area Action Plan and the Scoping Report *is now available for community comment.*

WHAT IS THE SCOPING REPORT?

The Scoping Report provides a general overview of Catford Town Centre and details the range of issues which the Catford Town Centre Area Action Plan should seek to address. Preparing a Scoping Report is the first stage the Council must go through when preparing a planning strategy for inclusion in the Local Development Framework and it is intended to establish a firm basis of information, evidence and facts from which the Catford Town Centre Area Action Plan can be developed.

WHAT ISSUES HAVE BEEN IDENTIFIED FOR CATFORD TOWN CENTRE?

DESIGN / CRIME / SPACES

- The creation of high quality and safe spaces.
- Improve the character and local distinctiveness.
- The future role of Tall buildings.
- Protect and enhance the Ravensbourne River.

COMMUNITY

- Scope to promote learning and skills development.
- Role of Catford Town Centre in education.
- Role of Catford Town Centre in improving the health of the community.
- Provision of Leisure and community facilities in Catford.

ENVIRONMENT

- Assess opportunities for open space, nature conservation and biodiversity.
- Increase the use of renewable energy.

WHAT PREVIOUS WORK HAS TAKEN PLACE?

Many in the community would be aware of, and possibly participated in, the Catford Design Framework and Development Strategy Project. This project was commissioned by the Council to set out a physical framework for the Catford Town Centre. The project involved considerable consultation which was undertaken to develop a vision for Catford Town Centre and to seek support and ownership of the strategies proposals. Following changes to the planning system by the Government, the Catford Design Framework and Development Strategy Project will now be taken forward as part of the Catford Town Centre Area Action Plan.

RETAIL / SHOPPING / EMPLOYMENT

- The need for new retail floorspace.
- The role of the evening economy.
- Demand for smaller and medium sized businesses and premises.
- Increase employment opportunities.
- The role of the creative industries.

TRANSPORT

- Safe provision for pedestrians, cyclists and cars to and within the town centre.
- Reduce traffic and the impact of traffic / improve road conditions.
- Bus stop waiting environments.
- Integration of Catford stations with wider town centre.



WHAT DOCUMENTS HAVE BEEN REVIEWED?

As part of preparing the Scoping Report, the Council has undertaken a detailed review of national, regional, and local policy documents and strategies. This review has helped identify the issues for the Catford Town Centre and will also partially inform possible options for the future.



WHAT IS THE VISION FOR THE CATFORD TOWN CENTRE?

In the future Catford will be a creative, vital and attractive town centre where people spend time and visit because they want to.

WHAT DEVELOPMENT OPPORTUNITY SITES WILL BE LOOKED AT?

The following development opportunity sites have been identified as it is considered that they have development potential that may be implemented in the life of the Catford Town Centre Area Action Plan. Some of these sites have already been reviewed as part of the Catford Design Framework and Development Strategy Project. The development opportunity sites include: -

- Catford Shopping Centre / Milford Towers;
- Former greyhound stadium including the railways stations;
- Plassy Road retail area (Catford Island);
- The civic quarter (area around Laurence House and the Town Hall);
- The existing retail site to the south of Catford Road and to the west of the sports ground.

WHAT IS THE TIMELINE FOR PREPARING THE CATFORD TOWN CENTRE AREA ACTION PLAN?

PHASE	TIMING
Consultation on the issues and options for the Catford Town Centre.	Late 2005 / Early 2006
Consultation on the preferred options for the Catford Town Centre.	By the end of June 2006
Consultation on the final Catford Town Centre Area Action Plan.	By the end of Jan 2007

COMMENT ON THE CATFORD AAP SCOPING REPORT

The Catford AAP Scoping Report is contained in two documents: -

- *Introduction to the Catford Town Centre Area Action Plan; and*
- *Introduction to the Catford Town Centre Area Action Plan – Technical Appendix.*

See the 'Further Information' section to see how you can view or obtain a copy of the Catford Area Action Plan Scoping Report documents.

Any written comments you may have on the Scoping Report should be received by the Council no later than **12 October 2005**.

Following the completion of consultation on the Scoping Report, the Council will prepare options for addressing the range of issues identified for Catford Town Centre. These will be prepared in consultation with the community.

ISSUES AND OPTIONS PAPERS

SPATIAL (CORE) STRATEGY / DEVELOPMENT POLICIES & SITE ALLOCATIONS

WHAT IS THE SPATIAL (CORE) STRATEGY?

The Spatial (Core) Strategy is a planning document currently being prepared by the Council. It will set the strategic planning framework for the whole borough and all other planning documents prepared by the Council must be consistent with it. Most policy designations (e.g. open space locations) will also be contained in the Spatial (Core) Strategy.

WHAT IS THE DEVELOPMENT POLICIES AND SITE ALLOCATIONS DOCUMENT?

The Development Policies and Site Allocations document, being prepared alongside the Spatial (Core) Strategy, has two parts.

The first part will provide a series of criteria based policies which will assist in the assessment of planning applications. The second part will be site allocations, outlining land and individual sites in the Borough which are allocated for a specific use and/or development.

The Development Policies and Site Allocations Document will apply to the whole borough except Lewisham Town Centre and Catford Town Centre which will have their policies and site allocations contained in Area Action Plans.

ISSUES AND OPTIONS PAPERS – SERIES 1

The first series of issues and options papers for the Spatial (Core) Strategy and the Development Policies & Site Allocations document were released for consultation in July 2005. These issues and options papers addressed the following themes: -

- Waste
- Housing
- Urban Design
- Sustainable Environment

Any comments on the Series 1 Issues and Options Papers must be received by the Council prior to 12 September 2005. See the further information section to find out how to view or obtain a copy of them.

SPATIAL (CORE) STRATEGY / DEVELOPMENT POLICIES & SITE ALLOCATIONS
ISSUES AND OPTIONS PAPERS – SERIES 2
CONSULTATION COMMENCES 12 SEPTEMBER 2005

A second series of issues and options papers will be released for consultation on the 12 September 2005. The issues and options papers will address the following themes: -

- Open Space
- Transport
- Employment

Comments should be made in writing and received by the Council prior to 28 October 2005.

The Further Information Section on Page 9 details how to view or obtain a copy of these papers and where to send comments.

ISSUES AND OPTIONS PAPERS – SERIES 3

A third and final series of issues and options papers are currently being prepared. These will be available for comment shortly and the Council will advise the community when the consultation begins. The final issues and options papers will address town centres, site allocations and education, health and community facilities.

FURTHER INFORMATION AND CONTACTS

Consultation Documents

All documents which are the subject of consultation can be: -

- viewed on the Councils website www.lewisham.gov.uk/Environment/Planning/
- inspected at all borough libraries;
- inspected at the Planning Information Office, 5th Floor, Laurence House, Catford, SE64RU;
- obtained by contacting the Planning Policy Unit on the numbers below.

Making Comments

If you would like to comment on any of the documents currently the subject of consultation you can: -

- Send written comments to the Planning Policy Unit, London Borough of Lewisham, 5th Floor, Laurence House, 1 Catford Road, Catford, SE64RU; or
- E-mail your comments to: planning@lewisham.gov.uk.

Forms which can be used to make comments are available from the Council.

The LDF Newsletter

If you would like to receive the LDF Newsletter, or already do and would prefer not to in the future, please contact the Planning Policy Team.

Further Information - Internet

For further information on the Local Development Framework you can visit our website at:-

www.lewisham.gov.uk/Environment/Planning/PlanningPolicy/

Further Information - Telephone

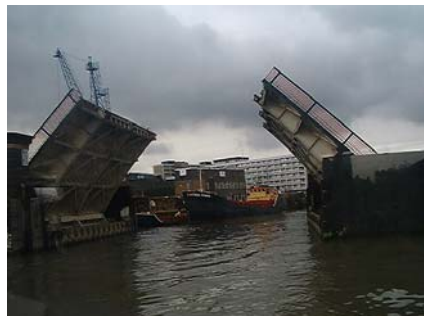
If you would like to speak to the Planning Policy Team you can telephone us on one of the following numbers:-

020 8314 6247
020 8314 6540
020 8314 3885
020 8314 8774

Further Information - Visit

You can visit the Planning Policy Team at the:-

Planning Information Office
5th Floor
Laurence House
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