



LOCAL DEVELOPMENT FRAMEWORK

Lewisham Town Centre Area Action Plan Consultation statement

Including comments up to the proposed submission consultation

September 2012

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1. Introduction

This document serves as a record of the consultation undertaken by the London Borough of Lewisham in preparing the Lewisham Town Centre Area Action Plan (AAP). The AAP is one of five local plans that make up the Lewisham Local Development Framework (LDF) and once adopted it will in part replace the Unitary Development Plan (UDP).

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

The consultation statement demonstrates how the Council has complied with the requirements of its Statement of Community Involvement (SCI) and The Town and Country Planning (Local Development) (England) Regulations 2004 and the 2008 amendments to those Regulations.²

This version of the consultation statement has been prepared following consultation on the AAP Proposed submission Report and sets out the following:

- which bodies and persons were invited to make representations under Regulation 25 (and regulation 26 under the 2004 Regulations)
- how those bodies and persons were invited to make such representations
- a summary of the main issues raised by those representations and
- how the issues have been addressed in the AAP.

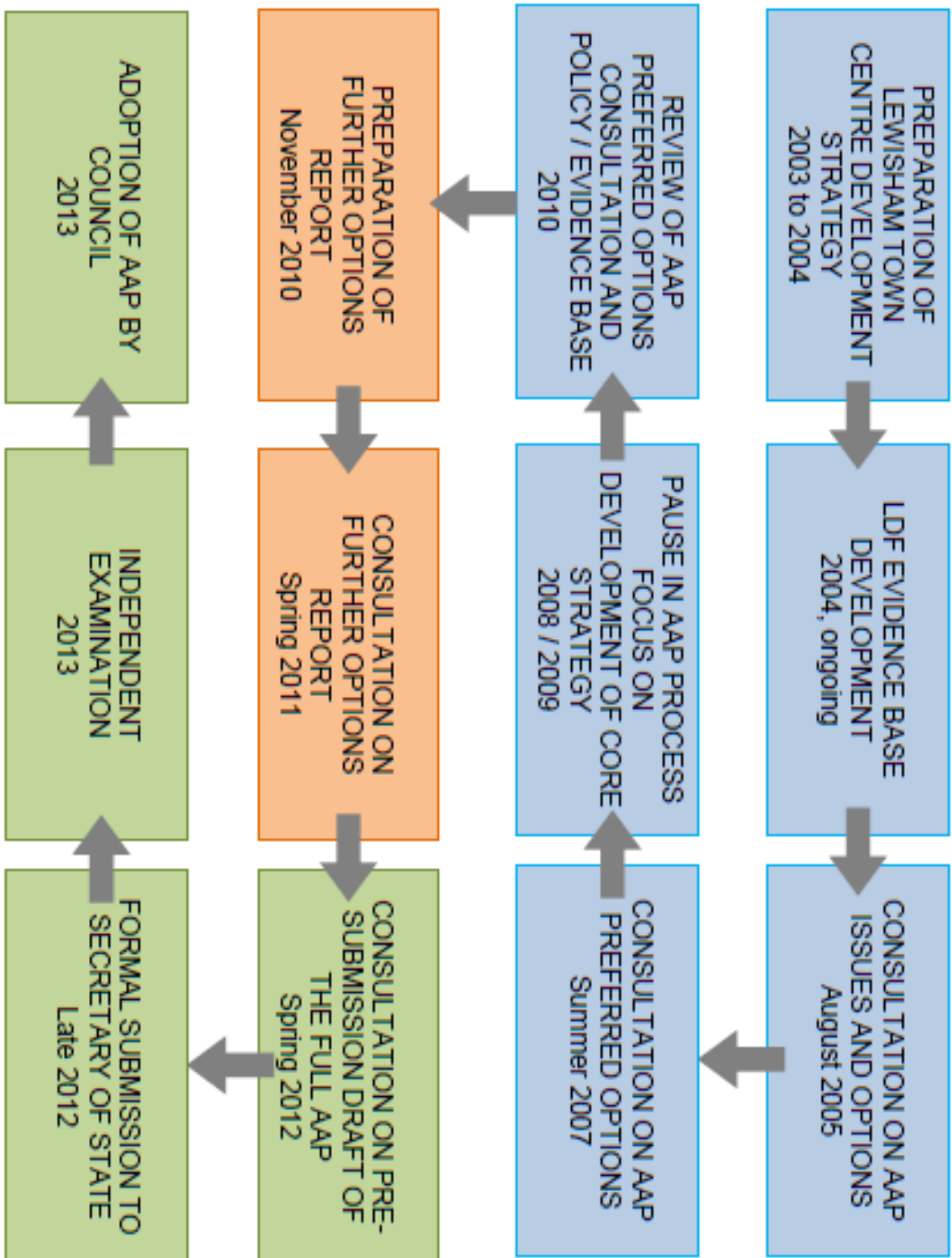
Full details of all comments received during each consultation stage are to be found on the Planning Policy pages of the Council's website or can be obtained from the Planning Service. The web link is provided below.

<http://www.lewisham.gov.uk/myservices/planning/policy/LDF/>

¹ These documents are known as local development documents or LDDs

² SCI adopted by the Council in July 2006

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



2. Pre-production consultation

2.1 Consultation process

A letter introducing the Local Development Framework and accompanying consultation process was distributed by Lewisham Council (refer to Appendix 2). The letter sought comments and options on the first vital stages of preparing the Lewisham LDF and was accompanied by the following documents:

- 'A guide to the New Planning System' – introducing Lewisham's LDF. This is a general introduction to the new planning framework and the terminology used.
- 'Lewisham's LDF: Consultation on the spatial vision, objectives and issues'. This document summarised the vision, objectives and issues for Lewisham.
- 'Site allocations – request for sites': A general invitation to suggest sites and uses for development and redevelopment in the borough.
- 'Statement of Community Involvement – questionnaire'. This document invited consultees to identify how, when and by what method they would most like to be consulted in the future.
- A summary of the objectives and issues identified for the Lewisham Town Centre AAP.
- An article concerning the commencement of the AAP process was published in the Planning Newsletter of July 2005 (refer to Appendix 2).

A page for the Lewisham Town Centre AAP was published on the Lewisham website.

2.2 Sustainability Scoping Report statutory consultation

The Sustainability Scoping Report is the first statutory stage of preparing a planning document when it is to be included in the Local Development Framework. The requirement to prepare a Scoping Report is contained in the following:

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

The Sustainability Appraisal Scoping Report systematically examined all the legislation and policy documentation affecting Lewisham. On 16th May 2005 the Council sent by post the Scoping Report for the Lewisham town centre AAP to the following authorities with environmental responsibilities:

- The Countryside Agency
- The Environment Agency
- English Heritage and
- English Nature
- Government Office for London.

The requirements for this consultation are contained in The Environmental Assessment of Plans and Programmes Regulations 2004 and are reiterated in Sustainability Appraisal of

Regional Spatial Strategies and Local Development Documents (November 2005).
Comments were to be received by 20th June 2005.

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

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

Note: Following the pause in the production of the AAP to focus on the development of the Core Strategy between 2002 and 2010, the Sustainability Scoping Report was refreshed prior to returning to the development of the AAP. The same process was followed as is described above for the 2005 version and the report was sent to the same consultees as above on 29th October 2010. A copy of the covering letter sent is contained in Appendix 2.

2.3 Response to consultation

General consultation

There were a number of responses from the community responding to the information brochure and consultation newsletter. Responses generally related to the need for continued community involvement in planning policy, planning applications and the preparation of master plans. A question was raised as to whether town centres were appropriate locations for higher density residential development.

Sustainability Scoping Report

Four formal responses from the Environment Agency, The Garden History Society, a Youth Culture Advisor to the Mayor of Lewisham and a developer were received in relation to the Scoping Report consultation.

Summary of Issues	How the main issues have been addressed in the AAP
<p>Environment Agency (EA)</p> <p>The EA made a number of recommendations to improve the sustainable nature of the vision and objectives, in particular relating to biodiversity, the ecological purpose of rivers, social sustainability and sustainable design.</p> <p>The EA stated that there were gaps in the supporting evidence base documents and information. Further, the Key Sustainability Issue of Biodiversity, was missing mention of fragmentation, loss of brownfield habitats and connectivity between habitats.</p>	<p>Actions to tackle the omissions highlighted by the EA comments were undertaken at the issues and options and preferred options stages and alleviation measures incorporated in the AAP and accompanying SA.</p>
<p>Developer</p> <p>Concern over the wording of a number of the summary themes leading to a few text changes. In particular, desire to express the link between retail</p>	<p>The link between retail growth and vitality and viability was explored through issue LTC5 in the issues and</p>

growth and vitality and viability.	options report.
<p>The Garden History Society The comment referred to historic parks and gardens of which there are none in Lewisham town centre.</p>	No action required
<p>Youth Culture Advisor to the Mayor of Lewisham Concern regarding the ability of the plan to deliver opportunities for young people to get involved, especially with design. On a wider basis, suggestions are made for more effective 'street level' consultation.</p> <p>Further concerns include delivery of affordable housing, increasing open space, transport improvements, the leisure offer and space for creative industries.</p>	<p>The Council has a commitment to consultation and has followed the rules set by it's adopted Statement of Community Involvement at each stage of the plan development.</p> <p>Each of these topics have been the matter of issues within the issues and options document and also preferred options at that stage of the plan development.</p>

2.4 Consultation outcomes and reporting back

The responses were welcomed. The statutory responses were taken on board and informed the preparation of the AAP and the accompanying Sustainability Appraisal. The community responses were fed into the preparation of the Statement of Community Involvement and informed the preparation of the AAP and the accompanying Sustainability Appraisal.

3. Issues and Options consultation (Regulation 25)

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

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

3.1 Consultation process

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

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

This consultation provided the basis for establishing the Local Development Scheme which details the DPDs required to meet the issues and options identified. As part of this process the need for a Lewisham town centre AAP DPD was realised. Of key note in the table below is The Issues and Options Paper Part 3 relating to Retail and Town Centres, although elements from each of the other papers helped shape the AAP preferred options.

ACTION	WHEN
Issues and Options Papers were published covering eleven topics and also included issues relevant to Development Control policies. The Council consulted on these topic papers in four stages.	July – November 2005
Part 1: Housing Urban Design and Conservation Sustainable Environment Waste Management	25 th July to 12 th September 2005
Part 2: Open Space and Biodiversity Employment Transport	2 nd September to 24 th October 2005
Part 3: Retail and Town Centres Site Allocations	10 th October to 21 st November 2005
Part 4 Community Facilities, Health and Education	26 th October to 30 th November 2005

ACTION	WHEN
The Issues and Options papers were made available for public viewing at the borough's libraries and the Planning Information Office throughout the public consultation period for each paper as indicated.	
Two newsletters were produced providing the public with a summary and update on the Issues and Options consultation (see Appendix 8), which were sent to all addresses on the planning consultation database.	
The Issues and Options papers were posted on the Council's website for the relevant consultation periods and are still available for viewing.	
Meetings to which local groups were invited were held as follows:	
Deptford Business Forum	23 August 2005
FOCAS (Conservation and Amenity Societies)	17 October 2005
Faith Groups	16 November 2005
Older People	21 October 2005
Black and Minority Ethnic Groups	21 October 2005
Council Officers also attended a meeting of the Lewisham Disability Coalition	12 th December 2005

A list of the specific consultation bodies that were consulted as required by the Regulations is provided in Appendix 1. The list of general consultation bodies in Appendix 1 contains those who requested to be contacted about the Lewisham town centre AAP from the preferred options stage onwards. At the issues and options stage, the entire Lewisham consultation database was contacted, this list can be seen in Appendix 1 of the Core Strategy Consultation Statement. Copies of relevant consultation letters are included in Appendix 3.

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

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

3.2 Response to consultation

The Council received a total of 521 written responses during the public consultation process. As previously explained, this consultation process was not specifically related to the Lewisham town centre AAP, but included a mix of issues that relate borough-wide to the preparation of the Core Strategy, Development Policies and Site Allocations and Catford town centre AAP Local Plans. Those issues and responses that are deemed relevant to the preparation of the Lewisham town centre AAP as opposed to just generally across the borough are summarised below.

Two forms of response were received. A number of planning consultants responded by letter. The majority of responses were made on the standard questionnaires issued with the consultation letters and the Issues and Options papers.

Full reports of the Issues and Options consultation responses and how they were dealt with in following versions of the AAP are to be found on the Council's website. A web link is provided below.

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

A total of 66 Responses were received in total to this set of Issues and Options papers. The significant issues raised in this consultation, relevant to the preparation of the Core Strategy are summarised in the table below, together with how they were reflected in the Preferred Options Core Strategy Report 'People, Places and Spaces, January 2007.

Summary of issues	How the main issues have been addressed in the AAP Preferred Options Report 2007
Urban design and conservation	
<p>Density and tall buildings</p> <ul style="list-style-type: none"> • Planning consultants generally supported an increase in the density of new development, and that tall buildings should be permitted in all areas of the borough as a result, subject to high quality design and protection of amenity. • Other comments received via questionnaires were in favour of tall buildings in Lewisham provided they were well located, and also largely supported tall buildings for Catford and Lewisham Town Centres. • Other comments received on questionnaires were evenly split between those in favour of high density in appropriate contexts and those who were not in favour. • Respondents considered that good design can stimulate investment and have a positive effect on crime prevention. • The NHS supported higher density development in highly accessible areas to allow good location of health and community facilities. • The GLA commented that the issues as expressed in the paper were not in conformity with the London Plan. 	<p>The Council put forward options for the density of development in the town centre that were compatible with the London Plan. Options were also put forward that promoted high quality design in the town centre. Further options for Tall Buildings, and design to reduce crime and the fear of crime were discussed in the AAP Preferred Options Document.</p>
Sustainable environment	
<ul style="list-style-type: none"> • The Greater London Authority made very detailed comments in relation to the best approaches to achieving sustainable 	<p>These comments were taken on board in the preparation of the Preferred Options document.</p>

Summary of issues	How the main issues have been addressed in the AAP Preferred Options Report 2007
<p>development, pointed out omissions, with comments as to whether the issues were in conformity with the London Plan.</p> <ul style="list-style-type: none"> The Environment Agency welcomed the Issues presented and made detailed comments that consideration of flood issues should not be confined to river and coastal flood plains 	<p>The Council started to consider the preparation of a Strategic Flood Risk Assessment in accordance with the latest and continually up-dated information about flood-risk in the Borough.</p>

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

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

Summary of issues	How the main issues have been addressed in the AAP Preferred Options Report 2007
Employment land	
<ul style="list-style-type: none"> Most responses in relation to locally significant employment land were in favour of making an individual judgment on retention based on the quality of the site. The majority of respondents considered that mixed use on former employment sites was preferable to use of the sites for 100% housing. 	<p>Several sites in the AAP area where the regeneration benefits of redevelopment were considered to outweigh their retention as employment locations were proposed for redevelopment as Mixed Use Employment Locations.</p>
Transport and parking	
<ul style="list-style-type: none"> The majority of respondents were in favour of high density development only where there was good public transport. Green travel plans and requirements for travel impact statements were popular. The safeguarding of public transport facilities and the promotion of public transport improvements was virtually unanimously supported. 	<p>The promotion of all these issues are key themes in the preferred options AAP.</p>

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

A total of 349 responses were received in relation to this set of issues and options papers. Most of these responses were received in relation to the Site Allocations paper and are therefore not relevant to the AAP.

A total of 24 responses were received in relation to retail and town centres. The significant issue raised in this consultation is shown in the table below.

Summary of Issues	How the main issues have been addressed in the AAP Preferred Options Report 2007
Lewisham Town Centre	
<ul style="list-style-type: none">Most responses were in favour in achieving Metropolitan Town Centre status for Lewisham Town Centre. This was XXX	This was taken forward in the preferred options AAP.

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

A total of 32 responses were received to this Issues and Options paper. There was support from a majority of respondents for the retention and replacement of community facilities and to locate them in areas with good public transport.

3.3 Consultation outcomes and reporting back

The outcomes of the Issues and Options consultation was summarised in an Issues and Options Consultation Report. This is available on the Council's website and also summarises the outcomes of the various focus meetings that were held with local groups in the borough. The web link to the report is provided below.

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

Meetings with various 'hard to reach' groups were arranged to discuss and explain relevant issues. However, the meeting that was arranged for older people and for Black and Minority Ethnic Groups were poorly attended and resulted in few comments that were directly relevant to the Lewisham LDF. A different targeted approach was taken in the next round of public consultation.

4. Preferred Options consultation (regulation 26)

This section details the consultation undertaken on the Preferred Options stage of preparing the Lewisham town centre AAP and the community response to the consultation.

Regulation 26 required Authorities to set the strategic direction of the development plan document having prepared issues and alternative options in conjunction with the community. The preferred options document should build upon the previous stage, setting out an authority's proposed policy direction together with relevant issues, proposals (including sites if relevant) and alternative approaches where appropriate.³

4.1 Consultation process

The consultation undertaken involved the following:

- Individuals and groups on the planning consultation database with a link to Lewisham town centre (or who had requested to be informed), including all specific consultation bodies listed in Appendix 1 were notified by letter of the consultation event.
- The consultation documents were made available on the Council's website, with hard copies available at the Planning Information Desk in Laurence House, and in all libraries in the borough.
- It was also possible to view the consultation documents online on the councils website.
- Planning Officers also undertook consultation by directly visiting a number of 'hard to reach' groups, important amenity groups and through manned public consultation display events in the town centre.

Action	When
Letters/e-mail to Specific Consultation Bodies held on consultation database	17 August 2007
Letters/e-mail to General Consultation Bodies and Other Consultees held on the database (including those individuals/organisations that have commented on earlier documents)	17 August 2007
Local Press Advert	17 August 2007
Planning Newsletter (Edition 5 - August 2007)	August 2007
One-to-one meetings with landowners and developers (where invitation accepted)	17 August 2007 – 28 September 2007
One-to-one meetings with statutory bodies	17 August 2007 – 28 September 2007
One-to-one or group meetings with key community and amenity groups.	17 August 2007 – 28 September 2007
Electronic and paper-based response form	17 August 2007 – 28 September 2007
Full hard copy documents held at council's planning offices and all libraries	17 August 2007 – 28 September 2007
Staffed display at Lewisham Centre	24 August 2007 and 1 September 2007

³ Regulation 26 from the 2004 Regulations

A copy of the covering letter is included in Appendix 4. The newspaper notice from the South London Press is included as Appendix 5.

A web link to the consultation documents is provided below.

<http://www.lewisham.gov.uk/myservices/planning/policy/LDF/lewisham/Pages/Preferred-options.aspx>

4.2 Response to consultation

A total of 32 respondents made 224 comments regarding the AAP Preferred Options Report as follows:

- 54 responses were supporting comments
- 71 were classified as objections
- 109 comments were considered to be observations providing further information and clarification.

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

AAP General issues
<ul style="list-style-type: none"> • Comments on the scope of the AAP and overlap with other documents in the LDF including the Core Strategy. For example, the lack of a specific policy position on affordable housing within the LTC AAP.
Site specifics
<ul style="list-style-type: none"> • Clarification is required in relation to the delivery and implementation of the key sites, many of which are coming forward as schemes, or benefit (in part at least) from planning consents. • Sites policies are considered to be over-prescriptive by some consultees. In addition, there was an objection in relation to the use of the term „Opportunity Area“ which is already established in policy terms at the subregional scale. • Requests to review the approach to Conington Road, Engate Street and the Lewisham Centre. • Update references to Lewisham Gateway scheme which now has consent. • A number of specific and detailed objections or statements of aspiration in relation to the Lewisham Gateway scheme.
Climate change and flood risk
<ul style="list-style-type: none"> • There is potential to include further detail on flooding, including an area-wide policy
Sustainability and energy efficiency
<ul style="list-style-type: none"> • Opportunities for decentralised energy networks and de-centralised power need to be investigated further as the AAP progresses.
Open space
<ul style="list-style-type: none"> • Objections to what is perceived as a relaxed approach to Metropolitan Open Land.
Employment and town centre
<ul style="list-style-type: none"> • Objections to what is perceived as a relaxed approach to employment land. • Need to strengthen the approach to the evening economy.
Developer Contributions
<ul style="list-style-type: none"> • Greater detail sought in relation to the approach to developer contributions in Lewisham which is now set out in the Planning Obligations SPD. Specific requirements on a site by site basis will be set out in the AAP.

Note: A full schedule of consultation responses and associated resulting actions can be found in Appendix 2 of the AAP Further Options Report, March 2011.

4.3 Consultation outcomes and reporting back

A complete list of the consultation comments and the Council's decision on how they were addressed in the next version of the AAP (Further Options 2011) is to be found in Appendix 2 of the 2011 Further Options Report on the Council's website. The web link is provided below.
<http://www.lewisham.gov.uk/myservices/planning/policy/LDF/lewisham/Pages/Further-options.aspx>

Following advice by the Government Office for London (GOL), Lewisham focussed attention on producing the Core Strategy DPD before continuing with other DPD's, including the AAP. This meant that there was a three year gap between the analysis of the preferred options consultation responses and the drafting of the next report in the AAP production process. Because of this it was felt that a further round of options consultation was required to ensure that the information upon which the AAP policies would be based was current (See the following chapter).

5. Further Options consultation (Regulation 26)

This section details the consultation undertaken on a further round of options known as the Further Options Report. This report bridges the gap between the Preferred Options Report and the proposed submission draft of the full AAP which is targeted for publication in spring 2012. It builds upon the Issues and Options (2005) and the Preferred Options (2007) stages, to provide an up to date position on which a draft plan can be produced.

The AAP Further Options Report shows the options, alternatives and content that the Council could develop into policies and include as part of the proposed submission draft version of the AAP. The purpose of the AAP Further Options Report was to ensure that all stakeholders and members of the public had the opportunity to not only comment in detail on what options should or could be taken forward but also on those alternative options which the Council did not see as being taken forward (those options which are not seen as being suitable) and the various evidence reports used to justify the Council's position. Each option was open to comment and all representations will be considered and reviewed in preparing the AAP Proposed submission draft version.

5.1 Consultation process

The consultation undertaken involved the following:

- Individuals and groups on the planning consultation database with a link to Lewisham town centre (or who had requested to be informed), including all specific consultation bodies listed in Appendix 1 were notified by letter of the consultation event.
- An email was sent to those on the consultation database who provided an email address notifying them of the consultation event.
- The consultation documents were made available on the Council's website, with hard copies available at the Planning Information Desk in Laurence House, and in all libraries in the borough (cd copy only in smaller libraries).
- It was possible to view and respond to this consultation by using an internet based consultation portal (Limehouse) intended to make responding to the consultation document more attractive and user-friendly.
- Planning Officers also undertook consultation by directly visiting a number of 'hard to reach' groups, important amenity groups and through three manned public consultation display events in the town centre.

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

Method of consultation	Date
Letters/e-mail to Specific Consultation Bodies held on consultation database	18 Mar 2011
Letters/e-mail to General Consultation Bodies and Other Consultees held on the database (including those individuals/organisations that have commented on earlier documents)	18 Mar 2011
Leaflet drop (7,000 local residents and businesses)	25 Mar 2011
Local Press Advert	18 Mar 2011

Method of consultation	Date
One-to-one meetings with landowners and developers (where invitation accepted)	21 Mar 2011 – 3 May 2011
One-to-one meetings with statutory bodies	21 Mar 2011 – 3 May 2011
One-to-one or group meetings with key community and amenity groups, including: - Young Mayors Group - Pensioners Forum - Lewisham disability coalition - Ladywell Society - Quaggy Group - Lewisham Staff Forum (including equalities groups such as, BEM, LGBT, religious and disability groups)	21 Mar 2011 – 3 May 2011
Online and paper-based response form, including online questionnaire	21 Mar 2011 – 3 May 2011
Full hard copy documents held at council's planning offices and all libraries	21 Mar 2011 – 3 May 2011
Staffed display at Lewisham Centre (15 th and 26 th) and Lewisham Library (16 th)	15, 16, 26 Apr 2011

A copy of the covering letter is included in Appendix 6. The newspaper notice from the South London Press is included as Appendix 7.

A web link to the consultation documents is provided below.

<http://www.lewisham.gov.uk/myservices/planning/policy/LDF/lewisham/Pages/Further-options.aspx>

5.2 Responses to consultation

A total of 30 individual respondents made 94 detailed comments on the AAP Further Options Report March 2011 as follows:

- 24 comments were classified as objections
- 3 comments were largely observational, but with some element of objection
- 21 were supporting comments
- 7 comments were largely in support but with some caveats or requested change
- 39 were classified as 'observations' giving further information or commenting in a general way

A number of consultation themes emerged which are summarised below:

Issue summary	How the main issues have been addressed in the Core Strategy Proposed submission Version document
Comments from developers and landowners In general, there is wide support for policies that encourage the regeneration of the town centre, improve the transport and public realm	

Issue summary	How the main issues have been addressed in the Core Strategy Proposed submission Version document
<p>offer, and support the move to become a metropolitan town centre.</p> <p>Objections generally relate to specific policies that are seen as inhibiting the redevelopment of sites. Opposition was received to the protection of office space and the need for employment sites to be vacant and marketed for two years prior to change of use.</p> <p>One landowner in the town centre objected to design and pedestrian access proposed policy requirements on one specific site, as well as the need to masterplan the redevelopment of the wider character area.</p>	<p>The Proposed Submission AAP has not been amended to accommodate these objections as officers consider the protection and enhancement of employment and office provision in the town centre as essential. Some additional site specific issues have also not lead to amendments as officers consider this would be detrimental to the wider aims of the Character Areas (renamed as Town Centre Areas) and the town centre objectives and overall vision.</p>
<p>Local residents and amenity groups</p> <p>There were a number of general objections to the quantum of redevelopment planned for the town centre. Concerns include, over-development, the quantity of high rise buildings, encouragement of more unused office space, the number of planning permissions already in place.</p> <p>Further concerns are largely centred on the provision of social infrastructure and amenity to support the planned development. This encompasses, traffic/bus routes, cycling/walking routes, and the provision of open space, schools and medical facilities. There was particular support for the Ladywell Leisure Centre site to be used as a cinema when the site becomes available.</p> <p>Strong support was apparent for the refurbishment of The Playtower as a social amenity site and for the ongoing role of the market in the town centre.</p>	<p>The Core Strategy allocates the town centre as a 'regeneration and growth area' in conformity with the approach of the London Plan. Therefore the AAP is expected to deliver growth and thus a high quantum of development. While the Proposed Submission AAP does not reduce the quantum of development, additional policy such as AAP19 regarding tall buildings has been added to assist in the management of new development.</p> <p>The AAP retains a policy regarding Social Infrastructure (AAP22) and as part of the delivery strategy now includes an infrastructure schedule (Appendix 3). Officers, landowners, developers and other stakeholders are working together on a number of sites in the heart of the town centre, seeking to provide a cinema in Lewisham. Further details will be provided when they become available.</p> <p>Policies to support the Playtower and the market have been retained.</p>

Issue summary	How the main issues have been addressed in the Core Strategy Proposed submission Version document
<p>Environment Agency (EA)</p> <p>The EA offered support for the general approach and encouragement of development to have regard for flood risk and the enhancement of the waterways, both in the area-wide policies and for specific sites.</p> <p>Other comments highlight the need for further work to ensure compliance with the Flood and Water Management Act 2010, the requirements of a Surface Water Management Plan (SWMP), and the need for increased use of SUDS. These views are also largely backed by Thames Water in their representation.</p>	<p>The approach to flooding and rivers in the AAP has been revised. The area-wide policy has been removed and replaced by detailed assessment of each site / town centre area where relevant. (see Proposed Submission Version policies AAP3 to AAP8).</p> <p>Officers consider that the Lewisham SFRA, borough Surface Water Management Plan, and further work with the EA including the River Ravensbourne Corridor Improvement Plan is sufficient evidence on which to base the AAP policy. Further local flood assessment will be required as part of applications for major development.</p> <p>The wider strategy for managing flood risk from groundwater, surface water and ordinary watercourses for the borough (The Surface Water Management Plan) is being dealt with comprehensively and separately from the AAP.</p>
<p>English Heritage (EH)</p> <p>English Heritage objected to the omission of an area-wide policy on heritage assets, including the relationship of the town centre with its hinterland.</p> <p>Further, EH state that a policy regarding tall buildings is required at the town centre level.</p>	<p>A new policy (AAP23 Heritage Assets) has been added to the AAP Proposed Submission Version area-wide policies to provide for local heritage assets.</p> <p>A new policy (AAP19 Tall Buildings) has been added to the AAP Proposed Submission Version area-wide policies to provide for tall buildings in the town centre.</p>
<p>Greater London Authority and Transport for London</p> <p>The GLA showed concern regarding:</p> <ol style="list-style-type: none"> 1. The need for electric vehicle charging points 2. Reference to the Blue Ribbon Network 3. The need for public transport improvements as part of planning obligations. 	<ol style="list-style-type: none"> 1. The Proposed Submission Version of the AAP has been updated to reflect the standards for electric vehicle charging points in the London Plan 2011. 2. Officers consider that the general approach to rivers and waterways in

Issue summary	How the main issues have been addressed in the Core Strategy Proposed submission Version document
	<p>the borough is dealt with comprehensively by Core Strategy Policy 11 (including specific reference to the Blue Ribbon Network). Localised detail is provided in the Town Centre Area Policies of the AAP (AAP3 – AAP8) where appropriate.</p> <p>3. The Town Centre Areas of Conington Road, Lee High Road, Ladywell and Central have been adjusted in the Proposed Submission Version (Policies AAP5 – AAP8) of the AAP to include the reference to ‘public transport improvements’.</p>
<p>Political parties (The Green Party) The Green Party reject the AAP objective of making Lewisham a Metropolitan Town Centre, believing it to be detrimental to the economic and social progress of the area.</p> <p>They show considerable support for the AAP objective to provide housing in the town centre reducing the need to travel, as well as other objectives to improve open space and waterways and develop cultural and community facilities.</p>	<p>Officers consider that Objective 1 and the vision to achieve Metropolitan Status are integral to the success of the AAP and are supported by Regional and National policy.</p>
<p>Docklands Light Railway (DLR) The DLR state that the AAP should consider incorporating the requirements of future infrastructure, such as a potential DLR extension from Lewisham to Forest Hill.</p>	<p>No details are known regarding the extension and therefore no direct provision can be made for it in the AAP. Officers feel that there is nothing in the AAP that is detrimental to the potential for such a scheme in the future.</p>

5.3 Further Options reporting back

A schedule of all the comments received and the outcome of each comment made is available on the Council’s website at the following location:

<http://www.lewisham.gov.uk/myservices/planning/policy/LDF/lewisham/Pages/Further-options.aspx>

6. Proposed submission consultation (Regulation 26)

This section details the consultation undertaken on the proposed submission (publication) draft of the full AAP which was published in March 2012.

The proposed submission draft builds upon the Issues and Options (2005), the Preferred Options (2007) and the Further Options (2011) stages, to provide an up to date position for a submission plan. Previous rounds of consultation have asked for feedback on the type of development appropriate for Lewisham town centre and the feedback received has been considered and incorporated into the production of the proposed submission draft.

At this consultation stage the Council was inviting comments on what it considered to be substantially the final version of the document. Planning regulations for consultation at this stage mean that the Council can only consider comments about the 'soundness' of the document. Objections therefore were required to specify why the AAP was not considered to be 'sound' and provide evidence to support the objection. Comments in support of the 'soundness' of the Strategy were also invited.

It should be noted that this round of consultation was completed under The Town and Country Planning Regulations 2004 (Regulation 26). The Town and Country Planning (Local Planning) (England) Regulations 2012 came into effect during the consultation period and replaced 'Regulation 26' with a new 'Regulation 19'. The consultation has retrospectively been shown to be in conformity with both regulations.

6.1 Consultation process

The consultation undertaken involved the following:

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

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

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

Method of consultation	Date
documents)	
Local Press Advert	9 Mar 2012
Online and paper-based response form, including online questionnaire	12 Mar 2012 – 23 Apr 2012
Full hard copy documents held at council's planning offices and all libraries	12 Mar 2012 – 23 Apr 2012

A copy of the covering letter is included in Appendix 8. The newspaper notice from the South London Press is included as Appendix 9.

A web link to the consultation documents is provided below.

http://lewisham-consult.objective.co.uk/portal/planning_policy/lewisham_tc_AAP_1

6.2 Responses to consultation

A total of 18 individual respondents made 61 detailed comments on the AAP proposed submission draft. 7 respondents submitted either support and/or general comments only, with 11 respondents including objections to the plan. Details as follows:

- 50 comments were classified as objections
- Of the 50 objections, 14 stated that the AAP was not 'sound'
- The remaining 36 were general objections and did not state whether this made the plan 'unsound'
- 9 comments were received in support of the plan and 2 general comments were received, which did not state whether the plan was 'sound' or 'unsound'.
- No comments stated whether the plan was considered either 'legally compliant' or 'not legally compliant'.
- 3 respondents (making 15 comments) requested to participate in the oral part of the examination as follows:
 - Drivers Jones Deloitte for Chesterhouse Properties Limited
 - Geoffrey Thurley
 - Indigo Planning for Trademark Homes

A number of consultation themes emerged which are summarised below:

Representation	Officer response proposed
Representations made by Government bodies and statutory undertakers	
CGMS for Met Police AAP16 is supported. AAP22 should include reference to policing.	Noted Noted, add "policing" to part 1 of policy AAP22
Coal Authority No comments	Noted
English Heritage Support for pages 86 and 87	Noted

Representation	Officer response proposed
<p>Environment Agency General support</p>	Noted
<p>Highways Authority No comments</p>	Noted
<p>TfL Planning Add to the rationale for LAAP21 a sentence stating that “TfL will be consulted and closely involved in the design and, where applicable, approval from TfL sought, for works affecting the Transport for London Road Network and the Strategic Road Network.</p> <p>Add to the rationale for LAAP21 a sentence stating that “The London Plan identifies a southern extension to the Bakerloo Line and a southwards extension to the DLR from Lewisham. When these are progressed, it will be appropriate to assess the land use implications for the AAP”.</p> <p>Include plans for the “bus layover” site in the AAP in case the Lewisham Gateway scheme does not progress.</p> <p>Development of sites S4, S5, S3a and S3b for sensitive uses should take into account the proximity of the bus stand.</p> <p>Can the improved station access be achieved through the bus stand site?</p> <p>Amend the electric charging points standards to match the London Plan.</p> <p>The AAP should contain parking</p>	<p>Recommended for inclusion. Include a new paragraph following existing paragraph 5.80 to read: “TfL will be consulted and closely involved in the design and, where applicable, approval from TfL sought, for works affecting the Transport for London Road Network and the Strategic Road Network”.</p> <p>Recommended for inclusion. Include a new paragraph following existing paragraph 5.80 to read: “The London Plan identifies a southern extension to the Bakerloo Line and a southwards extension to the DLR from Lewisham. When these are progressed, it will be appropriate to assess the land use implications for the AAP”.</p> <p>No changes are recommended. The Lewisham Gateway Site is a strategic site which is dealt with as part of the Core Strategy and therefore does not need to be included in any detail in the AAP. This includes the ‘bus layover’ site.</p> <p>Recommended for inclusion. Add part 1c. to the Loampit Vale area policy, to state that “Consideration should be given to the proximity of the proposed ‘bus layover’ site (part of the Lewisham Gateway development) when planning for sensitive uses on adjacent sites”.</p> <p>Comment noted. No changes are recommended. This is an integral part of the Lewisham Gateway development discussions of which TfL have been involved.</p> <p>Recommend for inclusion. Adjust policy LAAP20 part 3 to read: “All new developments with more than 20 shopper, visitor and/or residential parking spaces will need to ensure that at least 5% of the bays have an electric charging point installed. are required to comply with the London Plan regarding the provision of electric charging points. Further, all accessible points must meet the Source London criteria so that they can become part of the London-wide network.</p> <p>No changes are recommended. The Core</p>

Representation	Officer response proposed
<p>standards to reflect the London Plan.</p> <p>It should be explained that the parking strategy is reliant on the progression of sites in Conington Road and Thurston Road.</p>	<p>Strategy acknowledges that the borough will use the London Plan parking standards, therefore it does not need to be repeated in the AAP.</p> <p>Recommend for inclusion. Amend paragraph 5.70 as follows: "It is hoped expected that the inclusion of public and shopper parking within the sites identified for redevelopment (as included in policy LAAP20 Part 2) will manage this requirement".</p>
<p>TfL Property Applications on sites S1 and S10 should include discussion with TfL property.</p>	<p>No change recommended. Contact with TfL will happen as a matter of course on these sites and where it is appropriate contact with TfL Property will happen through the application process, not as a matter of policy.</p>
<p>Thames Water Add the suggested paragraph regarding water supply and sewerage infrastructure to the implementation policy and supporting text.</p>	<p>The following text will be added to the supporting text of AAP27 – Implementation:</p> <p>“Water Supply & Sewerage Infrastructure</p> <p>It is essential that developers demonstrate that adequate water supply and sewerage infrastructure capacity exists both on and off the site to serve the development and that it would not lead to problems for existing users. In some circumstances this may make it necessary for developers to carry out appropriate studies to ascertain whether the proposed development will lead to overloading of existing water & sewerage infrastructure. Where there is a capacity problem and no improvements are programmed by the water company, then the developer needs to contact the water authority to agree what improvements are required and how they will be funded prior to any occupation of the development.”</p>
<p>Theatres Trust Support for policies LAAP17 and LAAP22.</p> <p>Gateway should include proposals for a theatre as well as a cinema.</p>	<p>Noted, no changes are recommended</p> <p>No changes are recommended. The Lewisham Gateway site is included as a Strategic Site Allocation in the adopted Core Strategy. The scheme has received planning permission and implementation is taking place.</p>
<p>Representations made by landowners and developers</p>	
<p>Chesterhouse properties (landowner</p>	

Representation	Officer response proposed
<p>of Site 4 - Thurston Industrial Estate) Support</p> <p>Should not restrict the conversion of comparison retail to convenience retail. The retail capacity study suggests need for convenience by 2014 and Chesterhouse are not sure how this will be delivered (other than the Tesco extension), so Thurston Industrial Estate could be a sequentially acceptable location, and this flexibility should be retained. This could also be represented on a town centre wide scale through LAAP14.</p> <p>Support</p>	<p>Noted, no changes are recommended</p> <p>No changes are recommended. Policy LAAP4 is required to retain and increase the volume of comparison retail space in the town centre in order to meet the AAP vision by reaching metropolitan status. In order to meet this target, it is important that the Loampit Vale TCA provides comparison retail.</p> <p>Pages 68 and 69 of the Retail Capacity Study 2009 detail the approach to meeting the boroughs convenience shopping needs. The study identifies 6 sites for growth of the convenience offering. Lidl in Lee High Road is built and open, an application has been received to extend the Lewisham town centre Tesco, The Catford town centre Tesco is planned for redevelopment as part of the wider town centre regeneration and the Leegate development site has held public consultation regarding a new supermarket on site and is proposing to submit an application in 2012. The other two sites are Sainsburys sites in New Cross and Lewisham town centre, where the Council hope there will be progress in the near future.</p> <p>Noted, no changes are recommended</p>
<p>Land Securities (owner of the Lewisham Shopping Centre) Use of the sequential test should be promoted to ensure primary shopping remains in the primary shopping area.</p> <p>Why is 40,000sqm from Core Strategy exceeded by the aggregate of allocations?</p> <p>Add text to explain that figures 3.4 – 3.6</p>	<p>No changes are recommended. The sequential test is part of the NPPF and is therefore a relevant consideration for all applications. The AAP does not need to repeat this approach.</p> <p>No changes are recommended. Each Town Centre Area has been allocated an indicative capacity in the AAP. This is not a development proposal and does not suggest that each area will necessarily be filled to this capacity. While the total of the indicative capacities exceeds 40,000sqm retail, the vision of the AAP remains to achieve 40,000sqm to reach metropolitan status.</p> <p>Further, the 40,000sqm identified in the Core Strategy is supported by the sites identified in the Retail Capacity Study 2009. If over the course of the plan period further sites become available, the plan will be required to adapt.</p> <p>No changes are recommended. The existing</p>

Representation	Officer response proposed
<p>are indicative and aspirational</p> <p>Add “seek to” in the sentence where the aims of the Lewisham Gateway TCA are listed.</p> <p>Note that development in the Loampit Vale Town Centre Area should not endanger the viability, vitality and focus of the shopping centre and the Central Area more generally.</p> <p>It should be emphasised that this is an edge of centre location that is disconnected from the town centre by road and rail infrastructure and by natural features.</p> <p>Add that any retail development in the area should be complementary to the Primary Shopping Area, including bulky goods and not convenience or fashion retail.</p> <p>This is out of centre (as over 300m from primary shopping area) and relies on other development to connect it and therefore shouldn't have 11,000sqm of additional retail. As it is out of centre LAAP4 is contrary to Retail Capacity Study and the NPPF unless it states that retail in this area must go through sequential test and include an assessment to demonstrate that there will be no detrimental impact on town centre vitality and viability.</p> <p>These sites are in an out of centre location and therefore are not appropriate for comparison shopping.</p> <p>Define what ‘commercial’ means in the</p>	<p>text explains that Section 3.3 sets out the context for Policy LAAP2.</p> <p>Recommended for inclusion. Adjust paragraph 4.4 to read: “The Lewisham Gateway TCA will seek to deliver the following:”</p> <p>Recommended for inclusion. Adjust paragraph 4.8 to read: “and essential community facilities. New retail provision should complement and not compete with the existing Primary Shopping Frontage. Key route and public realm improvements”.</p> <p>No changes are recommended. Paragraph 4.8 of the AAP already states that Loampit Vale Town Centre Area is considered ‘edge of centre’. The Council do not consider it disconnected from the town centre and with the town centre uses along Loampit Vale South and the Lewisham Gateway site both planned and under construction the area will become ‘town centre’ itself.</p> <p>This is dealt with by change no. MM9 of the schedule of changes, which reflects the change proposed to paragraph 4.8 detailed above.</p> <p>No changes are recommended. The Council consider that given the pedestrian and transport links to the primary shopping area and the proposed development at Lewisham Gateway which will link the two areas, that this area is currently considered as ‘edge of centre’ and on development of the Lewisham Gateway scheme will become ‘town centre’.</p> <p>No changes are recommended. The Council consider that given the pedestrian and transport links to the primary shopping area and the proposed development at Lewisham Gateway which will link the two areas, that these sites are currently considered as ‘edge of centre’ and on development of the Lewisham Gateway scheme will become ‘town centre’. These sites are therefore considered as appropriate for comparison retail.</p> <p>Recommended for inclusion. Adjust point 11 in</p>

Representation	Officer response proposed
<p>policy.</p> <p>The NPPF defines this area as out of centre (over 300m from the Primary Shopping Area).</p> <p>Adjust the third key area objective as follows: “Provide retail services for the Borough’s residents in the form of an extension to the existing foodstore, suitable for an edge of centre location that supplements those contained in the Central Area”.</p> <p>Adjust Policy LAAP5 paragraph 2 to read: “Development involving underground parking, retail expansion foodstore extension (up to 3,000m additional floorspace”. This supports the approach set out in the Retail Capacity Study 2009.</p> <p>Add the following text as a new part a) of Policy LAAP5 paragraph 2: “Any application for additional retail development comprising main town centre uses as defined in the NPPF will be required to comply with the sequential approach to site selection and include an assessment to demonstrate that there will be no adverse impacts arising on the town centre vitality and viability”.</p> <p>Delete existing paragraph 1a and replace with the following text: “As the Lewisham centre is managed, refurbished and redeveloped over time, east-west connections across the shopping centre should be improved where appropriate in the context of the centre’s management plan and the protection of the retail circuit and pedestrian footfall”.</p> <p>The two specific sites in LAAP8 are numbered incorrectly.</p>	<p>Policy S5 as follows: “This site is considered most appropriate for a commercially led lead mix of uses (employment generating, most likely B1 use), although sensitive design could make some residential use acceptable.”</p> <p>Recommended for inclusion. Adjust 4.14 to read: “.....This edge of centre out of centre Town Centre Area.....”. The Council point out that the development of Lewisham Gateway and the associated improved connections would move this Town Centre Area to ‘edge of centre’.</p> <p>Recommended for inclusion. Adjust the third key area objective as follows: “Provide retail services for the Borough’s residents in the form of an extension to the existing foodstore, suitable for an edge of centre location that supplements those contained in the Central Area”.</p> <p>Recommended for inclusion. Adjust Policy LAAP5 paragraph 2 to read: “Development involving underground parking, retail expansion of the existing store (up to 3,000m additional floorspace”. This supports the approach set out in the Retail Capacity Study 2009.</p> <p>No changes are recommended. The sequential test is part of the NPPF and is therefore a relevant consideration for all applications. The AAP does not need to repeat this approach.</p> <p>No changes are recommended. The improvement of pedestrian connections in the town centre is an integral part of the AAP and this change would undermine the policy.</p> <p>No changes are recommended. The numbering is correct</p>

Representation	Officer response proposed
<p>Allow community uses and health on the ground floor of Site S10.</p> <p>Remove the need for comprehensive redevelopment of Site S10 to support phased delivery of individual sites.</p> <p>Make the following amendment: “the redevelopment should mark the beginning of the commercial and retail heart of Lewisham town centre, while respecting the height, mass and bulk of local surroundings. It should create a new southern anchor for Lewisham High Street sense of arrival and should enhance and support the southern end of the high street to encourage customers to travel the full length of the High Street</p> <p>Include Riverside Hall as Primary Shopping Area in Figure 5.1.</p>	<p>No changes are recommended. Retail is proposed for this site by the AAP to support the vision to obtain Metropolitan status. While community, health and other social infrastructure uses may also be required in the town centre, the AAP does not suggest specific sites for such uses. Proposals for social infrastructure will be dealt with at the time of application.</p> <p>Phasing the delivery of a site can be achieved as part of a comprehensive redevelopment plan.</p> <p>No changes are recommended. The AAP delivery of a southern anchor is an important part of ensuring the continued viability of the southern part of the high street, therefore the change is not considered acceptable.</p> <p>No changes are recommended. Figure 5.1 shows Primary Shopping Frontage, not Primary Shopping Area. Riverside Hall is currently a closed community hall with no public frontage and is therefore not Primary Shopping Area or Primary Shopping Frontage.</p>
<p>Trademark Homes (Landowner of Site 5)</p> <p>Should mention the emerging context of recent planning permissions. Add text as follows: “buildings must be of an appropriate scale, mindful of the immediate context and the importance of Loampit Vale as a major route without trying to compete with Lewisham Gateway (and approved planning permissions)”</p> <p>6-8m pavements can not and should not be achieved on all Town Centre sites. Add text as follows: “generous tree lined pavements of at least 6 to 8 metres in width to create boulevards on all primary routes”</p>	<p>No changes are recommended. The AAP sets policy for sites, not for existing planning permissions. While developments under construction are noted, permissions are not a guarantee of delivery.</p> <p>No changes are recommended. This is a town centre wide aim and is important in delivering the pedestrian access required to support the transport strategy.</p>

Representation	Officer response proposed
<p>Incorporating communal heating and cooling systems is not always possible and will depend on the characteristics of a particular site and the development proposal. Add text as follows: “buildings must incorporate communal heating and cooling systems and facilitate the Town Centre Area becoming a decentralised energy hub if feasible”</p>	<p>No changes are recommended. This is a town centre wide aim and is important in delivering the environmental objective of the AAP. It is also supported by London Plan Policies 5.5 and 5.6. AAP Policy LAAP24 Carbon Dioxide Emission Reduction and the accompanying evidence base show that Loampit Vale is a potential future cluster for decentralised energy.</p>
<p>The site should not be commercially lead, but should be for mixed use as long as suitable re-provision of employment uses is made.</p>	<p>No changes are recommended. The Council feel that the most suitable approach to redevelopment is a commercial led scheme. However, residential or a mix of uses may be appropriate if it can be proved through sensitive design. This would be demonstrated and justified as part of a planning application.</p>
<p>Thurston Road should be flagged as an important route into and out of the town centre.</p>	<p>No changes are recommended. Thurston Road is a secondary route into the centre and is named so in the AAP.</p>
<p>Comment that obligations through CIL will need to meet the tests (relates to site specific policy and LAAP22).</p>	<p>No changes are recommended. Paragraph 4.13 and LAAP22 are based on the current Section 106 planning obligations system. The introduction of CIL will lead to changes in the responsibility for delivering the local priorities, but the priorities for using the contributions will remain.</p>
<p>Reflect that floorspace is not the only measure of employment space re-provision.</p>	<p>No changes are recommended. The policy requires the re-provision of employment floorspace. Any need for divergence from the policy should be evidenced and justified as part of the planning application process.</p>
<p>Explain that constructing purpose built student accommodation frees up local market housing for others.</p>	<p>No changes are recommended. It is speculative and not proven by evidence that market housing in the environs of Lewisham town centre is currently used by students that would subsequently use purpose built student accommodation instead. It is equally plausible that the purpose built student accommodation will be used by students coming in from outside of the borough.</p>
<p>Do not require a mix of accommodation sizes as some developments may be specifically undergrad (i.e. Halls of residence), whereas others may provide post-grad flats. The student housing market is different to the normal residential market.</p>	<p>Recommended for inclusion. Adjust Policy 13.2.b to read: “include a range of unit sizes and layouts, including with and without shared facilities, as appropriate”.</p>
<p>Make specific reference to student</p>	<p>No changes are recommended. As part of the</p>

Representation	Officer response proposed
housing and the need to understand the specific impacts of this type of development on the social infrastructure in an area (suggested it is less than normal resi).	move to the Community Infrastructure Levy system, the Council will be reviewing its Planning Obligations SPD. The requirements of student housing will be considered in the review of this document. It is not considered necessary to make any additions to the AAP.
<p>Centros</p> <p>Ladywell leisure centre site should not be restricted to 1,400 sqm retail as this is too prescriptive, against the Retail Capacity Study and is detrimental to its successful delivery.</p>	<p>No changes are recommended. In considering the Ladywell leisure centre site, Nathaniel Lichfield & Partners completed the Retail Capacity Study in 2009 and subsequently produced further advice regarding this site in 2011. Both the study and the further advice form part of the evidence base for the AAP. The recommendation of NLP was to allow no more than 1,400sqm of retail on this site to protect existing retail sources in Lewisham and Catford town centres and the local parade in Ladywell Village.</p>
Representations made by individuals	
<p>Geoffrey Thurley</p> <p>The IDP identifies a shortfall of swimming space and therefore the Ladywell Leisure Centre should be retained as a swimming pool.</p> <p>Large retail on the Ladywell Leisure Centre site would be detrimental to the existing retail on the other side of the road.</p>	<p>Comments are noted, but no changes are recommended. The Infrastructure Delivery Plan 2010 states that if the current ratio of swimming space provision against population is to be retained then a further 600m2 is required by 2026. However, the Leisure and Open Space study 2010 tells us that according to Sport England's Sports Facility Calculator there is sufficient swimming space until at least 2025. There is therefore a slight over-provision at the current time which will withstand the growth of the population over the plan period.</p> <p>Comments are noted, but no changes are recommended. The Council have received advice from independent retail consultants regarding the appropriate level of retail for the Ladywell leisure centre site. The level in the submission AAP (up to 1,400sqm) is considered appropriate for the location without having a detrimental affect on existing nearby retail.</p>
<p>Mr C Narrainen</p> <p>Support</p>	<p>Noted</p>
<p>Mr Pope</p> <p>Access to all TCAs should be easy for the blind and disabled and care should be taken to ensure that road traffic, bikes and pedestrians are kept separate</p>	<p>Comments noted</p>

Representation	Officer response proposed
using clear markings.	
<p>Ray Hall Lewisham town centre has the potential to become a destination on the national and global stage, but the AAP does not do enough to achieve it.</p> <p>Support for the townscape merit allocation on the corner off Lewis Grove and Lee High Road, but this should only be for the frontage, not the whole buildings.</p> <p>In the section regarding the buildings of townscape merit, mention the importance of opening up the River Quaggy.</p> <p>Disapproval of the Lewisham Gateway scheme and the associated 'low h' road scheme. The AAP should look at an alternative approach.</p>	<p>Comments are noted, but the Council do not believe this is the case. No changes are recommended</p> <p>No changes are recommended. The allocation is for the protection of the entire buildings, not just the frontage. The allocation is designed to protect these valuable town centre buildings, not allow for redevelopment.</p> <p>No changes are recommended. River Quaggy enhancements are required through the Lee High Road Town Centre Area policy.</p> <p>No changes are recommended. The Lewisham Gateway site is included as a Strategic Site Allocation in the adopted Core Strategy. The scheme has received planning permission and implementation is taking place.</p>

6.3 Reporting back

Due to the small number of consultation representations received, the table above contains the proposed officer response to all of the representations received during the proposed submission consultation period. To view the full representations see the Councils website at the following location:

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

7. Sustainability Appraisal

The Sustainability Appraisal consultations after the initial Scoping Report stage were conducted simultaneously with the Preferred Options (2007) and Further Options (2011) consultation processes.

No consultation comments were received on the Sustainability Appraisal at the Preferred Options Stage.

English Heritage and the Environment Agency commented on the Sustainability Appraisal at the Further Options Consultation Stage. English Heritage objected to the level of consideration of heritage assets in the appraisal of the Area-wide spatial policies and character area policies. The Environment Agency requested that the conflict between the sustainability objectives of water quality and use with housing & sustainable design is highlighted.

The comments of the Environment Agency and English Heritage were taken into consideration in the preparation of the Proposed Submission AAP and Sustainability Appraisal (2012). Both documents were publicly consulted on in March and April 2012 and no consultation comments were received regarding the Sustainability Appraisal.

The Sustainability Appraisal for the Preferred Options and Further Options reports was independently produced by Urban Practitioners, while the proposed submission and submission versions have been independently produced by Mouchel, and at all decision making stages was presented to Mayor and Cabinet and Full Council for consideration.

8. Equalities Analysis Assessment

The Equalities Analysis Assessment (EqAA) examines an existing or proposed policy, strategy, function, project or activity to identify what effect its implementation may have on different groups in the community. The EqAA for the AAP was scoped and the methodology prepared during the Further Options production process and it has subsequently been prepared alongside this consultation statement, prior to work beginning on the Proposed submission draft plan. The EqAA assesses equalities issues for each policy option, alternative option and dismissed option at each stage of the report production (Issues and Options, Preferred Options and Further Options). The EqAA report will be available to the public during the next consultation of the AAP (for the Proposed submission draft plan).

The EqAA will also be reported to and endorsed by the Council's Equalities Board and the recommendations will be used to inform the Proposed submission version of the Core Strategy.

Appendix 1 Consultation bodies

Specific consultation bodies

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

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

General consultation bodies

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

1st Avenue
3A Chinese Medecine
7 Star Car Hire
99p Store
Abbey National
ABC Residents Association
Ace Associates
Ace News
Acorn Estates
Acorn Financial Consultancy
Acorn Mortgage Consultants
Acre Lifts Ltd
Action Homes
Adecco
Advanced Vehicle Alarms
African Welfare Organisation (AWO)
Agora
Alaya Dance Craft
Albemarle & Bond
Algernon Road Residents Association
All Lewisham Autism Support (ALAS)
All Wines

Allendale Harvey & Co
Allied Carpets
Allies and Morrison: Urban Practitioners
Alpat
Amber Residential Ltd
American Golden Nails
Anansi Network
Ani's Newsagent
Association of London Borough Planning Officers
Association of London Government
Avalon Community Enterprise
Barclays Bank Limited
Barratt East London
Barratts Shoes
BC Accounting Service
Beaumont Beds
Beauty Choice
Beaver Housing Society Ltd
Beijing Restaurant
Betfred
BHS
Bhumi News
Big Yellow Self Storage Company
Bilial Meat and Fish
Bizarre Fashions
Blackheath Antiques
Blackheath Leisure (Cash City)
Blue Arrow
Boots the Chemists
BPTW Architects
Brandram Road Community Centre Association
British Red Cross
Broadway Snooker
Brockley Cross Action Group
Brook Advisory Service
Brook Street Bureau
BS Social Care
BSM
Café du Soleil
Calabash Day Centre
Cancer Research UK
Cash Converters
CBRE

CC Zaman & Co
Central Café
Central Lewisham Action Group
Centre for Ecology and Hydrology
Centre Kebab
Chef's Treat
Chelsea Building Society
China Inn Restaurant
Chowderly, Osborne & Harrison
Church of St. Saviour & St John the Baptist
Churches Together in Central Lewisham
Citibank
Civil Aviation Authority
Clearline Communications
Coach & Horses
Cobalt LTd
Community Health Service
Congolese Community Trust
Connexions Advice Centre
Conradi Morrison & Co
Conran Estate Agents
Constantine Barber
Co-operative Bank plc
Corporation of London (Planning Department)
Costcutter
Crossroads Greenwich and Lewisham Ltd
Crown Estate Commissioners
Curry Centre
Daycocks Cycles
Defence Estates (South East & Germany)
Department for Communities and Local Government
Department for Education
Department for Environment, Food and Rural Affairs
Design Council (incorporating CABE)
DHSS Spur House
Diamond Cut Hairdresser
Director of Asset Management and Utilisation Metropolitan Police Service
Disabled Living Foundation
Dixons
DIY
Docklands Light Railway Ltd
Dowson Court TA
DP9

Dream Nails
Drivers Jonas LLP
Dron & Wright
Durrant Vevers Partnership
Dylans
Early Learning Centre
Elverson Road Residents Association
Embleton Rd RA
Endsleigh Insurance
English Heritage
Entec UK Ltd
Environment Agency
Equality & Human Rights Commission
ESA Planning
Exchanged Life Ministries (ELM) (Triumphant Life Church)
Exclusive Furniture Ltd
Exhaust Express Ltd
Exotic Fresh Foods
F & P Wholesale
Fantasy Hair Studio
Fashion Footwear
Favorite Fried Chicken
Faze 2
Feejays
Fox & Firkin
Francis Chappell
Fresh Start Christian Ministries
Friends of the Young Deaf
From the Root
Fryer Stapleton & Co Limited
Furniture Arkade
Gallions Housing Association
Gateway to London
Gennaro
Going Places
Gold & Jems
Good View
Greater London Authority (Head of Planning Decisions)
Greater London Enterprise
Greater London Fund for the Blind
Greenwich & Lewisham Newpin
Greenwich and Lewisham Friends of the Earth
Greggs Bakers

GVA Grimley Ltd
H & H Sculptors
H E Olby & Sons
Halifax plc
Handicars of London
Health & Safety Executive London
Heathside and Lethbridge Youth Project
Heathview Estates
Help the Aged
Herbal Inn
Herbert & Ward
Hermitage TA
Highways Agency
Hither Green 2002
Hither Green Baptist Church
Hither Green Residents Group
Hither Green Trust
HM Prison Service Headquarters
Holy Trinity Church Lewisham
Homes & Communities Agency - HCA (London)
Hope
Hot Nails
Household Bank
HSBC
HSS
Hunkarim Restaurant
Hyde Housing
I S S Building Services
Iceland Foods plc
Ichthus Christian Fellowship
Ikie Solicitors
Ikizer Restaurant
Imitate
Independence Records
Independent Immigration
International Welfare Association (IWA)
Iqra - Somali Health & Education Development
Ivory Hair Salon
Joseph Anell
Jungle Fever Hydroponics
Keyring (Lewisham)
KFC
KRS Oriental Stores

L & J Cut & Brand
L B Bexley
L B Bromley
L B Greenwich
L B Southwark
La Fontained Café Bakery
Ladywell Action Centre
Ladywell Centre for People with Physical Disabilities
Ladywell Fields User Group (LFUG)
Ladywell Leisure Centre
Ladywell Society
Ladywell Village Society
LDA Olympic Legacy Directorate
Lean on Me Family Centre (LOMFC)
Lee General Store
Lee High Tandoori
Lee Manor Society (LMS)
Leegrove Gateway Club
Leemore Training Centre
Lewis Grove Pharmacy
Lewisham Action on Mediation Project (LAMP)
Lewisham African Development Alliance (LADA)
Lewisham and Greenwich National Childbirth Trust (NCT)
Lewisham and Kent Islamic Centre (LAKIC)
Lewisham Anti-Apartheid Group
Lewisham Anti-Racist Action Group
Lewisham Asian Elders and Carers Group (LAECG)
Lewisham BBQ
Lewisham Bio-Diversity Partnership
Lewisham Black Asians Women's Committee
Lewisham Bridge Primary School (Head Teacher)
Lewisham Butchers
Lewisham Central Residents Association
Lewisham Centre Management Ltd
Lewisham Chamber of Commerce c/o Oxenburghs Limited
Lewisham Christian Centre
Lewisham Citizens Advice Bureau Service
Lewisham College
Lewisham Community and Family Service
Lewisham Cycling Campaign (LCC)
Lewisham Cyclists
Lewisham Disability Coalition
Lewisham Dry Cleaners

Lewisham Elders Resource Centre (LERC)
Lewisham Environment Trust
Lewisham Fire Station (Borough Commander)
Lewisham Gateway Action Group
Lewisham Gateway Developments Limited
Lewisham Housing Support Team
Lewisham Independent Association of School Governors
Lewisham Independent Pensioners Advocacy (LIPA)
Lewisham Irish Community Centre (LICC)
Lewisham Irish Pensioners (LIP)
Lewisham Local History Society
Lewisham Meat Centre
Lewisham Mencap/OWN
Lewisham Methodist Church
Lewisham Old People's Housing Association (LOPHA)
Lewisham Opportunity Pre-School (LOPS)
Lewisham Park Estate TA
Lewisham Park Housing Association Ltd (LPHA)
Lewisham Pensioners Action Group
Lewisham Pensioners Forum
Lewisham Pensioners Gazette
Lewisham Schools for the Future
Lewisham Seventh Day Adventist Church
Lewisham Shopmobility
Lewisham Spiritualist Church
Lewisham Supermarket
Lewisham Talking Newspaper for The Blind (LTN)
Lewisham Tenants and Leasholders Advice Centre
Lewisham Triangle Neighbourhood Association
Lewisham United Reformed Church (URC) (Malcolm Exon)
Lewisham Women's Aid
Lewisham Wrestling Club
Lewisham Young Musicians
Lidl UK GmbH Property Manager
Light of the World Church
Liquor Value
Living Independence Networks Community (LINC)
Lloyds Bank plc
Lloyds/TSB
Loampit Area RA
Loampit Gospel Hall
Local Strategic Partnership Support Team
London Ambulance Service NHS Trust

London Buses Limited
London City Airport Consultative Committee
London City Mission
London Development Agency
London Fire and Emergency Planning Authority
London Regional Transport Authority
London Transport Users Committee
Lucent Cosmetics
Luxmi Food and Wine
LXB Properties LTD
MACA
MacDonalds
Madras
Maggie's Café & Restaurant
Mann & Co
Mark Beaumont Estate Agents
Marks & Spencer plc
Marlowe's Bar
Martin Robeson Planning Practice (Land Securities Ltd)
Matalan Retail Ltd
McAlee Projects
McDonald's Restaurants Ltd
Mentoring Plus Lewisham (M+)
Metropolitan Police Service
MFI
Midland Bank Limited
Millets
Mish Mash
Mitco & Co
Mixers
Money Shop
Money Talks
Moonshot Phoenix (Moonshot)
Morden Mount and Heathside Community Toy Library
Morleys Fried Chicken
Morps Music
Nando's
Nat West Bank plc
Nathaniel Lichfield & Partners
National Grid Electricity Transmission plc
Nationwide Building Society
Natural England
NCT 2000

Network Rail Infrastructure Ltd
Network Rail Limited
New Welcome Noodle House
NHS London
Nikos Hairdressers
Northbrook & Cordwell TA & RA
Oak Estates
Oak Residential Ltd
OK Internet Café
Opticians
Orchard Community Project
Oxenburghs
Palace Chine Restaurant
PDA Training
Per Uomo
Percy Ingle
Pertemps
Peter Egan & Co
Phase
Phoenix Research & Development Foundation Ltd
Pitchers Bar & Diner
Pizza Go Go
Planning Newspaper
Port of London Authority
Post Office Property Holdings
Primark
Private Lines
Prospect Services
QS plc
Quercus Project Lewisham
QWAG
R & J Supplies Ltd
R F Austin
R P Property Limited
Railtrack Property
Rawlinson House & Mercator Road Estate
Records
Reed Employment
Reggae Foods
Regina Café
Regina Communications
Robert Morley & Co Limited
Robinson Perkins Estate Agents

Rolls and Rems
Romaris Shipping Agency
Romborough Gardens Allotments Association
Royal Mail Group
RPR International
RPS
Sainsbury's Store Support Centre
Saint Mary's Conservation Area Committee
Sakhi Fabric
Salvation Army Hall (Lewisham)
Sameday Snaps
Sams Café
Savers
Scope
SD Stores
Sea-Kids Trust
Sheel Pharmacy Health World
Shell Health & Herbal
Sherwood Court (Lewisham) Limited
Shobiz Hair & Beauty
Shoe Zone
Silverdale Community Association
Sivan Kovil Trust
Snip In
Somerset Gardens Residents Association
Something Fishy Restaurant
South Eastern Trains Ltd
South London and Maudsley NHS Trust
South London Business
Southern Africa Aids Foundation (SAAF)
Southern Limited
Sovereign Jewellers
Specsavers
Sport England
Sputnick Supermarket
Sri Vel Murugan Aalayam
St Christopher's Fellowship
St Martin Property Investments Ltd
St Mary's Youth Club
St Saviour's RC Primary School
St Stephen and St Mark's Church
St Swithun's Young Black Community Link
St. Mary Church

St. Mary's Centre
St. Mary's Youth Club
St. Michaels Community Centre
Stonewalls
Streets of Lewisham
Stush
Sunninghill Road Residents Group
Superdrug
Supreme Animal Foods
Suvai Aruvi Restaurant
Swallow Express Dry Cleaners
Swinton Insurance
Tamil Community & Youth Centre
Tesco Stores
Textile Benevolent Association
TFL ST Communications
Thames Reach Bondway Housing Association Ltd, Lewisham Housing Support Team
Thames Water Property
The Occupier
The Airport Director, Biggin Hill Airport
The Bed Shop
The Boots Co plc
The Church Commissioners
The Coal Authority (Planning and Local Authority Liaison)
The Co-operative Bank
The Darjeeling
The Department for Transport
The Department of Health
The Downes Planning Partnership
The Foot Clinic
The Gold Centre
The Gypsy Council, Europe and UK Office
The Herb Shop
The Home Office
The Lewisham Hospital NHS Trust
The Link
The London Forum of Greater London Amenity Societies
The London Wildlife Trust
The Mojo Hair
The Off Licence
The Planning Inspectorate
The Post Office
The Prison Service

The Safeguarding Consultee, London City Airport
The Tabernacle
The Theatres Trust
The Watch House
The Waterways Trust
Thorne Offset Ltd
Timpsons
Timson Euro Medical
Top Dixy
Transport for London
Travellers Support Group
Trinidad and Tobago Carnival Club
Trunking Limited
Turkish Community Project Lewisham (TCPL)
Turkish Food Centre
University Hospital Lewisham
Users and Friends of Manor House Library
Viney Road Tenants Association
Vodafone Ltd
Voluntary Action Lewisham
Volunteer Reading Help (VRH South East)
Volunteering Lewisham
Warrenview Limited
Way Out West
West Indian & African Community Assoc
Western Fried Chicken
WH Smith plc
White Horse Public House
Whitehall Clothiers
William Hill
Wimpey
Wings Noodle Restaurant
Winner
Women in Need Foundation (WIN)
Women's National Commission
Women's Royal Voluntary Service (WRVS)
Woolwich Building Society
Yane Sun Takeaway
Yates Wine Lodge
YMCA of Lewisham, Lambeth and Southwark
Young Lewisham Project (YLP) (also known as Young Lewisham Workshop)
Young People's Learning Agency
Youth Aid Lewisham

Zein Hair & Beauty
Zoom
Zucchi

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

Letter Introducing the LDF Process:



Director: Patrick Hayes

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

Fax 020 8314 3127
Email brian.regan@lewisham.gov.uk

Direct Line
020-8314-8774
Date 16 May 2005
Your ref:
Please quote

Contact
Brian Regan

Dear Sir/Madam

Local Development Framework - Consultation

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

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

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

1. 'A Guide to the New Planning System' - Introducing Lewisham's Local Development Framework'. This is a general introduction to the new planning framework and the terminology used.
2. 'Lewisham's Local Development Framework: consultation on the spatial vision, objectives and issues'. This summarises the vision, objectives and issues for Lewisham. These were identified by the preparation of what is termed a

'Sustainability Appraisal Scoping Report' which systematically examined all the legislation and policy documentation that affects Lewisham. (see Glossary in Document No.1)

3. 'Site allocations – request for sites'. This is a general invitation to suggest sites and uses for development and redevelopment in the borough.
4. 'Statement of Community Involvement – Questionnaire'. This document invites you to identify how, when and the method by which you would most like to be consulted in the future.
5. A summary of the objectives and issues identified for the Lewisham Town Centre Area Action Plan. These were also identified by means of a 'Sustainability Scoping Report'.

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

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

Yours sincerely

Brian Regan

Planning Policy Manager

Article in Planning Newsletter:

Lewisham Town Centre Area Action Plan

The Lewisham Town Centre is planned to be the subject of considerable development over the next 10 years, with the Council aiming to improve the centres standing within the London-wide retail hierarchy and to provide substantial new housing, retail and leisure/recreation development. The extent of change envisaged makes it essential that a detailed and occasionally specific planning document is in place to guide and manage future changes and to maximise the benefit derived from the expected development

Work has started on this plan, with consultation on the visions and objectives taking place in May 2005. A Sustainability Appraisal Scoping Report has been produced and can be viewed on the Council's website. Planning consultants, Urban Practitioners, are assisting the Plan's preparation. Public consultation on issues and options will start in July/August 2005.

Scoping report consultation letter: 2005 Version



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

16 May 2005

Dear ,

R.E: LOCAL DEVELOPMENT FRAMEWORK – SUSTAINABILITY APPRAISAL SCOPING REPORT FOR THE LEWISHAM TOWN CENTRE AREA ACTION PLAN.

Pursuant to Government Guidance in PPS12 please find enclosed a copy of the London Borough of Lewisham's Sustainability Scoping Report (*for the Lewisham Town Centre Area Action Plan*) for your comments. Also enclosed is a copy of a guide that summarises the purpose and content of the Scoping Report.

Please also be advised that a downloadable copy of these documents are available on our website at www.lewisham.gov.uk/planning (under Local Development Scheme).

The closing date for this consultation is **Friday 20th June 2005**, and we would appreciate your comments by that date. Please send any comments to the address given above and do not hesitate to contact us if you need any additional information.

Kind Regards

Olivia Campbell
POLICY OFFICER

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



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

direct line 020 8314 7186
matthew.pullen@lewisham.gov.uk
29th October 2010
SA/SEA Scoping LTC AAP

Dear Sir/Madam

**Re: Sustainability appraisal (incorporating Strategic Environmental Assessment)
Scoping Report, Lewisham town centre Area Action Plan Development Plan
Document**

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

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

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

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

The consultation period is from Monday 12th November 2010 to Monday 6th December 2010. Representations relating to the Scoping Report must be made to arrive by 5pm on Monday 6th December 2010 as follows:

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

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

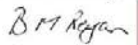
A copy of the Scoping Report may be found on the Lewisham website at

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

If you need any further information please contact Matthew Pullen on the above telephone number or email address.

I look forward to hearing from you.

Yours sincerely,



Brian Regan
Planning Policy Manager

Appendix 3 Consultation evidence for the Issues and Options



Directorate for Regeneration

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

21 May 2005

Dear Sir / Madam,

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

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

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

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

Additional copies of discussion papers can be downloaded from the Council's website www.lewisham.gov.uk/Environment/Planning/PlanningPolicy/LocalDevelopmentFramework. If you have any questions about this process or the issues and options presented please do not hesitate to contact a member of the Planning Policy team.

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

Yours faithfully

Planning Officer

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



Directorate for Regeneration

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

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

Date: 27 October 2005

Dear Sir or Madam

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

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

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

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

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

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

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

Yours faithfully

Rosemary Duckworth
Senior Policy Officer

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

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

Date: 12 September 2005

Dear Sir or Madam,

THE FUTURE OF LEWISHAM AND THE LOCAL DEVELOPMENT FRAMEWORK

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

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

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

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

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

Tea and Coffee will be available at the meeting

Yours faithfully,

Policy Planning Officer

On Behalf of Brian Regan, Policy Manager
DL: 0208 3148774
FAX: 0208 3148774
Email: brian.regan@lewisham.gov.uk

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



Lewisham

Directorate for Regeneration

28 July 2005

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

Dear Sir / Madam,

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

The London Borough of Lewisham Planning Policy Department is now consulting on the next stage of the Local Development Framework. This work follows on from the Sustainability Appraisal Scoping Report (Core Strategy) document consulted on in May of this year. The *enclosed LDF Planning Newsletter* explains this process so far and what is to come.

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

The part one consultation period lasts for six weeks from 25th July until Monday 12th September 2005, 5pm. We have included detachable feedback forms to assist you in getting your comments back to us, although we encourage your individual comments where appropriate.

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

Additional copies of part one discussion papers can be downloaded from the Council's website www.lewisham.gov.uk/Environment/Planning/PlanningPolicy/LocalDevelopmentFramework. If you have any questions about this process or the issues and options presented please do not hesitate to contact a member of the Planning Policy team.

Yours faithfully,

Policy Planning Officer
On Behalf of Brian Regan, Policy Manager
DL: 0208 3148774
FAX: 0208 3148774
Email: brian.regan@lewisham.gov.uk

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



Directorate for Regeneration

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

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

Date: 25 July 2005

Dear Sir/Madam,

LOCAL DEVELOPMENT FRAMEWORK – ISSUES & OPTIONS - CONSULTATION

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

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

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

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

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

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

Yours faithfully

Planning Policy Manager

Annex 1: List of Issues and Options Papers

LOCAL DEVELOPMENT FRAMEWORK – ISSUES AND OPTIONS PAPERS		
Part 1: July 2005		
No	Title	Published
1	Housing	July
2	Waste	July
3	Urban Design and Conservation	July
4	Sustainable Environment	July
Part 2: August 2005		
5	Open Space	August
6	Transport and Parking	August
7	Economy and Employment	August
8	Retail and Town Centres	August
9	Education, Health and Community Facilities	August
10	Site Allocations	August
11	Lewisham Town Centre Area Action plan	August



Directorate for Regeneration

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

Contact: Brian Regan
Direct Line 020-8314-8774
Fax 020 8314 3127
Email
brian.regan@lewisham.gov.uk
[ov.uk](http://www.lewisham.gov.uk)

Date: 12 September 2005

Dear Sir/Madam,

LOCAL DEVELOPMENT FRAMEWORK – ISSUES & OPTIONS - CONSULTATION PART 2

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

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

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

- Open Space and Biodiversity
- Transport
- Employment Land

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

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

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

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

Yours faithfully

Planning Policy Manager

Issues and Options Papers - Timetable

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

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

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

Date: 12 September 2005

Dear Sir or Madam,

LOCAL DEVELOPMENT FRAMEWORK – ISSUES AND OPTIONS PART TWO

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

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

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

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

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

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

Additional copies of these discussion papers can be downloaded from the Council's website www.lewisham.gov.uk/Environment/Planning/PlanningPolicy/LocalDevelopmentFramework. If you have any questions about this process or the issues and options presented please do not hesitate to contact a member of the Planning Policy team.

Yours faithfully,

Policy Planning Officer
On Behalf of Brian Regan, Policy Manager
DL: 0208 3148774
FAX: 0208 3148774
Email: brian.regan@lewisham.gov.uk

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

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

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

Date: 10 October 2005

Dear Sir/Madam,

LOCAL DEVELOPMENT FRAMEWORK – ISSUES & OPTIONS - CONSULTATION PART 3

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

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

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

- Site Allocations
- Retail and Town Centres

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

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

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

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

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

Yours faithfully

Planning Policy Manager

Issues and Options Papers - Timetable

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

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

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

Date: 10 October 2005

Dear Sir or Madam,

LOCAL DEVELOPMENT FRAMEWORK – ISSUES AND OPTIONS PART THREE

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

This current stage of consultation sets out the broad issues and options for the future development of Lewisham Borough. We are now sending you Part 3 of the consultation on the Issues and Options for the Local Development Framework comprising the Retail and Town Centres, and Site Allocations Papers..

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

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

The part 3 consultation period lasts for six weeks from 10th October until 21st November 2005, 5pm.

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

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

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

Yours faithfully,

Policy Planning Officer
On Behalf of Brian Regan, Policy Manager
DL: 0208 3148774
FAX: 0208 3148774
Email: brian.regan@lewisham.gov.uk

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



Directorate for Regeneration

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

Contact: Brian Regan
Direct Line 020-8314-8774
Fax 020 8314 3127
Email
brian.regan@lewisham.gov.uk
[ov.uk](http://www.lewisham.gov.uk)

Date: 26th October 2005

Dear Sir or Madam,

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

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

This current stage of consultation sets out the broad issues and options for the future development of Lewisham Borough. We are now sending you Part 4 (the final part) of the consultation on the Issues and Options for the Local Development Framework comprising the Education, Health & Community Facilities Paper.

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

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

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

Or email – planning@lewisham.gov.uk

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

Additional copies of this discussion papers and all the other issues and options consultation papers can be downloaded from the Council's website www.lewisham.gov.uk/Environment/Planning/PlanningPolicy/LocalDevelopmentFramework. If you have any questions about this process or the issues and options presented please do not hesitate to contact a member of the Planning Policy team.

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

Yours faithfully,

Policy Planning Manager



Directorate for Regeneration

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

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

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

Date: 26th October 2005

Dear Sir or Madam,

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

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

This current stage of consultation sets out the broad issues and options for the future development of Lewisham Borough. We are now sending you Part 4 (the final part) of the consultation on the Issues and Options for the Local Development Framework comprising the Education, Health & Community Facilities Paper.

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

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

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

Or email – planning@lewisham.gov.uk

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

Additional copies of this discussion papers and all the other issues and options consultation papers can be downloaded from the Council's website
www.lewisham.gov.uk/Environment/Planning/PlanningPolicy/LocalDevelopmentFramework.
If you have any questions about this process or the issues and options presented please do not hesitate to contact a member of the Planning Policy team.

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

Yours faithfully,

Policy Planning Manager

Appendix 4 Consultation evidence for the Preferred Options

General Consultation Letter:



As Addressed

Laurence House
Catford
London SE6 4RU

Direct Line: 020 8314
7400
Fax: 020 8314 3127

Our Ref: LDF/PO/02

17th August 2007

Dear Sir / Madam,

Re. Local Development Framework – Preferred Options Part 2 Consultation

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

The preparation of planning policy documents proposed to be included within the LDF must be prepared according to a set procedure¹ which includes substantial public and stakeholder consultation. Previous stages of consultation on the LDF took place in 2005 (on the issues and options for each of the proposed documents) and most recently with the first part of our preferred options consultation which ended on the 3rd August, the: Spatial (Core) Strategy' and the Development Policies and Site Allocations Documents.

The Council, having considered what was said in the previous Issues and Options consultation, have now prepared further draft documents. These drafts are known as the Preferred Options, namely:-

- Lewisham Town Centre Area Action Plan Document which will apply to the whole of the Lewisham Town Centre.
- Catford Town Centre Area Action Plan Document which will apply to the whole of the Catford Town Centre.
- Proposals Map Document which will apply to the whole of the borough

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

The attached Planning Newsletter (Edition 5 - August 2007) provides a brief introduction to all of the documents, what policy matters they address, and the key directions they are proposing. Further, full electronic copies of the preferred options, including supporting information, are contained in electronic format on the enclosed CD-Rom. We encourage you to review this information and to make a submission to tell the Council your views.

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

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

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

The consultation on the preferred options ends on the 28th September 2007 and it is important that all submissions are received by the Council by this date. As mentioned, the attached Planning Newsletter provides detailed information about this consultation but if you would like further information please speak to a member of the Planning Policy Team on 020 8314 7400, see our website at www.lewisham.gov.uk/environment/planning or email us at planning.policy@lewisham.gov.uk.

Yours sincerely,



Brian Regan
Planning Policy Manager

Appendix 5 Newspaper notice for the Preferred Options



Planning and Compulsory Purchase Act 2004

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

Notice of Pre-Submission Public Participation (Preferred Options)

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

Proposed Title and Area of Development Plan Documents

1. Lewisham Town Centre Area Action Plan Development Plan Document which applies to Lewisham Town Centre within the London Borough of Lewisham
2. Catford Town Centre Area Action Plan Development Plan Document which applies to Catford Town Centre within the London Borough of Lewisham
3. The Proposals Map Development Plan Document which applies to the whole of the London Borough of Lewisham.

Proposed Subject Matter of the Development Plan Documents

1. Lewisham Town Centre Area Action Plan Development Plan Document sets out a comprehensive range of policies and proposals to guide future development in Lewisham Town Centre.
2. Catford Town Centre Area Action Plan Document provides a comprehensive range of policies and proposals for improving Catford Town Centre and supporting its regeneration.
3. The Proposals map illustrates policies and proposals set out in other Development Plan Documents.

Period within which Representations may be made

The consultation period commences on 17 August 2007. **All representations must be received by Friday 28 September 2007.**

Where to sent representations

All written representations must be sent to:

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

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

Representations may be made on-line at: -
[http://www.lewisham.gov.uk/PreferredOptionsResponseForm/
Statement of Notification](http://www.lewisham.gov.uk/PreferredOptionsResponseForm/StatementofNotification)

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

Where to Inspect Relevant Documents

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

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

Appendix 6 Consultation evidence undertaken on the Further Options

General Consultation Letter:



Planning Policy
Regeneration Directorate
5th Floor, Laurence House
1 Catford Road
Catford
London SE6 4RU
020 8314 7400
planning.policy@lewisham.gov.uk

18 March 2011
Our Ref: LAAP/FOR/11

Dear Sir/Madam

**Re: Lewisham town centre Area Action Plan Further
Options Report and Sustainability Appraisal**

The Council is consulting on the Lewisham town centre Area Action Plan (AAP) Further Options Report. This report builds on the previous consultation that took place in 2007 (known as Preferred Options) and is a stage in preparing the Development Plan Document.

The preparation of the Lewisham AAP Further Options Report was subject to a Sustainability Appraisal. This document is also available for consultation and comment.

The Lewisham AAP will set out the vision, objectives, strategy and policies that will guide development and regeneration in Lewisham town centre over the next 5 - 10 years. Major change is anticipated in the town centre including elements of residential, retail, employment and environmental schemes.

The purpose of the AAP Further Options Report is to ensure that all stakeholders and members of the public have the opportunity to not only comment in detail on what options should or could be taken forward into the draft AAP, but also on those alternative options which are not being taken forward (those options which are not seen as being suitable) and the various evidence reports used to justify the Council's position.

Details on how, when and where to view the documents and to submit comments can be found in the 'public notice' copied to the back of this letter. The evidence based documents used to support the Lewisham Area Action Plan Further Options Report can be found at:

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

Yours sincerely,

Brian Regan
Planning Policy Manager

www.lewisham.gov.uk

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

The London Borough of Lewisham is consulting on a document called the **Lewisham town centre Area Action Plan (AAP) Further Options Report**, which forms part of the borough's Local Development Framework.

The AAP Further Options Report (accompanied by a Sustainability Appraisal) sets out options for the development of Lewisham town centre over the next 5 – 10 year period. The document provides a bridge between the 2007 Preferred Options AAP and a future draft plan and responds to previous consultation and changing circumstances since 2007.

Consultation Period: From Monday 21st March 2011 to 5pm Tuesday 3rd May 2011, which is the deadline for comments.

The documents can be inspected free of charge as follows:

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

How to comment

Responses should be completed on a Consultation Questionnaire Reply Form, which can be downloaded from the Council website, picked up at public libraries and the Planning Information Service, or posted on request by calling 020 8314 7400. Online responses automatically use this form.

Where to send comments

- Online/web at: <http://consult.lewisham.gov.uk/portal>
- E-mail to: planning.policy@lewisham.gov.uk
- Post to: Planning Information Service, London Borough of Lewisham, 5th Floor Laurence House, 1 Catford Road SE6 4RU
- Fax to: 020 8314 3127

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

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

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

21 March 2011

WHAT'S THE PLAN FOR LEWISHAM TOWN CENTRE?

Have your say



Lewisham Council wants Lewisham to become the town centre of choice for people who live in this part of London, with an excellent range of shops and leisure facilities and a high-quality environment.

To help make this happen, we are developing an Area Action Plan (AAP) covering topics such as shopping, jobs, housing and public spaces. This will guide the way in which the Council and others manage change and provide services here.

**LEWISHAM
IS CHANGING**

new schools/new public spaces/new homes
new community buildings/new stations
www.lewisham.gov.uk/regeneration



We want to hear from local residents, business owners, workers and commuters about what they want from their town centre.

Friday 15 April 12–4pm **Lewisham Shopping Centre**

Saturday 16 April 10–4pm **Lewisham Library**

199–201 Lewisham High Street
SE13 6LG

Tuesday 26 April 12–4pm **Lewisham Shopping Centre**

Or you can view and comment on the further options which the Council has identified for the future development of Lewisham town centre:

- Online at
http://consult.lewisham.gov.uk/portal/planning_policy/ltc_further_options
- At any Borough of Lewisham library
(visit www.lewisham.gov.uk/libraries or call 020 8314 6399 for opening times)
- By visiting the Planning Information Service at
Laurence House, 1 Catford Road, London, SE6 4RU
(9am–5pm, Monday–Friday excluding Bank Holidays)

Any comments that you wish to formally make need to be submitted in writing (including electronically) and received by the Council by **5pm** on **Tuesday 3 May**. The necessary representation forms are available online or from Borough of Lewisham libraries or the Planning Information Service.

Appendix 7 Newspaper notice for the Further Options Report

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

Lewisham Town Centre Area Action Plan
Further Options Report

The London Borough of Lewisham is consulting on a document called the **Lewisham town centre Area Action Plan (AAP) Further Options Report**, which forms part of the borough's Local Development Framework.

The AAP Further Options Report (accompanied by a Sustainability Appraisal) sets out options for the development of Lewisham town centre over the next 5 – 10 year period. The document provides a bridge between the 2007 Preferred Options AAP and a future draft plan and responds to previous consultation and changing circumstances since 2007.

Consultation Period: From Monday 21st March 2011 to 5pm Tuesday 3rd May 2011, which is the deadline for comments.

The documents can be inspected free of charge as follows:

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

How to comment

Responses should be completed on a Consultation Questionnaire Reply Form, which can be downloaded from the Council website, picked up at public libraries and the Planning Information Service, or posted on request by calling 020 8314 7400. Online responses automatically use this form.

Where to send comments

- Online/web at: <http://consult.lewisham.gov.uk/portal>
- E-mail to: planning.policy@lewisham.gov.uk
- Post to: Planning Information Service, London Borough of Lewisham, 5th Floor Laurence House, 1 Catford Road, SE6 4RU
- Fax to: 020 8314 3127

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

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

21 March 2011

J. MILLER
Head of Planning

Laurence House
1 Catford Road, SE6 4RU

Appendix 8 Consultation evidence undertaken on the Proposed submission Report



Planning Policy
Resources & Regeneration Directorate

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

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

9 March 2012

Dear Sir/Madam

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

1 & 2 – Development Plan Documents

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

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

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

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

www.lewisham.gov.uk

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

3 – Community Infrastructure Levy

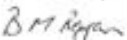
The London Borough of Lewisham is consulting on a document called the Lewisham Community Infrastructure Levy Preliminary Draft Charging Schedule. The Schedule (accompanied by evidence base background papers) sets out the proposed levy that will be charged by the council on new development to support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

Consultation Procedures

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

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

Yours sincerely,


|
Brian Regan
Planning Policy Manager

Consultation Details

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

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

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

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

Planning Information Service, London Borough of Lewisham
The Business Centre, Ground Floor, Laurence House, 1, Catford Road, London, SE8 4RU (Monday to Friday 8.30am to 5pm).

All Public and Community Libraries

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

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

If you have questions regarding the Community Infrastructure Levy, a drop-in session will be held on Tuesday 27 March from 15:00 until 17:00 in the Councils Civic Suite, Catford Road, Catford, SE8 4RU.

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

- Online at <http://lewisham-consult.objective.co.uk/portal>
- By e-mail to planning.policy@lewisham.gov.uk (using the representation form)
- By post to Planning Service, London Borough of Lewisham, 5th Floor Laurence House, 1, Catford Road, London, SE8 4RU (using the representation form)

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

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

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

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

Appendix 9 Newspaper notice for the Proposed submission Report



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

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

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

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

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

3. Lewisham Community Infrastructure Levy Preliminary Draft Charging Schedule

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

Consultation procedures

The consultation period for the three documents runs concurrently.

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

- Lewisham Town Centre Area Action Plan - Proposed Submission Version, together with the Sustainability Appraisal, Consultation Statement and list of supporting documents
- Lewisham Site Allocations Development Plan Document - Proposed Submission Version, together with the Sustainability Appraisal report, Consultation Statement and list of supporting documents
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Planning Information Service, London Borough of Lewisham

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

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

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

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

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

J. MILLER
Head of Planning

Laurence House, 1 Catford Road, London SE6 4SW