

Public Examination of the Site Allocations Local Plan

London Borough of Lewisham response on the Inspector's Question 4: Audit trail for the consideration of 'reasonable alternatives'

(Note the full text of the Inspector's questions are on the Examination website and can be accessed via the following link:

<http://www.lewisham.gov.uk/myserVICES/planning/policy/Documents/SA%20Inspector%27s%20questions.pdf>)

Planning Policy – 16th November 2012

Council Response

1. Introduction

1.1 This paper responds to the Inspector's initial question number 4 relating to demonstrating an audit trail for the consideration of 'reasonable alternatives' and the reasons for selecting the submitted plan. The Site Allocations Local Plan (SALP) preparation stages are as below.

- Issues and Options (2005)
- Preferred Options (2007)
- Further Options (2010)
- Publication (proposed submission version (March 2012) and
- Submission (September, 2012).

2. Demonstrating an audit trail

2.1 Section 1.8 of the SALP Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA) (SALP1.2) outlines the methodology for conducting the SA/SEA (pages 22 to 30). A summary of developing and defining options and assessing effects is provided on pages 25 to 28 of this document.

2.2 Section 6 (pages 74 to 91) of the same SA/SEA provides a discussion of the submitted plan's options and alternatives at each stage of plan preparation.

2.3 Section 6.2 (page 74) refers to the appraisal at the issues and options stage.

2.4 Section 6.3 (page 76) refers to the appraisal at the preferred options stage.

2.5 Section 6.4 (page 77) refers to the appraisal at the further options stage.

2.6 Section 6.5 (page 78) refers to the appraisal of the proposed submission site allocations which formed the basis for the submitted plan. This appraises:

- Land use allocations including the option of no allocation (Section 6.5.1, pages 79 to 87 and Appendix 3, pages 116 to 202)
- Collective land uses within each Core Strategy spatial area (pages 87 to 89)

- Individual site allocation options and alternatives – where a summary is provided at the end of each site considering the main impacts and explanation of recommended use, including mitigation measures (Appendix 4, pages 203 to 359).

2.7 Appendix 2 of the same SA/SEA (pages 107 to 115) shows whether a site was carried forward to the next round of consultation and options considered at each stage of plan preparation.

2.8 The full list of SA/SEA documents for the SALP is contained in the table below.

Local Plan Preparation Stage	SA/SEA Report	Examination Library Document Reference
Issues and Options	Appendix B of SA/SEA of Preferred Options Report Development Policies and Site Allocations	SALP2.4 (Appendix B)
Preferred Options	Appendix C of SA/SEA of Preferred Options Report for Development Policies and Site Allocations	SALP2.4 (Appendix C)
Further Options	Appendix 6 Appraisal of the Site Allocation Further Options	SALP2.6 (Appendix 6)
	Appendix 5 Land Use Allocation Appraisal Summary	SALP2.6 (Appendix 5)
Proposed Submission (Publication)	Appendix 2 Appraisal of each Site Allocation option and alternative	SALP2.8 (Appendix 2)
	Appendix 3 Land Use Allocation Appraisal	SALP2.8 (Appendix 3)
Submission Version	Appendix 4 Appraisal of each Site Allocation option and alternative	SALP1.2 (Appendix 4)
	Appendix 3 Land Use Allocation Appraisal	SALP1.2 (Appendix 3)

3. Further explanation of employment locations/designations

3.1 Employment land designations (Mixed Use Employment Locations or Local Employment Locations) are included in the SALP with the exception of the following:

- Strategic Industrial Locations (SIL) at Surrey Canal Road and Bromley Road – these were designated in the Core Strategy, and
- Mixed Use Employment Locations (MELs) located in Deptford and New Cross – these are designated as Strategic Site Allocations in the Core Strategy (Plough Way, Oxestalls Road and Convoys Wharf).

3.2 Railway lands at Coldblow Lane/Juno Way suggested at Issues and Options (CSD1.14, page 20) as a housing site was included within the Surrey Canal SIL.

3.3 The Surrey Canal Road MEL designated in the Core Strategy includes sites that were originally considered as employment sites in the Employment Land Issues and Options paper (CSD1.14). These sites were:

- Orion Business Centre,
- Bolina Road Defined Employment Area,
- Rollins Street/Stockholm Road Defined Employment Area.