

Full Name: **Mr Paul Grace**

Organisation **Forest Hill Society**

Number: 6.117 Title: Paragraph ID: 5
Legal Compliance: Yes Soundness: No
Reasons for Unsoundness: (2) Effective (3) Consistent with national policy
Reasons for Non-Compliance: The shopping parade at Honor Oak Park should be recognised with greater support in the Core Strategy and has the potential to serve a similar function to Brockley Cross. A number of shops have opened in the past 12 months. The East London Line will add to its potential revival. Allocation as a mere shopping parade is ineffective for such an important location.
Suggested Changes: Greater recognition in the CS for the potential of Honor Oak as a small district centre.
Attend Oral Exam: No, I do not wish to participate at the oral examination
Reasons for Attendance:
Other Comments:

Number: Spatial Policy 4 Title: Local Hubs ID: 4
Legal Compliance: Yes Soundness: No
Reasons for Unsoundness: (1) Justified (2) Effective (3) Consistent with national policy
Reasons for Non-Compliance: Forest Hill Society: Bell Green is designated in Spatial Policy 4 as an out-of-centre retail park. Whilst we welcome a limit to further designation of retail space in this area, beyond that already agreed, we would like an action item added to improve the traffic and pedestrian access to the site under the rail bridge over Stanton Way/Southend Lane. The height, lack of pavement, narrow width of this bridge is not adequate for the development of an out of centre retail development that will inevitably lead to an increase in car journeys. Addressing this issue must be key to the development and viability of this site. We believe that without including this key action item, spatial policy 4 with reference to Bell Green is unsound, as without this the further development of an out of centre retail park in this location will result in extended traffic jams, danger to pedestrians and cyclists, and the inability of double decker buses to reach the site.
Suggested Changes: See 4 above
Attend Oral Exam: Yes, I wish to participate at the oral examination
Reasons for Attendance: FHS wishes to reserve its ability to appear
Other Comments:

Number: 6.2 Title: Lewisham's Spatial Strategy ID: 1
Legal Compliance: Yes Soundness: No
Reasons for Unsoundness: (2) Effective (3) Consistent with national policy
Reasons for Non-Compliance: Forest Hill Society Response: No provision in the Core Strategy has been reserved for the extension of the DLR beyond Lewisham to Catford and Bell Green. The exclusion of this option from the Core Strategy, strategic site allocations, and the strategic objectives provides no protection for the reservation of sites along this route for the routing of the DLR beyond Lewisham. This has the potential to hamper further development in Thames Gateway Corridor to Catford should development take place in the wrong sections of the Lewisham Gateway area. With reference to this, we do not believe the Core Strategy is flexible enough to take account of this strategic enhancement that should be pursued by the council, TfL or the Mayor of London. For this reason we do not believe the document to be sound in respect of flexibility.
Suggested Changes: Core Strategy should recognise the potential for extension of the DLR to Catford.
Attend Oral Exam: Yes, I wish to participate at the oral examination
Reasons for Attendance: FHS wish to reserve it's ability to appear.
Other Comments:

Number: 6.84 Title: Paragraph ID: 3
Legal Compliance: Yes Soundness: No
Reasons for Unsoundness: (2) Effective
Reasons for Non-Compliance: Paragraph 6.84 refers to the "small park on Dartmouth Road" by the time of publication we do not believe this park will exist and the inclusion of this park in the analysis of Forest Hill town centre is therefore unsound. We recommend excluding this reference from the document or explaining any alternatives proposed in respect of it's potential loss.

Suggested Changes: We recommend excluding the reference to the "small park on Dartmouth Road" from the document or explaining any alternatives proposed in respect of it's potential loss.

Attend Oral Exam: No, I do not wish to participate at the oral examination

Reasons for Attendance:

Other Comments:

Number: 8.16

Title: Paragraph

ID:

2

Legal Compliance:

Yes

Soundness: No

Reasons for Unsoundness:

(1) Justified (2) Effective (3) Consistent with national policy

Reasons for Non-Compliance:

Mixed Use Employment Location (MEL) In line with Core Strategy Objective 4c "ensuring the future growth of the local economy by the mixed use redevelopment of identified industrial sites that require extensive physical investment and improvement" we believe that there are two sites in the south of the borough that should have been included in this designation, one because it is already operating as a MEL, and the other because it is of greatest value to the borough as an MEL. The exclusion of these two sites brings into question the soundness of the MEL designation in this document. With reference to Willow Way, paragraph 8.2 of report to Mayor and Cabinet in February 2009 states: "Disposal of the site for an employment use would not provide a material land receipt". <http://www3.lewisham.gov.uk/NR/ronlyres/8BDDD217-7539-4CB0-BDF9-A3EAB0A87D2D/0/259d11ab1e7f4e8daa667d874a6aba11Item5ForestHillPools25February2009.PDF> Paragraph 10.4 assessed the value of this site as £0m. This analysis by the council indicates that the current disused depot is not of economic value in the current employment land status it has. This site is at the edge of the Willow Way employment zone, with residential/retail surrounding it on two sides. This site could easily be used for mixed-used development and would provide for both additional employment and additional residential accommodation in the South of the borough. The designation of this site as MEL is in line with CSO4, and retained policy HSG4 Havelock Walk should also be designated a MEL as it already successfully fulfils this designation and is worthy of recognition and protection as the first MEL in Lewisham borough. The designation as MELs of only sites in the north of the borough suggests that the consideration of sites for redesignation as MEL has not been thoroughly undertaken, for this reason the resulting de facto policy of only including MELs in the north of the borough is unsound and represents a failure to apply regeneration policies effectively to the south of the Borough. It also fails to take advantage of regeneration opportunities as required by PPS4.

Suggested Changes: Designation of the Willow Way and Havelock Walk sites as MEL.

Attend Oral Exam: Yes, I wish to participate at the oral examination

Reasons for Attendance:

We would like to reserve the Forest Hill Society's ability to participate at the oral part of the. FHS represents a significant number of local residents.

Other Comments:
