

## Lee Forum response to the Examiners Questions – 12/10/2023

### Examiner's Question 2 Policy TC2

Criterion 4 of Policy TC2 refers to strategic neighbourhood routes. The Examiner has asked for a map of these routes. The mapping is very difficult to change and produce. However, the routes are shown on Figure 4 (Spatial Vision for the Lee Forum Area) on page 36 of the Plan.

The QB suggests that criterion 4 of Policy TC2 is amended to read: "Consider how they can contribute to improving and creating walking and cycling routes particularly long routes identified on Figure 4 in this Plan as strategic neighbourhood routes linking the Forum's area key destinations including Lee High Road, Lee Road, Burnt Ash Road and Burnt Ash Hill and the A205."

There are no consequential amendments required as a result of this suggestion which the Forum hopes the Examiner will consider favourably.

### Examiner's Question 3 Policies SA01 – SA12

The Examiner has asked for a composite rewrite of Section 4.3.6 to reflect the changes agreed during the Statement of Common Ground process. This includes paragraph 4.3.6.1 within which the Examiner would like to see reference to design and related guidance.

**Paragraph 4.3.6.1;** here is the qualifying body's suggestion for consideration:

4.3.6. Delivery

4.3.6.1. Site Allocations

This policy section addresses housing delivery. It recognises that many opportunities in the forum area will be small-scale in nature. However, in light of windfall sites coming forward, it defines a number of development principles specific to each of the different character areas to guide un-planned change and growth. *Area Design Guidance produced by the Forum as part of its work on this Plan is appended to this Plan and should be taken account of in drawing up any development proposals.*

*Windfall sites in both Lewisham and Greenwich areas should take account of the relevant planning policies and design guidance in those areas.*

Site specific designations to be taken forward as part of the Lee NDP are listed in the Site Allocations (SA) Table 4 below. The purpose of the SAs is to ensure land is available in appropriate locations to meet development and renewal targets for Lee and to protect land uses for specific activities, such as for employment. For each SA, specific policies are defined to guide how these sites should develop in a sustainable and integrated manner. *It is envisaged that each site will be developed through a design-led approach. This will give flexibility for each site, but help to clarify design aspirations, determine site capacity and help to determine the most appropriate form of development for each site. This should ensure that local context and character is taken into account and that the development is well-designed and adds to the overall quality of the area as promoted by the NPPF.*

The sites were identified in an assessment undertaken by AECOM (part of a technical support package allocated to Lee Forum), which can be found in Annex 4 of this plan. The assessment took into account sites highlighted by Lewisham and Greenwich councils' call for sites as well as the sites observed during a number of engagement walks with the local community, details of which can be found in the Consultation Statement which accompanies this plan. The final report was reviewed at the committee meeting of January 2018 and the sites were selected as appropriate for future sustainable development. *It should be noted that some of the sites originally selected have not been taken forward following further discussion with Lewisham Council. All of the sites allocated for development fall within Lewisham Council area.*

The Leegate Centre, the largest site in the Lee Forum area, was not initially identified as a site allocation as it had planning permission to redevelop at that time. This planning permission has since expired and the site has been bought by Galliard Homes. Given that Leegate received more comments at consultation than any other site and was heavily commented on during AECOM's design guidance workshop in 2019 and Lewisham's Local Plan consultation in 2021, it has now been added as a site allocation.

Site allocations are sites that have been identified within the Lee Forum area that may be subject to development proposals during the life of the Plan. If the owners of these sites put them forward for development, Lee Forum would support their development if it were in line with the following policy guidance *in each specific policy*, in addition to the general policies as stated throughout Section Four and the *Area Design Guidance appended to this Plan. Any proposals will also need to take account of relevant policies in Lewisham's Local Plan and any supplementary planning guidance issued by that Council. At present, there is a Small Sites Supplementary Planning Document (SPD) adopted in 2021 and a Tall Buildings Addendum published in May 2022 which are of particular relevance.*

**Figure 11 and Table 4** pages 76 and 77 of the Plan will require updating to remove the two deleted site allocations. We have improvised this for now as we don't have resources, but ultimately will find a way to do what the Examiner recommends. We ask the Examiner to make a recommendation to remove the deleted sites from Figure 11 and Table 4. As a secondary point, we consider it necessary to renumber the retained sites (and consequently the policies).

#### **Examiner's Question 4 Sustainable Development**

Lee Forum suggests an additional paragraph at the end of sub section 3.2 (after the spatial principles) is added (as per the Examiner's hint).

"The spatial vision and spatial principles identified above will ensure that the Plan contributes to the achievement of sustainable development. The policies in the following sections of the Plan seek to ensure that new development meets the needs of people living and working in the Forum area now and in the future.

Particular emphasis is placed on addressing some of the perceived weaknesses identified through profiling work including the need to strengthen and diversify the retail provision, better links between retail and leisure hubs and to revitalise key local areas. This will enhance the local economy, support local people through the provision of jobs and services as well as their health and wellbeing and enhance the local environment by making it easier to walk, cycle and enjoy high quality green and blue spaces.

The policies encourage innovation and promote design led development of the highest quality to help ensure that environmental objectives are achieved for future generations whilst seeking to protect valued local character and heritage that makes Lee such a special place.

At the heart of the Plan is a desire to ensure that Lee recognises its existing strengths, capitalises on the opportunities available to revitalise local areas and reflects the human scale of its inhabitants, particularly given the importance of local place and wellbeing after the Covid 19 pandemic. Most of all, the Plan recognises that sustainable development for Lee means a thriving, vibrant and welcoming place now and in the future.”

Revised Site allocation map – Figure 11. Site Allocations

