



Catford Town Centre Local Plan Consultation statement

Includes comments on the following:

- Scoping 2005
- Issues and Options 2005
- Preferred Options 2007
- Scoping update 2012
- Further Options 2013

August 2013

1. INTRODUCTION.....	3
2. BACKGROUND.....	5
2. PRE-PRODUCTION CONSULTATION (2005)	7
2.1 GENERAL - INTRODUCING LEWISHAM'S LDF AND THE CATFORD TOWN CENTRE AAP	7
2.2 RESPONSE TO GENERAL CONSULTATION	8
2.3 SUSTAINABILITY APPRAISAL SCOPING REPORT CONSULTATION	8
2.4 RESPONSE TO SCOPING REPORT CONSULTATION	9
2.5 CONSULTATION OUTCOMES AND REPORTING BACK	13
3. ISSUES AND OPTIONS CONSULTATION (2005).....	14
3.1 CONSULTATION PROCESS	14
3.2 RESPONSE TO ISSUES AND OPTIONS CONSULTATION	16
3.2.1 <i>Part 1: Housing, urban design and conservation, sustainable environment and waste management</i>	16
3.2.2 <i>Part 2: Open space and biodiversity, employment and transport</i>	18
3.2.3 <i>Part 3: Retail and town centres and site allocations</i>	18
3.2.4 <i>Part 4: Community facilities, health and education</i>	19
3.2.5 <i>Catford Town Centre issues and options report</i>	19
3.3 CONSULTATION OUTCOMES AND REPORTING BACK	26
4. PREFERRED OPTIONS CONSULTATION (2007).....	27
4.1 CONSULTATION PROCESS	27
4.2 RESPONSE TO CONSULTATION.....	28
4.3 CONSULTATION OUTCOMES AND REPORTING BACK	31
4.4 NEXT STAGE OF PLAN PREPARATION	31
5. FURTHER OPTIONS CONSULTATION (2013).....	32
5.1 CONSULTATION PROCESS	32
5.2 RESPONSES TO CONSULTATION.....	33
5.3 FURTHER OPTIONS REPORTING BACK	51
7. SUSTAINABILITY APPRAISAL.....	52
8. EQUALITIES ANALYSIS ASSESSMENT.....	52
APPENDIX 1 CONSULTATION BODIES	54
APPENDIX 2 CONSULTATION EVIDENCE FOR PRELIMINARY CONSULTATION AND SUSTAINABILITY APPRAISAL SCOPING REPORT	79
APPENDIX 3 CONSULTATION EVIDENCE FOR ISSUES AND OPTIONS STAGE.....	8
3	
APPENDIX 4 CONSULTATION EVIDENCE FOR THE PREFERRED OPTIONS	99
APPENDIX 5 CONSULTATION EVIDENCE UNDERTAKEN ON THE FURTHER OPTIONS	109
APPENDIX 6 PLANNING NEWSLETTERS.....	125

1. Introduction

This document serves as a record of the consultation undertaken by the London Borough of Lewisham in preparing the Catford Town Centre Local Plan (CTCLP). Under the provision of the Planning and Compulsory Purchase Act 2004 (the Act) the process for preparing local plans has a strong focus on consultation and engagement with the community. This consultation statement serves as a summary of the key consultation stages undertaken in the preparation of the CTCLP.

The CTCLP is one of five local plans for the borough that once adopted will in part replace the saved policies contained in the Lewisham Unitary Development Plan (UDP). The CTCLP also forms part of the Lewisham Local Development Framework (LDF) which is a term used to describe all of the Council's planning policy documents prepared under the Act.

The consultation statement demonstrates how the Council has complied with the requirements of it's:

- Statement of Community Involvement (SCI)
- Town and Country Planning (Local Development) (England) Regulations 2004 and the 2008 amendment.¹ and
- Town and Country Planning (Local Planning) (England) Regulations 2012.

This version of the consultation statement has been prepared to show what consultation has taken place prior to the consultation of the CTCLP Proposed Submission Version 2013 and sets out the following:

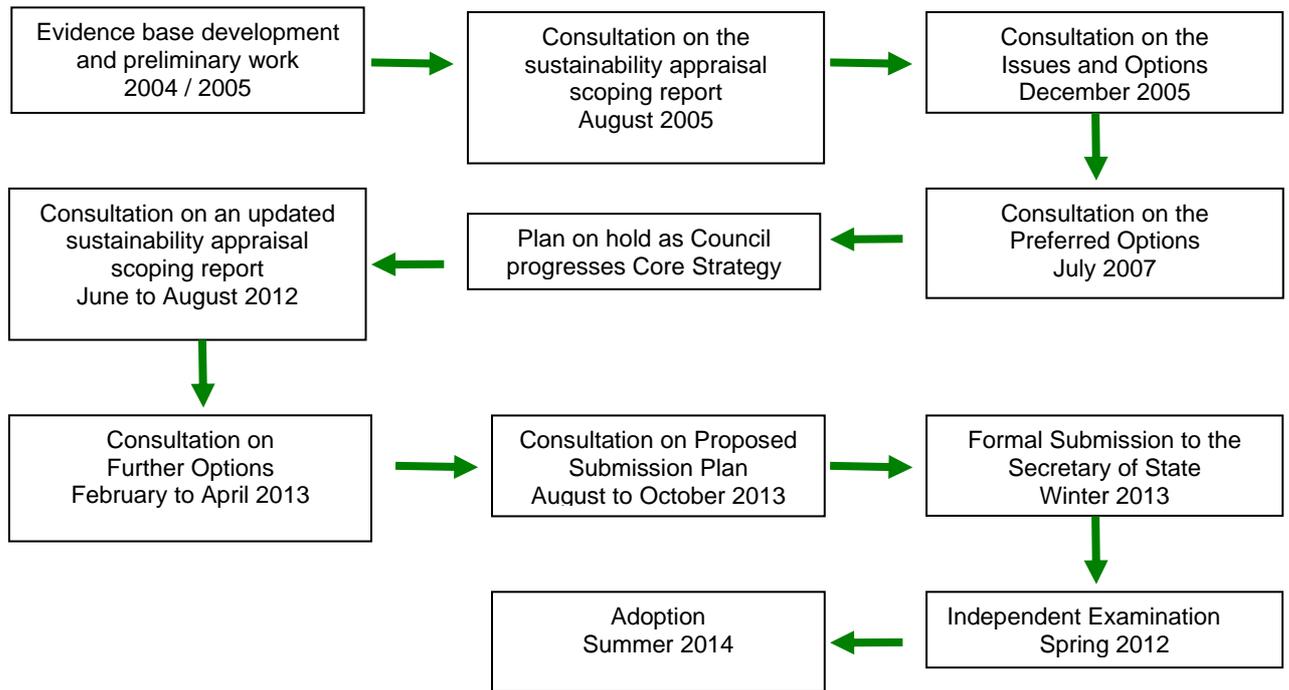
- which bodies and persons were invited to make representations under Regulation 25 (and Regulation 26 under the 2004 Regulations)
- how those bodies and persons were invited to make such representations
- a summary of the main issues raised by those representations and
- how the issues have been addressed in the CTCLP Proposed Submission 2013.

It should be noted that the CTCLP was previously known as the Catford Town Centre Area Action Plan or AAP. This terminology was replaced with 'local plan' as part of a national review of the planning system in 2012 and was incorporated into the Localism Bill and the 2012 Regulations. The AAP was also classified as a development plan document or DPD which again reflected the terminology used in the Act.

A summary of the CTCLP preparation to date and future consultation events is shown in Figure 1.1.

¹ The Lewisham SCI was adopted by the Council in July 2006

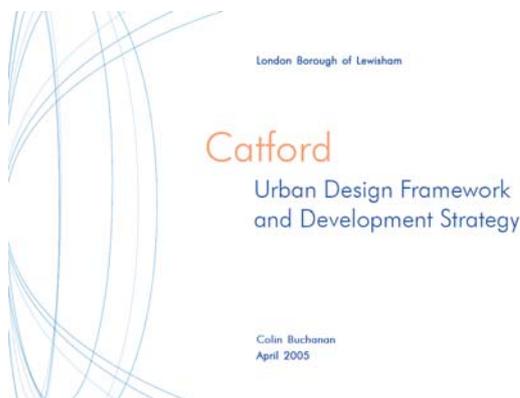
Figure 1.1 Preparation of the Catford Town Centre Local Plan



2. Background

The Catford Design Framework and Development Strategy Project was commissioned by the Council in 2003, to set out a physical framework for the Catford Town Centre. The project involved considerable consultation which was undertaken to develop a vision for Catford Town Centre, and to seek support and ownership of the strategy's proposals.

Following changes to the planning system by the Government (when the Planning and Compulsory Purchase Act 2004 was brought in) the principles contained in the Catford Design Framework and Development Strategy were reflected in the preparation of a Catford Town Centre Area Action Plan (AAP) in order for this to be contained in a statutory document. Images from the Catford Design Framework and Development Strategy are provided below.



List of key stakeholders

- Creative Lewisham
- Glendale
- Transport for London
- Conex
- St Modwen
- Tesco
- English Partnerships
- Lewisham Hospital
- Lewisham Chamber of Commerce
- Voluntary Action Lewisham
- St Laurence's Church
- Milford Towers Residents and Tenants Association
- Ladywell Fields User Group
- Rushey Green Group Practice
- Metropolitan Police
- Rushey Green Renewal Area Steering Group
- Catford Area Forum
- Network Rail
- Lewisham Primary Care Trust
- Quaggy Waterways Action Group
- Lewisham Cyclists



Fig 2.2 Examples of display boards used at the first (left) and second (right) public exhibitions

2. Pre-production consultation (2005)

2.1 General - introducing Lewisham's LDF and the Catford Town Centre AAP

The first stage of consultation involved introducing the community and other stakeholders to the LDF process and documents. A letter was distributed by Lewisham Council on 16th May 2005 inviting comments by 20th June 2005 (refer to Appendix 2). The letter was sent to all individuals and organisations on the planning consultation database (see Appendix1), and sought comments and options on the first stages of preparing the Lewisham LDF. This included the following documents relevant to Catford Town Centre:

1. *A guide to the New Planning System – introducing Lewisham's LDF*. This was a general introduction to the then new planning framework and explained new terminology.
2. *Lewisham's LDF: Consultation on the spatial vision, objectives and issues*. This document summarised the vision, objectives and issues for Lewisham.
3. *Site allocations – request for sites: A general invitation to suggest sites and uses for development and redevelopment in the borough*.

The first document outlined what LDF documents the Council would prepare and this included the preparation of an Area Action Plan or AAP for the Catford Town Centre. This noted that it was appropriate to prepare AAP as the town centres are areas where rapid change is anticipated. Both areas have been defined within the UDP and the London Plan as 'Major Centres'.

The second document mainly applied to the preparation of the LDF Core Strategy but the issues covered and key objectives would also be applicable to the Catford Town Centre.

The third document requested the submission of sites that anyone considered suitable for development or protection; this could include any land within Catford Town Centre.

Copies of the documents were distributed to all the borough libraries and were available at the Planning Information Desk, Laurence House, Catford.

The Council included an article on the Catford Town Centre AAP in its LDF Newsletter (Issue 1, July 2005) which was sent by post to all parties on the LDF Consultation Database as at July 2005. The article advised that the Council was about to commence work on the Catford Town Centre AAP, and that consultation on the scoping report would take place in August 2005. A copy of the newsletter is contained in Appendix 2. There were no comments or submissions received as this was intended for information rather than consultation.

A page for the Catford Town Centre AAP was also set up on the Lewisham Council website.

As at July 2005, the Council did not have an adopted Statement of Community Involvement (SCI) and therefore there were no requirements for consultation arising from the SCI.

2.2 Response to 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. The community responses were fed into the preparation of the Statement of Community Involvement and also informed the preparation of the AAP and the accompanying Sustainability Appraisal at the issues and options and preferred options stages.

2.3 Sustainability appraisal scoping report consultation

The Sustainability Appraisal Scoping Report is the first statutory stage of preparing a planning document when it is to be included in the LDF. The requirement to prepare and consult on a scoping report in preparation for the production of a Sustainability Appraisal (SA) of a planning document was at the time 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 Planning² and
- Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents (November 2005).

The Council presented the Catford scoping report, which reviewed relevant legislation and policy documentation affecting Catford, in two documents as follows:

1. Introduction to the Catford Town Centre Area Action Plan and
2. Introduction to the Catford Town Centre Area Action Plan – Technical Appendix.

On 4th August 2005 the Council sent by post the above mentioned documents to the following authorities with environmental responsibilities:

- The Countryside Agency
- The Environment Agency
- English Heritage and
- English Nature.

The Government Office for London was also notified.

Comments were to be received by 14th September 2005. A copy of the covering letter sent to these authorities is contained in Appendix 2. A copy of the report was available at all the borough libraries and the Planning Information Desk, Laurence House, Catford.

In order to encourage input at this early stage of preparing the Catford Town Centre AAP, the Council undertook consultation beyond the minimum statutory requirements and sent by post both scoping documents to all the Specific Consultation Bodies. A copy of the covering letter sent is contained in Appendix 2 and a full list of the Specific Consultation Bodies is contained in Appendix 1.

² PPS 12 was replaced by the National Planning Policy Framework in March 2012

The Council also inserted an article into its LDF Newsletter (Issue 2, September 2005) which was sent by post to all those contained on the LDF Consultation Database as at September 2005. The article contained a summary of the Catford Town Centre AAP Scoping Report, advised that the document was available for public comment, and provided information about where it could be obtained. Comments could be made up until 12th October 2005. A copy of the LDF Newsletter is contained in Appendix 2.

As at September 2005, there was no SCI adopted as part of the Lewisham LDF and therefore there were no requirements for consultation arising from the SCI.

2.4 Response to scoping report consultation

Eight responses were received from the following organisations:

- Environment Agency (EA)
- CgMs Consulting on behalf of the Metropolitan Police Authority (MPA)
- King Sturge on behalf of the Church Commissioners as landowner of Plassy Road Island Retail Park
- Highways Agency
- Thames Water
- Network Rail
- Greater London Authority (GLA) and
- The Countryside Agency.

Summary of issues	How the main issues were addressed in the Issues and Options AAP, 2005 or the Preferred Options AAP, 2007
<p>Environment Agency (EA) The EA generally supported the proposals put forward by the Council. However, they did recommend the inclusion of additional plans, issues and indicators for both the SA and AAP.</p> <p><u>Other plans and programmes</u> Include European Waste Framework Directive.</p> <p><u>Design</u></p> <ul style="list-style-type: none"> • Encourage sustainable development wherever possible including the use of ECOhomes or BREEAM indicators which can include habitat creation and grey water systems. • Water conservation information and guidance was provided for households, domestic appliances, garden and landscape maintenance, grey water and rainwater recycling. • Incorporate opportunities for wildlife and green roofs into development. • Promotion of Sustainable Urban Drainage 	<p>This was included in the SA for the Preferred Options</p> <p>These issues were covered in the Core Strategy and Development Policies DPDs which would also apply to development in Catford Town Centre.</p> <p>Relevant indicators were included in the SA and AAP itself.</p>

Summary of issues	How the main issues were addressed in the Issues and Options AAP, 2005 or the Preferred Options AAP, 2007
<p>Systems (SUDs)</p> <p><u>Environment</u></p> <ul style="list-style-type: none"> Potential for land contamination should be considered and aim for a reduction of contaminated land through remedial action. Consider flooding as a hazard as a large portion of Catford Town Centre falls within Flood Zone 2 and 3. A strategic flood risk strategy would help in applying the sequential test in allocating sites. <p><u>Vision and objectives</u></p> <ul style="list-style-type: none"> Vision should include town centre to be a leading example of sustainable development with energy efficient buildings and green space with incentives for green roofs and bird and bat boxes. Consider sustainable energy options. <p><u>Indicators</u></p> <p>Include:</p> <ul style="list-style-type: none"> No. of new developments providing environmental enhancements. No. of residential houses in the flood plain. No. of new developments incorporating water conservation measures. Distance of either natural or hard bank along waterways. SA Framework should include 'Area of land affected by contamination brought back into beneficial use. 	<p>Flooding issues were given far more prominence in the AAP Issues and Options and Preferred Options.</p> <p>These issues were included in the Core Strategy which would apply to development in Catford Town Centre.</p> <p>Sustainability issues were given more prominence in the AAP Issues and Options and Preferred Options.</p> <p>The indicators were reviewed and the suggestions included as part of the SAs for the Core Strategy or Catford AAP.</p>
<p>CgMs</p> <ul style="list-style-type: none"> MPA welcomed the inclusion of the Lewisham Community Strategy in the Scoping Report. Include 'Planning for Future Police Estate Development' as additional document - sets a policy framework and provides guidance for local authorities. Key operational issue is the provision of police 'shops' in defined retail areas of town centres and offices for Safer Neighbourhood Teams. Significant development proposals are likely to give rise to increase demands on police resources and it may be necessary to seek site specific provision or contributions for additional police where direct needs arise from 	<p>The document was included in the plans, programmes and policies reviewed as part of the SA.</p> <p>Police shops were not considered to be a use suitable for the primary shopping frontage as this would be a non-retail use.</p> <p>Contributions for police were not considered as this did not meet the tests relevant to applying planning obligations.</p>

Summary of issues	How the main issues were addressed in the Issues and Options AAP, 2005 or the Preferred Options AAP, 2007
<p>development proposals.</p> <ul style="list-style-type: none"> Maximise number of key worker affordable homes. Refer to Secure by Design in indicators. 	<p>'Secure by Design' was mentioned in the indicators.</p>
<p>King Sturge (on behalf of Church Commissioners, Plassy Road Retail Park)</p> <ul style="list-style-type: none"> Transport is a key issue on the development of the Catford Town Centre, and recognition should be given to Council's / TfL intended programme of works, despite lack of formal funding. Reference was made to the Council's Retail Capacity Assessment and Allocation Study. It was felt that the Plassy Road site was suitable for intensification given the immediate shortfall of retail floor space. Support was given to the Council's desire to investigate development of Catford Island Retail Park and enhancements to pedestrian links. It was noted that entrance to the site was poor and permeability should be increased. Consideration should be given to the intensification of retail opportunities at Catford Island Retail Park. Support was given to the objectives but it was felt they didn't go far enough or convey the aspirations of the community or the need to accommodate additional retail floor-space in the town in accordance with the London Plan and the recent retail study. It needs to go beyond meeting 'basic' needs. The town centre boundary in the UDP was supported including the Plassy Road site. Further stated that there was an opportunity to increase the town centre retail offer and explore the development potential of the site (Plassy Road Island). 	<p>The Council/TfL works for the South Circular were mentioned in the AAP options documents.</p> <p>Plassy Road was identified as a site for intensification for both retail and residential uses.</p> <p>The importance of connections from Rushey Green to the site was mentioned in the options documents.</p> <p>The objectives were reviewed.</p> <p>Other comments noted.</p>
<p>Highways Agency No comments</p>	<p>Comments were noted. No action was required.</p>
<p>Thames Water</p> <ul style="list-style-type: none"> Reference was made to the provision of adequate utilities infrastructure to service development to avoid unacceptable impacts on the environment such as sewage flooding of 	<p>Comments were noted and information relating to water and utilities was included as part of the options documents.</p>

Summary of issues	How the main issues were addressed in the Issues and Options AAP, 2005 or the Preferred Options AAP, 2007
<p>residential and commercial property, pollution of watercourses plus water shortages with associated low pressure water supply problems.</p> <ul style="list-style-type: none"> It was recommended that a section be included in the AAP on drainage and water supply and that applicants should submit evidence that they had been in contact with Thames Water in respect of their proposals and TW comments. 	
<p>Network Rail</p> <ul style="list-style-type: none"> No comments on the specific issues and options. It was noted that there is an on-going need for station improvements at Catford (better disabled access, improved security, better signage and improvements to the entrance to the station). 	<p>Comments were noted. No action was required.</p>
<p>Greater London Authority</p> <ul style="list-style-type: none"> The GLA noted that additional plans and programmes could be included such as: <ul style="list-style-type: none"> Housing Provision Survey 2004 and 2005 Housing Provision SPG Draft East London Sub-regional Development Framework Mayor's strategies for waste, air, noise and relevant targets The aspirations of the AAP were largely supported however it was felt that it lacked a detailed list of key sustainability issues specific to Catford, specifically: <p><u>Economic</u>: Support for growth and employment but no mention of existing problems. This should be developed as limited potential for growth and therefore need to improve the town centre. The night time economy was not mentioned.</p> <p><u>Environmental</u>: Need to reduce energy use, improve energy efficiency and include renewable energy technologies. This could be a holistic and planned approach linked across developments. Enhance open space provision in the town centre through hard and soft landscaping and along the river front.</p> <p><u>Social</u>: Largely supported however should include</p>	<p>More detailed information specific to Catford was included in the options documents and the SA was updated to reflect the additional documents and strategies.</p> <p>More detail on these issues was provided in the options documents and the accompanying SA documents.</p>

Summary of issues	How the main issues were addressed in the Issues and Options AAP, 2005 or the Preferred Options AAP, 2007
<p>reference to existing housing in the town centre. Objectives should include reference to what is required to meet problems such as planning for more health and community facilities.</p> <p>Comments on specific sites by the London Development Agency included the following.</p> <p><u>Catford Island Site (Plassy Road site)</u></p> <ul style="list-style-type: none"> • Boundary could be broadened to include vacant properties to the east and south as well as the whole block formed by the gyratory. <p><u>Greyhound Stadium</u></p> <ul style="list-style-type: none"> • Could include properties on the north side of the South Circular to the west of the station (opposite the existing retail site south of Catford Road). <p><u>Civic Quarter</u></p> <ul style="list-style-type: none"> • Could include the land to the south of Laurence House that was originally earmarked for the new South Circular. <p><u>Catford Shopping Centre</u></p> <ul style="list-style-type: none"> • This could include fringes to the north, east and west of the main core. 	<p>These comments were noted.</p>
<p>The Countryside Agency</p> <ul style="list-style-type: none"> • Commended the Council's attempts to engage and involve the community. • Noted that links to relevant plans, programmes and strategies had been identified, as had relevant data sets, and linked to sustainability issues together with suitable targets. Attention was drawn to The London Plan which could provide suitable targets and indicators for the Council to consider under the various identified actions, such as affordable housing. 	<p>Comments were noted. No action was required.</p>

2.5 Consultation outcomes and reporting back

The responses were welcomed and informed the preparation of the AAP and the accompanying Sustainability Appraisal at the issues and options and preferred options stages.

3. Issues and options consultation (2005)

This section details the consultation undertaken for the Issues and Options stage and the community response to the consultation. This was undertaken under Regulation 25 of the Town and Country Planning (Local Development) (England) Regulations 2004. This required authorities to ensure that development plan documents (DPD) are genuinely front-loaded by informally involving communities in the development of issues and alternative options that could be assessed prior to inclusion in a DPD such as the Catford Town Centre AAP.

3.1 Consultation process

Borough-wide issues and options papers

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 issues relevant to a Catford Town Centre AAP were identified. Of note in the table below is Issues and Options Paper 3 relating to Retail and Town Centres, although elements from each of the other papers helped shape the AAP preferred options.

Catford specific issues and options paper

The Council also prepared a specific Issues and Options paper for the Catford Town Centre AAP. This was publically consulted from December 2005 to February 2006. Key issues were identified as well as development opportunities in the town centre. A series of questions were presented and feedback sought on the most appropriate way forward and what the content of the stage of the AAP should contain.

ACTION	WHEN
Issues and Options Papers were published covering eleven topics and included issues relevant to Catford Town Centre. 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	2 nd September to 24 th October 2005

ACTION	WHEN
Employment Transport	
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
Catford specific issues and options	9 th December to 3 rd February 2006
The issues and options papers and the Catford specific paper were made available for public viewing at the borough's libraries and the Planning Information Office, Laurence House, Catford, throughout the public consultation period for each paper as indicated.	
Two newsletters were produced providing the public with a summary and update on the consultation (see list of newsletters in Appendix 7), which were sent to all addresses on the planning consultation database.	
The papers were posted on the Council's website for the relevant consultation periods and are still available to view.	
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 in 2005 is provided in Appendix 1. At the issues and options stage, the entire Lewisham consultation database was contacted, this list can be seen in Appendix 1. Copies of relevant consultation letters are included in Appendix 3 and the summary brochure for the Catford specific issues and options paper also in Appendix 3.

A web link to the borough wide Issues and Options papers is given below.

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

This is the web link to the Catford Town Centre Specific Issues and Options paper.

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

3.2 Response to issues and options consultation

The Council received a total of 521 written responses to the issue specific papers during the public consultation process. As previously explained, this consultation process was not specifically related to the Catford 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 DPD and the Catford Town Centre AAP. Those issues and responses that are deemed relevant to the preparation of the Catford 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:

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

There were nine (9) responses to the Catford specific issues and options paper. The responses are summarised below in section 3.2.5 after the borough-wide responses. 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.

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

3.2.1 Part 1: Housing, urban design and conservation, sustainable environment and waste management

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 AAP Preferred Options Report, May 2007.

Summary of issues	How the main issues have been addressed in the AAP Preferred Options Report 2007
Urban design and conservation	
Density and tall buildings <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. 	The Council put forward options for the density of development in the town centre, compatible with the London Plan. Options were also put forward that promoted high quality design in the town centre. Further options for

Summary of issues	How the main issues have been addressed in the AAP Preferred Options Report 2007
<ul style="list-style-type: none"> • 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>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 development, pointed out omissions, with comments as to whether the issues were in conformity with the London Plan. • 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>These comments were taken on board in the preparation of the AAP Preferred Options document.</p> <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

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"> There were no specific employment issues for Catford 	N/A
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. 	The promotion of all these issues provided the key themes in the AAP Preferred Options.

3.2.3 Part 3: Retail and town centres and site allocations

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 paper identified Catford, along with Lewisham as one of the two major centres within the borough. It was noted that the Council had commenced preparation of an Area Action Plan which specifically dealt with the Catford area. A link was provided to the scoping report. The significant issue raised in this consultation specific to Catford is shown in the table below.

Summary of issues	How the main issues have been addressed in the AAP Preferred Options Report 2007
Catford Town Centre	
<ul style="list-style-type: none"> It was noted that Catford is a high activity area which requires regeneration in parts to high quality design. Catford is a key gateway and needs to maintain town centre functions and improve its image. 	These issues were acknowledged and taken forward in the preferred options AAP.

3.2.4 Part 4: Community facilities, health and education

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.

3.2.5 Catford Town Centre issues and options report

A total of 15 responses were received on the Catford specific issues and options paper.

Responses were received from the following:

- Catford Community Church
- Catford Town Centre manager (LBL)
- Environment Agency
- Greater London Authority
- Highways Agency (no comments)
- King Sturge
- London Borough of Tower Hamlets (no comments)
- London Development Agency
- Metropolitan Police Authority (submitted by CgMs consulting)
- Network Rail
- Rapleys (on behalf of Morrisons)
- Resident x 3
- Thames Water

Summary of issues	How the main issues have been addressed in the AAP Preferred Options Report 2007
Setting the strategic framework Question 1: New public space	
<p>This question sought views on the extent of the town centre boundary</p> <ul style="list-style-type: none"> • General support for the proposed additions and deletions to the town centre boundary, however GLA noted that need to consider additions in light of PPS3. • The A205 realignment was noted as a major piece of infrastructure and needs to progress with TfL involvement. • Development should be linked to sustainable forms of transport. • There was support for the former Greyhound Stadium site and Wickes and Halfords being integrated into the town centre. 	<p>The town centre boundary was reviewed in light of the comments put forward.</p> <p>The importance of TfL involvement was emphasised.</p>
Town centre retail uses Questions 2 to 11	
<ul style="list-style-type: none"> • GLA and LDA supported designating core and non-core shopping areas and protecting A1 uses. Mixed use development with cultural uses and housing was also supported in the town 	<p>A range of town centre policies were included that ensured A1 uses were protected, mixed use development promoted and other uses</p>

Summary of issues	How the main issues have been addressed in the AAP Preferred Options Report 2007
<p>centre. Retail provision outside of the town centre was not supported. Noted that there was minimal need for additional comparison goods in Catford.</p> <ul style="list-style-type: none"> • LDA noted that additional retail and changes to retail in the town centre should be based on an assessment of demand and supply. The protection of the market was supported. • CGMS acting on behalf of the MPA suggested police shops and offices for Safer Neighbourhood Teams could be provided in defined retail areas/frontages. • The Council's Town Centre Manager wanted to see restrictions on hot food takeaways, the continuation of the retail parks in use as comparison shopping unless major overhaul proposed and single storey abolished, use of the cinema site as a cinema, graffiti cleaned up and better signage on entering the town centre. • The Liberal Democrats wanted to see a broader selection of shops and less emphasis on take-away restaurants. • A resident wanted restrictions on the number of cafes and restaurants. • Catford Community Church wanted to see Council proactively engaging new businesses and quality shops and rebranding Catford. • A resident wanted to see a more attractive setting for the shops, de-cluttering of footpaths, promoting restaurants, cafes and pubs but not night clubs. 	<p>appropriately managed.</p> <p>The Council referred to its Retail Capacity Study to guide the quantum of retail development.</p> <p>Preferred Option CAAP6 states that Hot food takeaways Use Class A5) would be subject to the general provisions of the other retail policies in the Plan which seek to maintain a concentration of A1 uses and also extra provisions to ensure they do not harm the amenity, vitality and viability of shopping areas.</p> <p>The Preferred Options seek to provide for the basic needs of local shoppers and also aspire to delivering a range of specialist shops to improve the attractiveness of the centre.(see para. 4.2)</p> <p>The Preferred Options consider that good design is essential to the success of Catford Town Centre. Preferred Option CAAP12 and 13 and the general aims for the sites in the Town Centre will ensure a high quality urban environment.</p> <p>Preferred Option CAAP5 restricts evening uses to 12 midnight and also promotes an evening economy.</p>
<p>Town centre leisure issues Questions 11-16</p>	
<ul style="list-style-type: none"> • GLA thought the Council could designate a cultural quarter to protect theatre and cinema. Policies could also promote diverse night time economy uses accompanied by a management 	<p>The designation of a cultural quarter was not pursued in the AAP.</p> <p>Mixed use development was</p>

Summary of issues	How the main issues have been addressed in the AAP Preferred Options Report 2007
<p>plan.</p> <ul style="list-style-type: none"> The LDA encouraged more intensive mixed use development which could include restaurants, cafes and housing. Provision of leisure should be based on assessment of need. A resident said the community wanted a real cinema. 	<p>promoted throughout the AAP.</p>
<p>Town centre employment uses Question 18-21: New public space</p>	
<ul style="list-style-type: none"> GLA noted that although Catford is recognised as a major centre there is minimal need for office provision. Creative uses were supported as was low cost workspaces and hotel accommodation. LDA noted that mixed use development would be supported based on demand/supply viability as would hotel accommodation to meet London Plan target. Regard should be had for the East London Tourism Development Strategy. A resident noted that the Olympics had the potential to improve hotel and visitor accommodation and that more could be done to promote the accessibility and attractiveness of the area. 	<p>Office use was supported but not actively promoted.</p> <p>A hotel was deemed a suitable town centre use but was not actively promoted.</p>
<p>Urban design Questions 22-29</p>	
<ul style="list-style-type: none"> GLA supported the urban design concepts and wanted to see segregated cycle pathways on pedestrian routes. Network Rail supported tall building development. A resident supported landscaping to improve first impressions. A resident wanted to see improvements to existing pedestrian areas especially footpaths and the improving the overall pedestrian experience. 	<p>These comments were taken on board in the preparation of the AAP Preferred Options document.</p>
<p>Transport Questions 30-32</p>	
<ul style="list-style-type: none"> GLA supported the potential to improve the railway stations and suggested that strategies to pay for works should be included in the AAP. Improvements should be done in partnership with train operators and TfL. 	<p>These comments were taken on board in the preparation of the AAP Preferred Options document.</p>

Summary of issues	How the main issues have been addressed in the AAP Preferred Options Report 2007
<ul style="list-style-type: none"> • Network Rail advised that there is funding to maintain existing railways but not for enhancements. Council should pool planning obligations for funding. • Catford Town Centre Manager supported a DLR extension to Catford. • Catford Community Church wanted to see a doubling in parking provision that was safe, affordable and central. • A resident supported station improvements but wanted to see a bridge link with weather protection. Road changes were also key to realising aspirations. • A resident agreed that stations needed to be improved as they impact on people's perception of Catford. A DLR extension to Catford was supported. 	
Renewable energy and waste Questions 33-35	
<ul style="list-style-type: none"> • GLA supported inclusion of renewable energy measures but wanted to see reference to London Plan policies. It was through the section could go beyond waste and renewable energy and include a wider sustainability remit. • A resident wanted to see improved recycling facilities. 	Renewable energy policies are promoted in the Preferred Options document. London Plan policies are referred to in support of the Preferred Options in para. 4.6.4
Housing	
<ul style="list-style-type: none"> • GLA supported a combination of the options put forward and a need for affordable housing in all schemes. Children's play space, Lifetime Homes and wheelchair standards should also be included. • EA noted that a flood risk assessment will need to be undertaken and include surface water control and SUDS 	These comments were taken on board in the preparation of the AAP Preferred Options document.
Community Questions 36-37	
<ul style="list-style-type: none"> • GLA supported provision of community facilities. Social impact reports could be of use to target appropriate uses. Accessible toilets and children's play space should be referenced. • LDA wanted to see childcare and training facilities included. Social infrastructure and community facilities should meet existing and 	These comments were taken on board in the preparation of the AAP Preferred Options document.

Summary of issues	How the main issues have been addressed in the AAP Preferred Options Report 2007
<p>future need and be easily accessible and possibly linked to Lewisham Hospital.</p> <ul style="list-style-type: none"> • Catford Community Church was pleased 'community uses' included churches and noted that there was a lack of space useful for gathering people together for various purposes. • A resident thought more links could be made to churches in the area that are already providing a range of community facilities and services. A new multi-purpose venue was suggested as a way for old, young to meet and for churches and conferences. 	
General comments	
<ul style="list-style-type: none"> • GLA and EA noted that the management of surface water needed to be more sustainable and that SUDS should be used wherever possible. • EA fully supported the re-naturalisation of the Ravensbourne. Green roofs should be used where appropriate and land contamination should be assessed. A SFRA should also be undertaken. • Thames Water wanted to see a section included on drainage and water supply. • Rapleys acting on behalf of Morrisons supported proposals to allocate sites within the town centre for future mixed used development, including retail. • Liberal Democrats welcomed the return of public conveniences in the town centre and noted there was a need to drastically improve the pedestrian subway under the South Circular. • A resident agreed that anything to improve the shopping centre, Milford Towers and the South Circular would all help Catford's image. There were areas in the town centre that could provide decent housing and allow for regeneration of its shopping centre. 	<p>These comments were taken on board in the preparation of the AAP Preferred Options document.</p>
Site 1: Catford Shopping Centre and Milford Towers	
<ul style="list-style-type: none"> • GLA noted that the Council needed to make clear that flood risk management is a significant issue for this site - site is located within Flood Zone 2 and 3; a flood risk assessment needs to accompany development proposals. 	<p>These comments were taken on board in the preparation of the AAP Preferred Options document.</p>

Summary of issues	How the main issues have been addressed in the AAP Preferred Options Report 2007
<ul style="list-style-type: none"> • LDA noted that additional retail should be based on an assessment of demand and supply and possible consolidation of existing uses on other town centre sites. There was support for removing car parking with some replacement and better signage. • Thames Water expressed concerns regarding water supply capacity and the need to undertake investigations to determine impact. • The Council's Town Centre Manager wanted to see solar panels and other suitable building techniques required for new buildings. • Catford Community Church noted the urgency in improving housing standards for Milford Towers and providing much needed community space. • A resident said safety should be a major consideration in any plans. 	
Site 2: The Civic Quarter	
<ul style="list-style-type: none"> • GLA noted that the Council needed to make clear that flood risk management is a significant issue for this site - site is located within Flood Zone 2 and 3; a flood risk assessment needs to accompany development proposals. • LDA noted that additional retail should be based on an assessment of demand and supply and possible consolidation of existing uses on other town centre sites. • Thames Water noted that unless the development is of a particular high density they did not envisage problems regarding water supply capacity. • The Council's Town Centre Manager noted opportunities for a better, larger library and or community space. • A resident wanted to see public space improvements and inclusion of sculpture and a design competition. 	<p>These comments were taken on board in the preparation of the AAP Preferred Options document.</p>
Site 3: The Greyhound Stadium area	
<ul style="list-style-type: none"> • GLA strongly supported the proposals and noted opportunities should be taken to restore the river environment. Flood risk management issues also needed to be addressed. • LDA noted that additional retail and office space should be based on an assessment of demand 	<p>These comments were taken on board in the preparation of the AAP Preferred Options document.</p>

Summary of issues	How the main issues have been addressed in the AAP Preferred Options Report 2007
<p>and supply.</p> <ul style="list-style-type: none"> • Thames Water expressed concerns regarding water supply capacity and the need to undertake investigations to determine impact. • Liberal Democrats supported a residential led scheme but noted that success will rely on minimising creation of traffic. • The Council's Town Centre Manager wanted to see solar panels and other suitable building techniques required for new buildings. • Network Rail supported station improvements but indicated that a second station entrance would be costly and require discussion with the train operating companies. Comprehensive discussions needed to take place about station improvements, access, design and funding. • Thames Water expressed concerns regarding water supply capacity and the need to undertake investigations to determine impact. • The EA noted that proposals needed to address flood risk and welcomed 8 metre buffer zone. • A resident and the Catford Community Church liked the ideas being put forward and felt there should also be a community centre within the development. 	
Site 4: The Plassy Road area	
<ul style="list-style-type: none"> • GLA supported a more intensive form of development on the site • LDA noted that additional retail and office space should be based on an assessment of demand and supply. • Thames Water noted that unless the development is of a particular high density they did not envisage problems regarding water supply capacity. • King Sturge acting on behalf of the Church Commissioners (freehold of the retail park) noted that it was an opportune moment to explore the potential for redevelopment and that they were receptive to ideas the Council might have for the site. • A resident supported proposals to improve shops and the integration of the site with the town centre. 	<p>These comments were taken on board in the preparation of the AAP Preferred Options document.</p>

Summary of issues	How the main issues have been addressed in the AAP Preferred Options Report 2007
Site 5: Wickes site	
<ul style="list-style-type: none"> • GLA noted that the Council needed to make clear that flood risk management is a significant issue for this site - site is located within Flood Zone 2 and 3; a flood risk assessment needs to accompany development proposals. • LDA noted that additional retail should be based on an assessment of demand and supply and possible consolidation of existing uses on other town centre sites. • Thames Water noted that unless the development is of a particular high density they did not envisage problems regarding water supply capacity. • Network Rail owned some sites adjacent and was interested in incorporating redevelopment options into future redevelopment master planning. • The EA support river naturalisation of the Ravensbourne. • A resident supported the idea of the site acting as a 'gateway' for Catford. 	<p>These comments were taken on board in the preparation of the AAP Preferred Options document.</p>

3.3 Consultation outcomes and reporting back

The outcomes of the Borough-wide 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 meetings arranged for older people and for Black and Minority Ethnic Groups were poorly attended and resulted in few comments directly relevant to the Lewisham LDF. A different targeted approach was taken in the next round of public consultation.

The Catford Town Centre specific responses are provided through the web link below.

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

4. Preferred options consultation (2007)

This section details the consultation undertaken on the preferred options stage of preparing the Catford Town Centre AAP and the community response to the consultation.

This was undertaken under Regulation 26 of the Town and Country Planning (Local Development) (England) Regulations 2004. This required local 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 needed to build upon the previous stage, setting out the local authority's proposed policy direction together with relevant issues, proposals (including sites if relevant) and alternative approaches where appropriate.

4.1 Consultation process

The consultation undertaken involved the following:

- Individuals and groups on the planning consultation database with a link to Catford Town Centre (or who had requested to be informed), including all specific consultation bodies listed in Appendix 1 (as up dated in accordance with regulations) 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, Laurence House, Catford and in all libraries in the borough.
- It was also possible to view the consultation documents online through the council's website.
- Planning Officers also undertook consultation by directly visiting a number of 'hard to reach' groups, important amenity groups and through staffed 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 had 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 Catford Centre	13 th , 14 th and 15 th September 2007

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

A web link to the consultation documents is provided below.

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

4.2 Response to consultation

A total of 21 respondents made 165 comments regarding the AAP Preferred Options Report.

Responses were received from the following:

- CABE
- Catford Timber Company
- Church Commissioners
- Countryside Properties English Heritage
- English Partnerships
- Environment Agency
- Government Office for London
- Greater London Authority
- Highways Agency
- Hyde Housing Association
- Residents x 2
- Metropolitan Police Authority
- Natural England
- Network Rail
- St Dunstan’s College Educational Foundation
- St Modwen Developments Limited
- Tesco Stores Ltd
- Thames Water Property Services
- The Theatres Trust
- Wickes

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 Catford Town Centre 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 were 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 sub-regional scale.
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.

A number of events were held during the consultation period. The outcomes are summarised below.

4.2.1 Catford Town Centre shop front consultation

Between 13th and 15th September 2007, over 300 people visited a drop-in event and exhibition set up in a vacant shop in Catford Shopping Centre to give their opinions on the Preferred Options AAP. There was overwhelming support for the regeneration of Catford with a real desire to see improvements to the town centre. A lot of people wanted to see better shops and more variety, more landscaping and other greenery, and an end to traffic issues. A summary of the issues raised is in Appendix 4. Photos of the event are provided below.





4.2.2 Sure Start Bellingham

Staff from Council's Planning Policy team organised a briefing at the Sure Start centre in Bellingham on 26th July 2009. This was an informal discussion about the town centre, the AAP and ways to improve. Seven people attended and comments were as follows.

- Want wine bars instead of current pubs.
- Town centre needs open space where children can play.
- A nice environment needs to be created as part of the redevelopment proposals.
- Safety is an issue. Catford doesn't feel safe at night.

4.2.3 Catford Steering Group

A presentation was made to a Catford Steering Group consisting of representatives from residents, the MPA, St Modwens (owners of the Catford Centre), Eros House, Tesco, local businesses and Councillors. Comments were as follows:

- Widen the railway bridge as that's where the traffic bottleneck is.
- Impact of road (South Circular) means an impact on business – usually negative.
- Community facilities are needed throughout the town centre.
- Transport infrastructure should be improved.

- Momentum needed to ensure change.
- Pedestrianise Rushey Green.
- Cost of car parking needs to be reduced to encourage people to shop locally.
- South Circular realignment – is it worth the cost? Perhaps there can be other ways? Regardless TfL needs to make improvements to the roads.
- The Plassy Road Island Retail Park is cut off from the town centre and connections need to be improved.

4.2.4 Culverley Green Residents Association

Staff from Council's Planning Policy team provided a briefing at a meeting of the Culverley Green Residents Association on 22nd November 2007. Although the meeting took place after the official consultation period comments were noted and included as part of the preferred options consultation responses. Over 70 people were in attendance and the main issues raised were:

- Support for the town centre regeneration but concern over impacts of additional population on traffic, schools and hospital.
- Desire to see better shops and improved pedestrian environment in the town centre.
- The bridge over the railway lines was identified as a hazard and traffic bottleneck. Network Rail needed to be involved in future plans to address this issue.
- Questions were asked about the realignment of the South Circular, timeframes to deliver, funding and how much of the private sports ground would be needed.
- Pedestrian access to and around the town centre needs to be improved.
- Catford is a general traffic bottle neck.
- There needs to be an additional crossing or foot bridge across the South Circular.

The Culverley Green Residents Association advised officers that they wished to be involved in preparing the plan and wanted to be kept up to date on progress.

4.3 Consultation outcomes and reporting back

A complete list of the consultation comments is to be found on the following web link <http://www.lewisham.gov.uk/myserVICES/planning/policy/LDF/catford/Pages/Preferred-options-report.aspx>.

4.4 Next stage of plan preparation

Following advice by the Government Office for London (GOL), Lewisham focussed attention on producing its Core Strategy before continuing with the Catford Town Centre AAP. This meant that there was a five year gap between the analysis of the preferred options consultation responses in 2007 and the next round of drafting of the further options report in 2013. 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 (2013)³

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 Catford Town Centre Local Plan. 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.

Due to the length of time between the preparation of the original scoping report for the Sustainability Appraisal of this plan a revised scoping report was prepared and consulted on between

The Further Options Report shows the options, alternatives and content that the Council could develop into policies and include as part of the proposed submission version of the Catford Local Plan. The purpose of the 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 were considered and reviewed in preparing the 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 (Objective/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 staffed 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	22 February 2013
Letters/e-mail to General Consultation Bodies and Other	22 February 2013

³ Town and Country Planning (Local Planning) (England) Regulations 2012

Method of consultation	Date
Consultees held on the database (including those individuals/organisations which commented on earlier documents)	
Local Press Advert	22 February 2013
Exhibition boards displayed in Catford Library	22 February to 5 April 2013
Meetings with Church Commissioners and Petersham Land (Landowners)	December 2012
One-to-one or group meetings with key community and amenity groups, including: <ul style="list-style-type: none"> - Rushey Green Ward Assembly - Catford South Ward Assembly - Lewisham Disability Coalition - Pensioners Forum - Young Mayors Group (including also representatives from Youth Aid and Prendergast School) - Prendergast Ladywell School 7 + 10 years 	<ul style="list-style-type: none"> - 1 March 2013 - 28 February 2013 - 1 March 2013 - 12 February 2013 - 19 February 2013 - 6 February 2013
Full hard copy documents held at council's planning offices and all libraries	22 February to 5 April 2013
Staffed display at Catford Market	3 March 2013

A copy of the covering letter is included in Appendix 5.

A web link to the consultation documents is provided below.

<http://www.lewisham.gov.uk/myservices/planning/policy/LDF/catford/Pages/Catford-town-centre-further-options.aspx>

5.2 Responses to consultation

A total of 33 individual respondents made 217 detailed comments on the Further Options Report February 2013 as follows. The consultation form allowed the following self-assessed categorisations to be made:

- 9 comments were classified as objections
- 60 comments were largely observational, but with some element of objection
- 27 were supporting comments
- 4 comments were largely in support but with some caveats or requested change
- 115 were classified as 'observations' giving further information or commenting in a general way

Comments were received from:

Greater London Authority
Rushey Green Residents Association
Theatres Trust
English Heritage
Culverley Green Residents' Association x 2
Lewisham Cyclists
Petersham Land (Catford) Ltd

Dransfield Properties Ltd
 Environment Agency
 Natural England
 Thames Water Utilities Ltd
 St. Dunstan's College
 Transport for London x 3
 17 Local Residents

A number of consultation themes emerged which are summarised below:

Issue summary	How the main issues have been addressed in the Catford Town Centre Local Plan (publication or proposed submission version)
<p><u>Local residents and amenity groups</u></p> <p>General comments</p> <p>Plan areas should be designed as one coherent space rather than eight zones</p> <p>Many residents feel that Rushey Green is a name to identify with rather than Catford. A change of name would help to enhance image of the area.</p> <p>A major attraction of Catford is the diversity of people, variety of foods, cultures and events. But Catford puts many off and is a wasted opportunity – no pleasant cafes, variety of music venues and pubs. The plan takes an easy option with regard to public spaces as in the completely ill advised Plassy Road development. The plan does not address these issues.</p> <p>Support for improving visual impressions, improving pedestrian access and river surrounds.</p>	<p>Council will review guidance in the Proposed Submission version of the plan to ensure that a consistent and coherent approach is taken.</p> <p>Council considered this use of a non-established name would lead to confusion</p> <p>Funding from Mayor of London's Outer London fund will result in improvements to Catford Broadway which will improve offer. Objective 4 of the Plan seeks to establish Catford as a popular destination. Consider that the plan to manage traffic as detailed in CLP Options 1 will result in a dramatic improvement.</p> <p>Comments noted.</p>
<p>Civic Space/Community Facilities</p> <ul style="list-style-type: none"> • Non-denominational space needed in the centre of Catford for community events. One resident suggested Broadway Theatre could be used as a multi-purpose venue as well as a theatre • Need reference in para. 2.3.2 and 	<p>Site Options allow for the provision of new community and civic facilities.</p> <p>Objective 8 and Option 25 will be amended to strengthen importance of social</p>

Issue summary	How the main issues have been addressed in the Catford Town Centre Local Plan (publication or proposed submission version)
<p>Policy Option 25 to increase service provision and community facilities that meet local need and support for economic regeneration</p> <ul style="list-style-type: none"> • Best solution for the A205 is to route it through the car park to the rear of the library. The idea that there will then be too much civic space in front seems odd. • The easy option in the plan is to abandon longstanding proposal to route the South Circular through the parking area to the rear of Laurence House. The option is dismissed on spurious design grounds - the resultant new square would be too big and detract from Catford Broadway space. This is not logical they would mutually enhance. It is such a space that Catford lacks, provide it with an identity, and be one of London's best. Also remove the A21 traffic from the centre. 	<p>infrastructure.</p> <p>The TfL A205 changes have not been implemented for 40 year. The Council considers that the Council's recommended option is an implementable solution.</p>
<p>Social Infrastructure</p> <p>A number of comments were received over concerns that the number of new houses proposed for the area would will strain the current infrastructure, including over-subscribed surgeries, crowded pedestrian areas, shortage of school places, leisure and social facilities. One resident recommended choosing an alternative option to Recommended Option 25 to restrict the amount of housing in the centre. Another similarly thought that a smaller number of higher quality lower density properties should be built. It was considered that a new school site needed to be identified and funding secured.</p>	<p>These comments are noted. The Plan will be strengthened with additional references to infrastructure. Greater detail will be provided to Option CLP 25 regarding primary and secondary school capacities, childcare, primary health care and dentists.</p> <p>The Sustainability Appraisal found that a restriction in housing supply would have an adverse impact on the local economy. The option recommends that additional infrastructure will need to be provided.</p>
<p>Evening Economy</p> <ul style="list-style-type: none"> • Need non-alcohol focused evening economy e.g. cinema, sports gym, restaurants to attract and retain middle 	<p>No specific site has been identified for a cinema, but the Plan seeks to establish</p>

Issue summary	How the main issues have been addressed in the Catford Town Centre Local Plan (publication or proposed submission version)
<p>income earners to the centre. Provision of a cinema was popular amongst many respondents with suggesting for using various buildings/sites for this purpose.</p> <ul style="list-style-type: none"> • Include extra point in Option 14 re: refusing changes of use for successful pubs, restaurants • Policy should offer encouragement to suitable A4 businesses to come in to the area, as many professionals moving into the areas go elsewhere for entertainment. Emphasise needed on better quality pubs and clubs and those that provide entertainment for young adults without children. There should be an A4 use on the former Catford Greyhound Site. 	<p>Catford as an evening and weekend destination, supports the evening economy and allows potentially for a cinema use on various sites.</p> <p>Policy in the Council's Development Management Local Plan will cover this issue. Pubs are supported in the town centre.</p> <p>This is referred in in CLP Option 13 Town Centre vitality and viability where they are referred to as 'A4' uses</p>
<p>Economy and Town Centre Vitality and Viability including Retail</p> <ul style="list-style-type: none"> • Too many fast food take-aways, betting shops and payday lenders/pawnbrokers • Needs an increase in the number of GOAD key attractors i.e. department stores • Mixed use policy should be reviewed in favour of focussing retail into the economic centres 	<p>Comments are noted. The Development management Local Plan will have a restrictive policy on hot food take-aways. It is difficult to restrict betting shops and pawnbrokers without restricting a wide range of premises. Banks and building societies are classified in the same Use Class.</p> <p>Policies encourage new retail extra 8,100 sq.m. gross A1 comparison and 1,00 sq.m. gross A1 convenience.</p> <p>Option 11 will be reviewed to refer to encouraging an appropriate mix of uses. Several policies support mixed use with residential above. CLP Policy 10 seeks the delivery of a greater component of</p>

Issue summary	How the main issues have been addressed in the Catford Town Centre Local Plan (publication or proposed submission version)
<ul style="list-style-type: none"> • Encourage existing comparison retail owners to contribute to the development of their shops to increase potential of retail expenditure • Inward investment and business development is key to the success of the town centre. Create more opportunities for small and start-up businesses • Over reliance on large business units and major retailers is out of date. Should copy other town centres e.g. Brixton or Haggerston offering diverse niche retail, culture and leisure and be flexible to meet needs of changing market, demographics and new and emerging markets. Independent retailers should be supported in the long term. • Leisure uses over new supermarket or retail units should be bowling alleys or gyms not restaurants, bars and clubs which can make the area feel rough. • Regeneration of the town centre appears to rely more on residential development rather than retention of employment land which can only increase dependency on commuting for work. Together with reduction in public sector this will have a negative impact and vital to retain invigorated retail and entertainment presence • Provision of affordable housing should 	<p>residential to ensure the vitality and viability of the town centre.</p> <p>These comments are noted.</p> <p>The importance of inward investment is acknowledged. CLP Option 10 will be amended to refer to encouraging small and start-up businesses</p> <p>The Council is seeking to broaden the appeal of the market by various means including funding from the Mayor’s Outer London fund.</p> <p>Leisure uses are generally defined as bowling alleys, gyms etc. within the Duse class. Bars and clubs are generally considered retail uses and would not be promoted on upper floors by this policy. Whether an individual application for a pub or club was approved would depend on the nature of the use and location.</p> <p>Comments noted</p> <p>The NPPF and Lewisham Planning documents require the creation of mixed and balanced communities. The housing will be provided by both commercial and social housing providers. This should result</p>

Issue summary	How the main issues have been addressed in the Catford Town Centre Local Plan (publication or proposed submission version)
<p>not perpetuate Catford as a poor area. New people with a different financial status would be beneficial to the area and raise its status. The Council could for example encourage artist's studios.</p> <ul style="list-style-type: none"> • Need for sustainable communities with access to employment opportunities and other health, education and social facilities. • Rushey Green High Street should be a primary shopping area to maintain its retail status and because it is flanked by residential property 	<p>in a mix. The Catford Local Plan is considered to be sustainable.</p> <p>Option 10, will be amended to encourage small and start-up businesses. The Council considers that the primary shopping area. The secondary frontages including Rushey Green support these frontages. The function of CLP13 is to maintain a strong retail presence in these frontages and contribute to the variety and attractiveness of the centre.</p>
<p>Transport policies</p> <ul style="list-style-type: none"> • Preference for TfL's proposal for the DLR route rather than the Council's as it will be cheaper and visual impairment would be minimal • A number of respondents supported the extension of the Bakerloo Line to Catford (and the DLR extension) as potentially making a huge difference to the economy of the area. • Support for both the tunnelled options for the DLR and the TfL surface level option • Review pedestrian connections to the rail stations and integrate Catford Stations into an integrated interchange • A station at Ladywell should be retained • improving the A205 should be just as important as building homes and should possibly take priority over starting new developments. • The A205 in its current position blights the area and inhibits development • Best solution for the A205 is to route it through the car park to the rear of the library. The idea that there will then be too much civic space in front seems odd. 	<p>Support for the DLR and the Bakerloo line extension is noted.</p> <p>DLR options are at an early stage. The tunnel option has been proposed to minimise impact on open space.</p> <p>Planning permission for the Greyhound Stadium provides a bridge over the railway.</p> <p>There are no plans to remove station at Ladywell These comments are noted. Improving the A205 is an important aim of the Plan and will be reflected in the next version of the Plan.</p>

Issue summary	How the main issues have been addressed in the Catford Town Centre Local Plan (publication or proposed submission version)
<p>Car Parking</p> <ul style="list-style-type: none"> The plan proposes to remove car parking spaces (at Plassy Road) and to bring more people into the town centre. Parking will become a problem and having fewer employee parking spaces for the Council will only make things worse. Parking is not utilised under Milford Towers as the car park is unpleasant. 	<p>The Council has employed consultants to investigate future parking needs in the town centre. This evidence will be used to determine the appropriate level of parking in the town centre.</p>
<p>Pedestrians and Cyclists</p> <ul style="list-style-type: none"> Pedestrian experience is poor and dangerous and traffic gives a bad impression Right turn from Catford Road into Dogget Road for north and west bound cyclists is extremely dangerous Town Centre as a whole needs to be more cycle friendly/prioritised Reduce cycle usage on pedestrian footpaths. 	<p>Comments are noted. Objective 5 and Option 1 are focused on improving both the traffic and pedestrian environment.</p> <p>CLP Option 1 will be amended to refer to cyclists. The safety of cyclists is a Council priority in considering road and junction improvements. Option 1 will be amended to refer to cyclists.</p>
<p>Housing</p> <ul style="list-style-type: none"> Support for new dwellings to have outdoor private space/gardens, family housing and a mix of housing development with most accommodation affordable to support the local community and economy. 	<p>All new dwellings must meet the standards in the London Plan and Lewisham Core Strategy which require private amenity space.</p>
<p>Shop fronts, townscape/ active frontages etc.</p> <ul style="list-style-type: none"> Support for policy to improve shop fronts and for improvements to Catford Broadway Need specific Catford/Rushey Green streetscape guide to improve urban design quality, and aesthetic value and reduce crime Residents need direct input into design of new developments 	<p>Some elements of this comment are detailed issues that would be in a site brief or particular proposal. Reduction in crime is one of the aims of the Core Strategy. Further details will be in the Development Management Local Plan.</p> <p>Council will re-publish a Statement of Community Involvement.</p>

Issue summary	How the main issues have been addressed in the Catford Town Centre Local Plan (publication or proposed submission version)
<ul style="list-style-type: none"> No active frontage possible at Canadian Avenue junction with Catford Road where residential is proposed at ground level as traffic volumes will result in blinds and curtain permanently drawn. Retail commercial site backing onto Thomas Lane could recreate the existing blind area. Better lighting needed on streets around the town centre 	<p>These frontages will depend on the detailed implementation of a scheme. CLP Option 2 proposes that much of Thomas Lane should have an active frontage.</p> <p>Funding has been received from Mayor of London's Outer London fund which could be used to improve lighting alongside existing joint PFI with Croydon to improve street lighting borough wide.</p>
<p>Open/Public Spaces</p> <ul style="list-style-type: none"> New residents need access to open space. Three public spaces proposed in the town centre are small compared to proposed residential growth Make more use of Rushey Green town squares to provide enhance pedestrian routes. Rushey Green is marked by beautiful mature plane trees. There are gaps which should be filled particularly between Aldi and Rushey Green Proposed improvements could impact restaurants at Eros House negatively. There could be an ideal public space outside the restaurants and bars around an existing landmark. Open spaces are not made the best of Should be provision for allotments River Ravensbourne should provide a route for linking the area back together again. 	<p>These comments are noted.</p> <p>CLP Option 21 will be amended to refer to the valuable space London Squares provide and an additional reference to the importance of street trees.</p> <p>Schematic plan for Plassy Road site allows for new public space/pedestrian priority area on this corner.</p> <p>Comments are noted. Allotments are not proposed in the Plan. Option 1 will be amended to state that the Council will seek funding to deliver improvements to walking and cycling.</p>
<p>Heritage assets</p> <ul style="list-style-type: none"> Development including names, new streets should celebrate heritage of Rushey Green Retain areas of real character e.g. Catford cat and Greyhound stadium, create unique selling points e.g. 	<p>Comments noted.</p> <p>The Plan aims to retain heritage and improve the attractiveness of the area.</p>

Issue summary	How the main issues have been addressed in the Catford Town Centre Local Plan (publication or proposed submission version)
<p style="text-align: center;">museum or art gallery</p> <ul style="list-style-type: none"> • Keep the Catford Cat 	<p>Comments are noted.</p>
<p>Implementation Stronger emphasis needed on what the Council is actually committed to do to give confidence to inward investors.</p>	<p>Appendix 3 notes the projects in the plan, the responsible agency and funding sources.</p>
<p><u>Lewisham Cyclists</u> Plan lacks solid measures for cyclists. Absence of potential cycle routes from any of the diagrams apart from Waterlink Way. Firm commitments should be provided to segregated continuous cycle paths, alternative routing to avoid main A21/A205 junction and cyclist permeability through all road closures and one way streets.</p>	<p>Additional references to provision for cyclists will be made throughout the Plan.</p>
<p><u>Environment Agency (EA)</u> Tunnelling works within Catford that might take place in relation to any works to extend the Docklands Light Railway might have a significant risk of impacting Thames Water groundwater supply boreholes. Recommended that discussions should be held at an early stage with Thames Water to discuss areas of concern/mitigation works necessary during development. Supports naturalisation of Ravensbourne River. Document should recognise that brownfield regeneration and remediation of historic contamination are vital to achieving sustainable development.</p>	<p>Comments noted and taken into account when drafting submission Plan.</p> <p>Comments were noted.</p> <p>Comment in support noted.</p> <p>Council considered that contamination is dealt with as a borough-wide matter in Policy 28 of the Development Management Local Plan.</p>
<p><u>English Heritage (EH)</u> General support for the plan. Reference needed to the need to remove unnecessary unattractive signage and street furniture. Add reference to Policy Options 22 Tall buildings to refer to the need for a positive contribution to the local character and</p>	<p>Comments in support noted.</p> <p>This issue is dealt with in Design and Public Realm option.</p> <p>The Council will amend the option to reflect his comment.</p>

Issue summary	How the main issues have been addressed in the Catford Town Centre Local Plan (publication or proposed submission version)
<p>distinctiveness of Catford Town Centre to be made.</p> <p>Add reference to need for developments to reveal significance and celebrate heritage assets of the area.</p> <p>Recommended that the Council produces an integrated masterplan for the redevelopment of the Civic Centre and Laurence House sites to give clarity to the vision for the Town Centre.</p>	<p>The Council will amend CLP Option 23 to reflect this comment.</p> <p>The Council considers that the level of detail is appropriate and there will be further opportunity to comment at planning application stage. An option in the Plan seeks to sustain and enhance heritage assets.</p>
<p><u>Natural England</u> Supported the plan.</p>	<p>Comments in support noted.</p>
<p><u>Thames Water Utilities</u> Plan should not prejudice adequate planning for water and sewerage infrastructure provision as this is an essential pre-requisite for development. Early consultations with Thames Water are necessary. Time required to deliver new infrastructure should not be under-estimated. It should be anticipated that due to the number of new homes proposed for Catford then up-upgrades to the existing water and waste water infrastructure will be required. Proposes new text in relation to requirement for developer to contact water company where appropriate.</p>	<p>These comments are noted.</p> <p>The Council considers that CLP Option 26 deals with this issue appropriately.</p>
<p><u>Greater London Authority</u> Proposals are in general conformity with the London Plan subject to further discussion with TfL. In order to ensure conformity with London Plan delete reference to 'aspirations of the Lewisham Town Centre to achieve Metropolitan status' Supported Objectives for the Town Centre, and Options for providing new homes.</p>	<p>Support noted. The realignment of the A205 has been discussed with TfL.</p> <p>This was not accepted. Strategic Objective 4 and Spatial Policy 2 of the adopted Core Strategy seeks this status for Lewisham Town Centre. The Lewisham Town Centre Local Plan also sets out this aspiration and has recently been through an EIP.</p> <p>These comments in support were noted. Housing figure was retained due to slight uncertainty as to delivery of numbers.</p>

Issue summary	How the main issues have been addressed in the Catford Town Centre Local Plan (publication or proposed submission version)
<p>Requested slight correction to housing provision figure.</p> <p>Suggested including indicative height ranges for the three areas identified as potentially suitable for tall buildings.</p>	<p>Council considered that criteria based option 22 together with the Tall Buildings Study evidence base document provides adequate detail.</p>
<p><u>Transport for London</u></p> <p>TfL preferred an alternative option for the proposed extension of the DLR from Lewisham to Catford as a part-elevated and part-surface level only route. It would run parallel to the existing railway potentially impact on recent works to improve Ladywell fields. It should be noted that detailed plans, costs and funding are still at an early stage. The Council should note the option of including an intermediate station at Medusa Road for the 'TfL route'.</p> <p>Council should seek developer contributions for improvements to Catford and Catford Bridge rail stations which would improve prospects of improvements to these Network Rail Stations. Even if suburban rail services were to be devolved to TfL improvements would still likely be cosmetic only and involve no substantial re-building.</p> <p>The Bakerloo Line Proposals are a long term aspiration of TfL and no funding is allocated. Some preliminary work is being done on possible routes, costs benefits and opportunities. The Catford Plan is in line with this position and mention of the possible extension is welcomed.</p> <p>There is no taxi tank at Catford and only three in the borough. Plan should propose a taxi tank at Catford Stations in order to increase choice and help people with disabilities, those with heavy luggage, and those travelling at night.</p>	<p>The Council accepts that the DLR proposals are at an early stage and are subject to change. These qualifications and amendments will be taken into account in the proposed submission version.</p> <p>These comments are noted. CLP Option 26 sets out the Council's recommended policy for implementation.</p> <p>The Council accepts that the proposals are at an early stage of discussion and subject to change.</p> <p>Comments noted. CLP Options 1 of the Plan will be reviewed to include a reference to taxi provision in the proposed submission version.</p> <p>Comments noted.</p>

Issue summary	How the main issues have been addressed in the Catford Town Centre Local Plan (publication or proposed submission version)
<p>Emphasis on walking and cycling and commitment to improve public transport is welcomed. Some aspects of the proposals will require further investigation as to feasibility</p> <p>Requested that the option to remove the Catford gyratory should not be discounted. Further opportunities may exist that could create a less traffic dominated environment in the town centre.</p> <p>Further opportunities may exist to revise proposals to create a less traffic dominated environment in the town centre. For example the conversion of Rushey Green between Catford Road and Brownhill Road into a bus interchange with north-south cycle routes could be considered viable.</p>	<p>The Council considered that the Council's preferred option which does not involve the full removal of the gyratory as implementable. The TfL safeguarded route has not been implemented for 40 years.</p> <p>Comments noted. The Council will continue to work with TfL to develop a viable option.</p>
<p><u>Docklands Light Railway</u> Considered that implementing extensions to the DLR and Bakerloo Line are essential for the economy of Catford and for the relief of congestion at London Bridge.</p>	<p>Comments in support were noted.</p>
Landowners	
<p><u>St. Dunstan's College</u> Detailed concerns about the effects of the CTCLP on Catford Hill and their recently acquired and improved Jubilee Sports Ground.</p> <p><u>Dransfield Properties Ltd</u> Supports enhancing retail provision of Catford Town Centre. However Core Strategy Spatial Policy 2 states that Catford Town Centre will accommodate up to 22,000 sq. m. additional retail by 2025 while CTCLP Option 13 only provides an additional 8,100 sq.m. gross A1</p>	<p>The A205 improvement is a long standing scheme of which the school would have been aware of purchase of the ground. A greater land take is not expected. The Council will continue to consult and take into account points made in this representation.</p> <p>Comments in support are noted. The retail capacity figure in the Catford Plan is based on an assessment of the needs for Catford and is set out in the evidence base.</p>

Issue summary	How the main issues have been addressed in the Catford Town Centre Local Plan (publication or proposed submission version)
<p>comparison and 1,800 sq.m. gross of A1 convenience which is 12,100 sq.m. less than the Core Strategy requirement.</p> <p>Supported Town Centre boundary</p> <p>Primary Shopping Area should include the Plassy Road Island site as it is a town centre site with a concentration of retail uses and part of the core shopping area of Catford.</p> <p>Agree with Point 2 of the alternative option on page 111 that proposed Primary shopping area should include all secondary frontages on Rushey Green and include Plassy Road to form a much stronger gateway to the centre.</p> <p>CTLCP should promote more retail space to maintain Catford as a major town centre.</p> <p>Supported Option 26 requiring the council to work with developers positively and proactively but that alternative realistic options should be considered in order to fulfil wider aspirations.</p>	<p>Support for town centre boundary noted.</p> <p>The Primary Shopping Area is defined in accordance with the NPPF and is based around the redevelopment of Catford Centre. The plan identifies Plassy Road Island Site as an area that complements the uses in the primary shopping area rather than intensifying use in another location.</p> <p>Comments in relation to Option 26 noted. Appendix 3 lists the plan projects, the responsible agency and identified funding.</p>
Comments on Major Sites policies	
General comments on all site policies	
<p><u>Greater London Authority</u></p> <p>Requested evidence on the feasibility of delivering all uses on a number of the sites. References to affordable housing and the need for children's playspace were required for each site. Plans appear too generic.</p> <p><u>Residents and amenity groups</u></p> <p>Questioned whether environment and infrastructure can deal with the number of new dwellings proposed.</p>	<p>Evidence will be provided at the examination</p> <p>CLP option 7 will be amended to refer to affordable housing</p> <p>Council considers adequate detail has been provided.</p> <p>CLP option 25 provides details on how infrastructure will be delivered.</p> <p>Infrastructure schedule will be reviewed.</p> <p>Objective 8 will be amended to refer to need for social infrastructure to support growth.</p>
Catford Centre and Milford Towers	

Issue summary	How the main issues have been addressed in the Catford Town Centre Local Plan (publication or proposed submission version)
<p><u>Greater London Authority</u> Suggests inclusion of indicative floorspace amounts in line with the London Plan to maintain Catford's role as a Major Centre.</p> <p>Need to mention re-provision of affordable housing lost during redevelopment.</p> <p><u>John Davis, Petersham Land (Catford) Ltd</u> This respondent owns the leasehold interest of the property occupied by Tesco. Although supportive of proposals for the regeneration of Catford considers that, now Tesco is retrenching expansion proposals, whether regeneration as proposed is currently viable. Should the Council wait for seeds of recovery and consider changing the order of regeneration of sites, bringing forward other sites in order to give developers and occupiers more confidence in the future before attempting to redevelop the Town Centre? Another option could be the refurbishment of the existing centre which would improve rental values, and be less disruptive.</p> <p><u>Comments from Lewisham Cyclists, residents and amenity groups</u></p> <ul style="list-style-type: none"> • The site could accommodate more than 200 dwellings which would reduce the number of houses (preferably to zero) on the dog track • If economically feasible more alternatives to the upper floor usage of the scheme would be desirable including using the site for office and retail (even at cost of less housing) • Agree with demolition of Milford Towers but should be replaced by high quality development preferably Passivhaus 	<p>A summary of the amount of expected development to be included in the proposed submission version. PBA Retail and Economic Impact Assessment suggests that Catford centre should accommodate most additional retail floorspace.</p> <p>Submission version will be amended appropriately.</p> <p>The Council did not agree with this point. The PBA Catford Retail and Economic Impact Assessment considers that Catford Centre is critical to change and may be the catalyst for delivery of other projects. Milford Towers refurbishment is not considered appropriate due to poor living environment, impact on the shopping centre and public support for demolition.</p> <p>Council considered density proposed was optimal</p> <p>Comments noted.</p> <p>Plan requires design to meet Core Strategy design standards. Submission version will be amended to refer to London Plan standards</p>

Issue summary	How the main issues have been addressed in the Catford Town Centre Local Plan (publication or proposed submission version)
<ul style="list-style-type: none"> • Take account of needs of cyclists using the site • Need for facades/frontages on Thomas Lane and Holbeach Road • Provision of toilets and street furniture • Amenities for residents • Late night opening services • Locally listed former Conservative Club within the site should be retained to retain links with the past. Development should provide funds for its restoration. 	<p>Policy will be amended to take account of many of these points including cycle access to residential streets, and provision of toilets.</p> <p>Desirability of retaining this asset will be considered in any application. Option 23 Heritage Assets specifically refers to Conservative Club.</p>
Civic Centre Site	
<p><u>Greater London Authority</u> Supported the allocation of the civic centre for mixed use redevelopment and re-provision of community/civic uses.</p> <p>Suggested an indicative range of suitable heights for the site should be included</p> <p>Objected to alternative options for the site.</p> <p><u>Comments from Lewisham Cyclists, residents and amenity groups</u></p> <ul style="list-style-type: none"> • The recommended option is not sustainable due to costs of demolition, expensive rebuild and potentially aesthetically disastrous • Pavements should be tree lined and wide to allow fully segregated bi directional riding on Catford Road • Improvements needed to shop frontages, public toilets, street furniture, number of fast food take-aways, betting shops etc. 	<p>Comment in support noted.</p> <p>Council considers there is adequate detail in CLP Option 32 and the Tall Buildings Evidence Base.</p> <p>Alternative options were not carried forward</p> <p>Council considers that elements of the civic buildings are at the end of their useful lives.</p> <p>Comments noted</p> <p>Policy will be amended to refer to public toilets. Betting shops are in the same use class as banks so it is difficult to target these uses</p>
Laurence House	
<p><u>Comments from Lewisham Cyclists, residents and amenity groups</u></p> <ul style="list-style-type: none"> • A fully segregated cycle route could be 	<p>Policy will be amended to refer to ease if</p>

Issue summary	How the main issues have been addressed in the Catford Town Centre Local Plan (publication or proposed submission version)
<p>provided from Catford Bridge through the town centre, continuing across Plassy Road site to north of Sangley Road</p> <ul style="list-style-type: none"> • Demolition of Laurence House. Buildings are serviceable and adequate. It is perfectly suitable to house the library. Money would be better spent elsewhere and will distract from focussing on the more important bits of Catford centre. • Library facilities should be retained locally • Continue to provide lorry park in the town centre. 	<p>cycle movement</p> <p>Council considers that elements of the civic buildings are at the end of their useful lives. Benefits include public realm enhancement, pedestrian improvements etc.</p> <p>CLP option 31a seeks to provide a consolidated range of council and civic uses including a library.</p> <p>Proposals mean the loss of the current lorry park. There is a need for this facility which is being looked into at a south east London level.</p>
Plassy Road Island Site	
<p><u>Greater London Authority</u> Proposals in general conformity with the London Plan subject to further discussion with TfL</p> <p><u>Dransfield Properties Ltd</u> The overall strategy is supported. However some aspirations are unrealistic:</p> <ul style="list-style-type: none"> • Limitation of retail to 1500 sq. m gross is restrictive and prohibitive • agree that intensification of current retail warehouses should be restricted but would be realistic to include a food superstore which would improve the town centre and reduce trade leakage to other centres • mix of small units proposed likely to be undeliverable in current economic climate • Council's 2013 Retail Impact Assessment identifies an opportunity for a higher quality foodstore in Catford • Core Strategy Spatial Policy 2 requires 	<p>Support is noted. The Council has discussed the realignment of the South Circular with TfL.</p> <p>The Catford Retail and Economic Impact Assessment, carried out by PBA consultants assesses the amount of convenience floorspace in Catford and makes recommendations in relation to the Plassy Road Island site supporting, rather than competing with those sites in the primary shopping area.</p>

Issue summary	How the main issues have been addressed in the Catford Town Centre Local Plan (publication or proposed submission version)
<p>Catford to provide up to 22,000 sq.m. additional retail floorspace by 2025. This site should not be discounted from contributing more heavily to this requirement</p> <ul style="list-style-type: none"> • Eros House does not have architectural distinction to warrant identification as a landmark building and acts as a significant barrier to legibility between the site and rest of town centre. A plaza would be better located at the north-west corner of the island rather than the centre, which would improve legibility and pedestrian movement through the site and provide landmark corner features. • The proposal includes 350 dwellings above ground floor retail. The total number of homes provided by the key development site is 1739 which is vastly above the required amount. Plassy Road site is the least appropriate for housing development due to location and large scale retail. The amount recommended is aspirational and undeliverable. It should be reduced in order to promote retail function. • Food store is a more realistic and viable option which will improve the town centre. • Explicit statement needed that developer contributions should only be sought where development is viable <p><u>Lewisham Cyclists</u> Boulevard style environment could incorporate a segregated cycle route. Need mention of cycle links.</p> <p><u>Residents and amenity groups</u></p> <ul style="list-style-type: none"> • Decant housing from this site and develop as a retail shopping area with a design sympathetic to the Catford Broadway Theatre Design as well as 	<p>Public open space is proposed in the north-western corner of the site, as well as in the centre.</p> <p>The Council considers residential uses to be an important part of a mix of uses. CLP Policy 9: Providing new homes give further information about where the new homes will be located across the town centre.</p> <p>Comments noted. Policy amended to refer to ease of cycle movement.</p>

Issue summary	How the main issues have been addressed in the Catford Town Centre Local Plan (publication or proposed submission version)
<p>the period public house on the site</p> <ul style="list-style-type: none"> • Housing density should be low in order to encourage pedestrian use 	<p>CLP Policy 5 meets these aims. Fig. 5.5 recognises both the pub and the theatre as heritage assets and Option 23 seeks to retain and enhance them.</p>
Former Catford Greyhound Stadium	
<p><u>Greater London Authority</u> The proposals are in general conformity with the London Plan.</p> <p><u>Environment Agency</u> Supports naturalisation of Ravensbourne river</p> <p><u>Transport for London</u> Intermediate station on the DLR at Medusa Road could be highlighted</p> <p><u>Lewisham Cyclists</u> Proposed footbridge should be shared pedestrian cyclist. Pedestrian links should always include references to cyclists as well.</p> <p><u>Residents and amenity groups</u></p> <ul style="list-style-type: none"> • Need for footbridge improvements • Expand Holbeach School and consider other amenities for site residents • Traffic management, including possibility for increased traffic on Manwood Road. Also coincides with plan to create a primary school on Prendergast School site which will increase traffic. Consider rethink on the access point to the site or traffic calming measures on Manwood Road, • Provision of green/space landscaping 	<p>Comments noted.</p> <p>Comments noted</p> <p>Council accepts DLR proposals are at an early stage and any changes/proposals will be taken in to account in the submission plan.</p> <p>Comments noted. Policy amended to refer to cycle movement.</p> <p>CLP Policy 6 addresses improved links across the railway Plan will be reviewed and up-dated with regard to social infrastructure.</p> <p>Comments noted. The Council will continue to consult on detailed implementation of proposals.</p> <p>Design principles require open space and landscaping</p>

Issue summary	How the main issues have been addressed in the Catford Town Centre Local Plan (publication or proposed submission version)
<ul style="list-style-type: none"> A number of respondents considered that the site should not be redeveloped for housing. A suggestion was made to use it as an extension of Ladywell Fields with a city farm to act as a community hub. 	<p>The site has planning permission for residential and other uses. Work is expected to start in Autumn 2013.</p>
Wickes and Halfords	
<p><u>Greater London Authority</u> Supported the approach taken and suggested use of stronger text that convenience floorspace will be resisted on the site.</p> <p><u>Environment Agency</u> Support for River Ravensbourne naturalisation</p> <p><u>Lewisham Cyclists</u> Supported the enhanced pedestrian and cycle links proposed</p> <p><u>Residents and amenity groups</u></p> <ul style="list-style-type: none"> This site should be developed for residential rather than the Catford Greyhound site and move DLR station there problems of getting residents cars out on to the South Circular Bulky goods services in the area should be retained Support protection of river, green space and landscaping and use of arches under the railway for retail and entertainment usage 	<p>Comment noted. NPPF provides a restrictive policy provision.</p> <p>Comments in support noted</p> <p>Comments in support noted.</p> <p>Comments noted. The Former Catford Greyhound site has planning permission for residential and other uses.</p> <p>Policy options includes retention of 'bulky good' access to the river and landscape and environmental improvements</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:

[Include](#) link

7. Sustainability appraisal

The Sustainability Appraisal consultations after the initial Scoping Report stage were conducted simultaneously with the Preferred Options (2007) and Further Options (2012) consultation processes.

Any consultation comments received at the Preferred Options stage were taken into account in the Sustainability Appraisal of the Further Options Report.

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 were presented to Mayor and Cabinet and Full Council for consideration.

This Sustainability Scoping report for the Further Consultation Report was published in 2012 as an updated version of the previous SA Scoping work undertaken and published for statutory consultation in 2005 and was consulted on between Friday 29 June 2012 and Friday 10 August 2012. The SA report took into consideration changes in the baseline information since the original report in 2005. Consultation comments on the Scoping Report are to be found in Appendix B of the Sustainability Appraisal of the Further Options Report.

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 CTCLP 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 or published local 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 have been 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.

31-133 Silverdale T & RA
1921 (Lewisham) Squadron, Air Training Corps (ATC)
2000 Community Action Centre
2020 Vision
999 Club Trust
999 Club, Downham
999 Club, New Cross
Calabash Club
Abbey National plc
Abbeyfield (Deptford) Society
Abbeyfield UK
ABC Residents Association
Access for Living (AFL)
Ackroyd Community Association
Acme Studios
Acorn Estates
Acorn Homes Group
Acorn Mortgage Consultants
Acre Lifts Ltd
ACTF Credit Union
Action Leadership and Community Development Association (ALCOD)
Adam Holmes Associates
Adams Hendry
Adelaide Avenue Action Group
Adolphus Est. RA
Adrian Salt and Pang Limited

Adun Society
Affinity Sutton
Afghan Community Organisation
Africa Development Network
African Community Partnership (ACP)
African Francophone Resource and Information Centre (AFRIC)
African Immigrant Accommodation Project (AIAP)
African Welfare Association
African Welfare Organisation (AWO)
Age Concern
Age Exchange Reminiscence Centre
Airport Transport Forum
Alaya Dance Craft
Albany Centre
Albion Millennium Green Trust
Albion Way Methodist Church
Alcohol Counselling and Prevention Service (ACAPS)
Alcohol Recovery Project
Algernon Road Residents Association
All Lewisham Autism Support (ALAS)
All Saints Church
All Saints Church and Community Centre, New Cross
All Saints Church, Blackheath
Allerford Chapel
Alliance Planning
Allied Carpets
All-Oneness Productions (AOP) (formally Loco Bravura Arts Group)
Alsop Verrill Planning
Amblen-After School, Weekends and Holiday Youth Leisure Organisation
Amersham Triangle RA
Amis-BK (Friends of Bukavu)
Amman Elderly Asian Group
ANA Architecture
Anansi Network
Angel of Mercy Voluntary Organisation (AMVO)
Anglo Office Group Ltd
Anglo-African Cultural Society
Anthony Goss Consultancy
Anyadwe Children and Family Welfare Association
Arabic Language Club - Monson School
Art in Perpetuity Trust (APT)
Arup
Ashill Developments
Asian Family and Youth Link
Association for Pastoral Care of the Mentally Ill
Association of Jamaican Trust
Association of London Borough Planning Officers
Association of London Government
Association of Sri Lankans in the UK

Association of Women Refugees from Vietnam in Lewisham
Atisreal
Aurora Charity
Autoflame Engineering Ltd
Avalon Antique Fireplace Specialist
Avalon Community Enterprise
Baizdon Road TA
Bampton's Tenants Association
Bangladeshi Welfare Association
Bangladeshi Welfare Association Deptford/New Cross
Barclays Bank Limited
Baring Community Group
Baring RA
Baring Road Medical Centre Patient Participation Group (PPG)
Barnardo's Akwaaba Centre
Barnes Wallis Community Centre
Barratt East London
Barriedale Allotment Association
Barton Willmore
Bawtree Road Community Project
Beaver Housing Society Ltd
Bellingham NC
Bellingham North TA
Bellingham Recreation Project Ltd (BECORP)
Bellingham South TA
Bellingham/Downham Community Bereavement Scheme,
Bellway Homes South East
Berkeley Homes (Urban Renaissance) Limited
Birkett Westthorp & Long
Biscoe & Stanton
Black Women United
Blackheath and Dacre Park TA
Blackheath Conservatoire of Music and the Arts
Blackheath Joint Working Party
Blackheath Ramblers
Blackheath Scientific Society (BSS)
Blackheath Society
Blackheath Village Traders Association
Blackheath Wanderers Sports Club
Blue Sky Planning Ltd (fao Jonathan Best)
BMI The Blackheath Hospital
BPTW Architects
Brady Eastwood Pierce & Stewart
Brandram Road Community Centre Association
Brasted Close and Peak Hill RA
British Medical Association (Lewisham)
British Sign and Graphics Association
Brixton plc
Brockley 50-Plus Club

Brockley Baptist Church
Brockley Cross Action Group
Brockley Park RA
Brockley Society
Brockley Tenants' Co-operative Ltd
Bromcom Computers Ltd
Brook Advisory Service
Brookehowse Community Centre
Brookmill Amenity Society
Broomleigh Housing Association
Brownhill Road Baptist Church
Bunbury Childminders Project
Burnt Ash Hill Methodist Church
Burnt Ash Methodist Church
Business Development Office
Business Link London
CACAO Project
Calabash Day Centre
Campaign for Real Ale Limited
Canadian Ave RA
Candlelight Trust
Carers Lewisham
Caribbean Youth & Community Association
Carrara Building Services
Carr-Gomm Society (London)
Castlemore Securities Limited
Catch The Vision (CTV)
Catford & Bromley Synagogue
Catford Citizens Advice Bureau (CAB)
Catford Police Station
Catford Southend RA
Catford Timber Company
Catford Wanderers Sports Club
Catholic Marriage Advisory Service
CBRE
Celestial Church of Christ
Celia Hammond Animal Trust (CHAT) Neuter Clinic
Celtic Cross Youth Accordion Band
Central Lewisham Action Group
Central Wellmeadow Residents & Tenants
Centre for Multicultural Development and Integration (CENMUD)
Centre for Urban and Community Development
Centre for Women's Career Development and Success (CWCDS)
Centrepoint - Breakspears Road Project
Centrepoint - Haberdashers House
CgMs Consulting
Champion Hall Community Association
Charlotte Turner Supplementary (CTSS)
Chase RA

Chesterhouse Properties Ltd
Chinbrook Estate TA
Chinbrook Meadows Horticultural Society
Chowdery, Osborne & Harrison
Chris Thomas Ltd
Christ Apostolic Church (South Bermondsey)
Christ Apostolic Church, WOSEM (Deptford)
Christian Care Ministries and Sunbeam Nursery
Christian Fellowship Centre
Church Housing Association (London Resettlement Service)
Church of God Fellowship
Church of God in Christ (Calvary) Ltd (COGIC)
Church of Our Lady and St Philip Neri
Church of our Lady of Lourdes
Church of St. Mary Magdalen
Church of St. Saviour & St John the Baptist
Church of St. William of York
Church of the Annunciation & St. Augustine
Church of the Ascension
Church of the Assumption (Deptford Catholic Church)
Church of the Good Shepherd
Church of the Good Shepherd, Lee
Church of The Holy Cross
Churches Together in Central Lewisham
Churches Together in Lee
Circle 33 Housing Group
Citibank
City & Provincial Properties plc
Civil Aviation Authority
Clare Road Community Hall
Clare Tenants and Residents Association (CTRA)
Cluttons LLP Planning Regeneration
Cockpit Arts
College Park Baptist Chapel
College Park Players
Colliers CRE
Collins Ltd
Colwyn Foulkes & Partners
Community Activities Network (CAN)
Community Centre for Technology, Training and Education (COTECH)
Community Health Service
Community Liaison Office
Compass Land & Planning
Congolese Community Trust
Congolese Contact Project
Contact-a-Family (CaF)
Co-operative Bank plc
Co-operative Housing in South East London (CHISEL)
Corona Road Est. TA

Counselling and Social Work South East London (CASSEL Centre)
Countryside Properties plc
Creekside Education Trust
Creekside Forum
Crofton Park Baptist Church
Crofton Youth Centre
Crossfields TA
Crossroads Greenwich and Lewisham Ltd
Croudace Homes
Cultural Relations, Art, Innovation and Community (CRAIC)
Culverley Green and Penderley Cross Residents Association
Culverley Green Residents Association
Cushman & Wakefield
Dakas & Co
Dalmain Home School Association (DHSA)
Daniel Smith Surveyors
Dartmouth Court RA
Dartmouth Rd TA
David Cowan Associates
David Hickin Associates
David Roy Planning & Local Government Consultant
David Walker Chartered Surveyors
De Frene Road Allotments Society
DeafPlus (formerly Breakthrough Deaf-Hearing Integration)
Dennets Neighbourhood Assoc
Denton Wilde Sapte
Deptford and New Cross Credit Union
Deptford Churches Centre
Deptford Community Association
Deptford Community Radio Project
Deptford Deanery
Deptford Family Resource Centre
Deptford Fund For The Elderly
Deptford Green School
Deptford High Street Association
Deptford Housing Co-operative Limited
Deptford Methodist Mission
Deptford Park RA
Deptford Residents Action Group
Deptford Vietnamese Health Project
DHSS Spur House
Diabetes UK - Lewisham Support Group
Dialogue communicating planning
Diamond Glass & Glaziers Ltd
Disabled Living Foundation
Disabled Persons Transport Advisory Committee
DLA Town Planning Ltd
Docklands Light Railway Ltd
Dodd Lewis

Donaldsons
Dorville Road TA
Downham Community Centre (Wesley Halls) (DCC)
Downham Elderly Health Project (DEHP)
Downham Estate RA
Downham Estate Tenants & Residents Association (DETRA)
Downham Tamil Association
Downham Way Family Church
Dowson Court TA
DP9 Planning Consultants
DPDS Consulting Group
Dramatic Arts
Dressington Avenue RA
Drivers Jonas LLP
Drugs in Deptford Project (DID)
DTZ
Dumps Adventure Playground and Youth Project
Durrant Vevers Partnership
Eaves Housing for Women Ltd
Economic Skips Ltd
Edmund Waller After School Club (EWASC)
Edric RA
Elder People's Support Project (formerly Senior Citizens Association)
Eliot Bank TA
Elverson Road Residents Association
Embleton Rd RA
Emmanuel Pentecostal Church
Empty Homes Agency
English Partnerships
ERM
Ethnic Business Development Corporation
Evelyn 190 Centre
Evelyn Community Centre
Ewart Road Housing Co-op
Excalibur Tenants Cooperative Ltd
Exchanged Life Ministries (ELM) (Triumphant Life Church)
Exford/Guibal/Winn Road Residents Association
Exodus Youth Project
Fairford TA
Fairview New Homes Plc
Family Housing Association
Family Welfare Association (FWA) Lewisham Shared Housing Scheme
Farrer & Co
Federation of Refugees from Vietnam in Lewisham (FORVIL) (formerly ORVIL)
Fern Court TA
FFT Planning
Fields in Trust
Firstplan
Fitzgerald Project

Five Ways (TMC)
Flower House TA
Fordham TA
Forest Hill & Sydenham Rotary Club
Forest Hill Christadelphians (FHCE)
Forest Hill Friends Meeting House
Forest Hill NC
Forest Hill School
Forest Hill Society
Forest Hill Steering Group
Forest Hill Traders Association
Forster House TA
Foundation Akabrou
Foundation of Love Ministries
Fourth Lewisham South Scout Group
Freight Transport Association
French African Church Rehoboth
Fresh Start Christian Ministries
Friends Meeting House
Friends of Beckenham Place Park
Friends of Mayow Park
Friends of the Earth
Friends of the Horniman
Friends of the Young Deaf
Fryer Stapleton & Co Limited
Fun Movement
Fusions Training (Fusions Co-op)
FUSS (Friends and Users of Staplehurst Shops)
Garden History Society (Linden Groves)
Gateway to London
General Aviation Awareness Council
Genesis Project (Children's Society)
George Wimpey South London Ltd
George Wimpey West London Ltd
Gerald Eve & Co
Gerald Eve LLP
Giffin Street TA
Gingerbread (Lewisham)
Glebe Preservation Society
Glebe Residents Association
Glenny LLP
Global Village International
Goldcrest Homes
Goldsmith's College, University of London
Goldsmiths Community Association (GCA)
Gosterwood Residents and Tenants Assoc
Grant Saw Solicitors
Grassmount RA
Greater London Development Plan Group

Greater London Enterprise
Greater London Fund for the Blind
Green Chain Walk Project Officer
Greenland Mews Residents Association
Greenwich & Lewisham Newpin
Greenwich & Lewisham Young Peoples Theatre (GLYPT)
Greenwich and Lewisham Friends of the Earth
Greystead Road TA
Groundwork Thames Gateway London South (GTGLS)
Grove Centre
Grove Park Community Group
Grove Park Estates
Grove Park TA
Grove Park Youth Club
GVA Grimley Ltd
H Sivyer Transport Ltd
Hadley Southern Ltd
Halcrow Group
Half Price
Halifax Street Residents Association
Hall Drive Residents Association
Hander & Hitchenson Theatre Collection
Hangled Films,
Haseltine Youth Centre
Hatcham Park RA
Hawke Tower TA
Hazel Grove TA
Hazelhurst Court TA
Hearsay,
Heart 'n Soul
Heathside and Lethbridge Youth Project
Help is There (HIT)
Help the Aged
Hennel Close RA
Hepher Dixon
Hermitage TA
Hewden Properties Limited
Hexagon Housing Association Ltd
Higgins Homes Limited
Hillcrest TA
Hillview Community Day Centre
Hilly Fields Park User Group (HFUG)
Hither Green 2002
Hither Green Baptist Church
Hither Green Residents Group
Hither Green Trust
Holbeach Baptist Church
Holme Lacey RA
Holy Trinity Church Lewisham

Holy Trinity Church,
Holy Trinity Church, Sydenham
Holy Trinity Healing Ministry
Holy Trinity Organisation
Home Park Neighbourhood Residents Association
Home Park TA
Home Park TA & RA
Homebase Ltd
Honor Oak Estate Neighbourhood Association (HOENA)
Honor Oak NC
Honor Oak Neighbourhood Association
Honor Oak Park Association
Honor Oak Park RA
Hope Supplementary School
Horizontes
Houses into Homes (HiH)
Housing 21 (Cinnamon Court Day Centre)
Howard Lewisham Ltd
Howard Sharp and Partners
HUDU
Hughes Field TA
Humanitas
I S S Building Services
Iceni Projects Ltd
Ichthus Christian Fellowship
Ichthus/Honor Oak Community Church
Ideal Homes London Limited
Ilderton Motor Project (IMP)
Independents Centre
Indian Cultural Society
Indigo Scott Group
International Education and Cultural Movement
International Welfare Association (IWA)
Inventures
Iqra - Somali Health & Education Development
IRIE! Dance Theatre c/o Albany Centre
Irish in Britain Representation Group (Lewisham IBRG)
Isis (Family Health)
Ivory Coast Community Hope UK
J C Cunnane Associates
James Finn Barton Willmore
Jehovah's Witnesses in Lewisham
Jerningham Court TA
Jesus Christ King of All Nations
John Payne Commercial
John Sharkey & Co
John Upperton
Johnson's Furniture
Jones Hire

Jones Lang LaSalle
Josef's House
JTS Partnership
Kalmars Commercial
Kamit Media
Kangley Area RA
Kent Athletic Club
Keyring (Lewisham)
Kids First
Kids Need You
Kilttox Contracts Ltd
King Sturge
Kingdom Hall
Kings and Princes Garth Residents' Association
King's Church, Catford
Kite Publications Limited
Knight Frank & Rutley
Ku'nsaka
L B Barking & Dagenham
L B Barnet
L B Bexley
L B Brent
L B Camden
L B Ealing
L B Enfield
L B Hackney
L B Hammersmith & Fulham
L B Haringey
L B Harrow
L B Havering
L B Hillingdon
L B Hounslow
L B Islington
L B Merton
L B Newham
L B Redbridge
L B Richmond upon Thames
L B Sutton
L B Waltham Forest
L B Wandsworth
L B Westminster
L Cohen (Foulds Ingham Associates)
Laban Centre
Ladywell Action Centre
Ladywell Centre for People with Physical Disabilities
Ladywell Fields User Group (LFUG)
Ladywell Leisure Centre
Ladywell Society
Ladywell Village Society

Laleham Rd/Brownhill Rd Action Cttee
Lambert Smith Hampton
Lammas Green & Otto Close RA
Land Use Consultants
Landmark Information Group Limited
Lanyard House TA
Latin-American UK Access
Laurel Bank RA
Laurina Edwards
Lawrie Park Gardens T & RA
Lawrie Park RA
LCCI/CBI London Manufacturing Group
Le May Hope & Garden Close TA
League of Friends of Lewisham and North Southwark
League of Friends(Lewisham Hospital)
Lean on Me Family Centre (LOMFC)
Leander Court Community Centre
Leander Youth and Community Centre
Leathwell Road Residents Group
Lee and District Land Club and Allotment Society
Lee Christadelphians
Lee Green United Reformed Church
Lee Manor Society (LMS)
Lee Oasis
Leegrove Gateway Club
Leemore Training Centre
Leo Housing Co-op
Leofsaham: Film and Video
Level Limited (Policy & Research Officer
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 Arthouse Ltd
Lewisham Asian Association (LAA)
Lewisham Asian Elders and Carers Group (LAECG)
Lewisham Association for Dyslexia Support (LADS)
Lewisham Association of People with Disabilities (LAPD)
Lewisham Association of Street Traders
Lewisham Befrienders Scheme
Lewisham Bio-Diversity Partnership
Lewisham Black Arts Project
Lewisham Black Asians Women's Committee
Lewisham Black Peoples Alliance,
Lewisham Bridge Primary School
Lewisham Central Residents Association
Lewisham Centre Management Ltd

Lewisham Chamber of Commerce c/o Oxenburghs Limited
Lewisham Child Minders Association
Lewisham Christian Centre
Lewisham Churches Care (LCC)
Lewisham Churches for Asylum Seekers (LEWCAS)
Lewisham Citizens Advice Bureau Service
Lewisham College
Lewisham Community and Family Service
Lewisham Community Transport Scheme (LCTS)
Lewisham Cycling Campaign (LCC)
Lewisham Cyclists
Lewisham Disability Coalition
Lewisham Ecumenical Borough Deans (LEBD)
Lewisham Elders Resource Centre (LERC)
Lewisham Environment Trust
Lewisham Families in Focus
Lewisham Frontline
Lewisham Furniture Project
Lewisham Gateway Action Group
Lewisham Housing Support Team
Lewisham Independent Association of School Governors
Lewisham Independent Pensioners Advocacy (LIPA)
Lewisham Indo-Chinese Community and Chinese Community School
Lewisham Irish Pensioners (LIP)
Lewisham Law Centre Ltd
Lewisham Local History Society
Lewisham Local History Society
Lewisham Mencap
Lewisham Methodist Church
Lewisham Mind (Association for Mental Health)
Lewisham Multilingual Advice Service
Lewisham Nexus Service (LNS)
Lewisham North District Scouts
Lewisham Old People's Housing Association (LOPHA)
Lewisham Opportunity Pre-School (LOPS)
Lewisham Oxfam Campaigns Group (LOGG)
Lewisham Park Estate TA
Lewisham Park Housing Association Ltd (LPHA)
Lewisham Peace Council
Lewisham Pensioners Action Group
Lewisham Pensioners Forum
Lewisham Pensioners Gazette
Lewisham Pre-School Learning Alliance (LPSLA)
Lewisham Refugee Day Centre
Lewisham Refugee Network (LRN)
Lewisham Samaritans
Lewisham Seventh Day Adventist Church
Lewisham Shopmobility
Lewisham Somali Community Organisation

Lewisham Speaking Up Advocacy Project
Lewisham Spiritualist Church
Lewisham Supportive Housing Project (LSHP)
Lewisham Talking Newspaper for The Blind (LTN)
Lewisham Tenants and Leasholders Advice Centre
Lewisham Tenants Fund (LTF)
Lewisham Toy Library
Lewisham Trades Union Council (Lewisham TUC)
Lewisham Triangle Neighbourhood Association
Lewisham Turkish School
Lewisham Unitarian Meeting House
Lewisham United Reformed Church (URC)
Lewisham Voluntary Information Communication Technology (LWYCC)
Lewisham Way Youth and Community Centre
Lewisham Women's Aid
Lewisham Wrestling Club
Lewisham Young Musicians
Lewisham Young Women's Project & Resource Centre,
Lichfield Planning
Lidl UK GmbH Property Manager
Life Skills & Employment Training Services
Lifestyle Opportunities for Older People (LOOP)
Light of the World Church
Limelight Family Learning Centre
Living Independence Networks Community (LINC)
Living Water Satisfies
Lloyds Bank plc
Loampit Area RA
Loampit Gospel Hall
Logical International
London & Quadrant Housing Trust
London Association For Asian Youth
London Bubble Theatre Company
London Business Centres
London Committee on Accessible Transport
London Community College
London Environmental Adventure Project (LEAP)
London Farmers Markets
London Historic Parks and Gardens Trust
London Narrowboat Project
London Property Management
Longstop Project
Longton Avenue Residents Association
Lorraine Homes
Lower Sydenham Men's Social Club
Ludwick Mews T & RA
Ludwick Rd RA
LXB Properties LTD
MACA

Macdonald Egan Developments plc
MacDonalds
Macfarlanes
Mackseys Solicitors
Magic Book Theatre Co. - Children's Puppet Theatre
Make Believe Arts
Malham Christian Centre (London City Mission)
Man Mela Theatre Company
Manor House Gardens Park User Group
Manor Lee RA
Maritime Greenwich WHS Coordinator
Marks & Spencer plc
Marsha Phoenix House
Martin Robeson Planning Practice (Land Securities Ltd)
Marvels Area RA
Marvels Lane Boys Club
Marvels Lane Community Assoc
Marvels Lane Pre-School (MLPS)
Mary Ann Gardens & Albury Street RA
Masons Solicitors
Mayow Road Hall
Mbaitoli Association (UK AND NI)
Mbatelo Health and Social Care Project
McAleer Projects
McDonald's Restaurants Ltd
'Me, too' Project/ Dominica Secondary Schools Supporters Association (DASSSA)
Media for All
Mentoring Plus Lewisham (M+)
Meredale Ltd
Meshwork Productions
Metropolitan Police Service
MFI
Midi Music Company
Midland Bank Limited
Milford Towers Community Association
Millwall Community School (MCS)
Millwall Football and Athletic Co 1985 plc
Milton Court Rd/Liardet St TA
Mission Hall
Moat Homes Ltd
Moni Mela Over 50's Club
Mono Consultants
Montagu Evans
Montem Road TA
Moonshot Phoenix (Moonshot)
Morden Mount and Heathside Community Toy Library
Mothers of Sexually Abused Children (MOSAC)
Mount Zion United Church
Moyi Community Links

Multicultural Education and Youth Project Lewisham (MCEYP)
Multiple Sclerosis Society (Lewisham Branch)
Muslim Women's Support Group
Myasthenia Gravis Association
NAS International Charity
Nat West Bank plc
Nathaniel Lichfield & Partners
National Council of Building Material Producers
NATS Navigation and Spectrum
NBC Deliveries Ltd
New Cross Fire Parents Memorial Trust
New Cross Legal Advice Centre
New Park Gate Community Association
New School Campaign
New Testament Assembly
New Testament Church of God, Deptford (NTCG Deptford)
Newgate Property Company
Newstead Estate Housing Association
Newstead Road Community Centre
Newstead/Lucorn Close TA
Nicholas Taylor (Chair Lewisham Environment Trust)
Nickel Homes Limited
Nigerian Community Centre (UK) (NCC)
Noah's Ark Children's Venture (Macaroni Wood) (NACV)
North Downham Estate TA
North Downham Tenants and Residents Association
North Downham Training Project
Northbrook & Cordwell TA & RA
Northover Mental Health Resource Centre
Novas Ouvertures Group
NTL Communications Services Limited
Nulinx Training & Education
Osborne, Cowdery, Osborne & Harrison
Older Women's Network Lewisham (OWN)
Oldfield King Planning
Olivet Baptist Church
One in Four
Opendoor Housing Trust (Breakspears Road)
Opendoor Housing Trust (New Cross)
Opening Doors (Sydenham)
Openwide Theatre
Oran Singers
Orchard Community Project
Orexis
Outdoor Advertising Council
P & R Installations Co Ltd
Pagoda Gardens Association
Pandemonium Visions
Parent Support Group

Parenting Support and Advice Network (PASAN)
Parking Committee for London
Parkman
Passfields Tenants Assoc
Patchwork Community Ltd
Patients in Partnership Group (PIP)
Sydenham Gardens
Peabody Design Group
Peabody Estate RA
Peacock & Smith
Pendragon School
Pentecostal Assembly
People's Trust for Endangered Species
Pepys Community Forum
Pepys Estate CA & TA
Pepys Healthy Living Group
Pepys NC
Perry Fields Residents Association
Perry Mount RA
Perryfields Amenity Societies Rep (
PG Building Contractor Ltd
Phoenix House
Phoenix Research & Development Foundation Ltd
Plan Personnel
Planning Aid For London
planning issues
Planning Newspaper
Planning Perspectives
Planning Potential
Platform One (Forest Hill Youth Project)
Playhouse Community Nursery
Plough & Chilton Tenants & Residents Assoc
Pocket Housing
Polecroft Lane Assoc
Positive Body Image
Positive Mental Attitude
Positive Place
Post Office Property Holdings
PPS
Practical Action SE London Group
Prelude Joinery
Prince's Trust Volunteers (PTV) - Downham
Prince's Trust Volunteers (PTV) - Woolwich
Prior Manton Tuke Powell
Progressive African Women's Association (PAWA)
Providence Project
Providence Strict Baptist Chapel
Psychro Management Ltd
Public Transport Users

Purpose for Living
Quantum Project
Quercus Project Lewisham
Quo Vadis Trust
QWAG
R & J Supplies Ltd
R B Kensington & Chelsea
R B Kingston upon Thames
R P Property Limited
R T S
R. Woodfall Opticians
Railtrack Property
Ramport Scaffolding Co Ltd
Randisbourne Gardens TA
Rapleys LLP
Ravensbourne Estate Community Association (RECA)
Ravensbourne Project (formerly Ravensbourne Toy Library and Ravensbourne Link)
Ravensbourne Valley Preservation Society
Rawlinson House & Mercator Road Estate
Reconcilers Evangelical Ministries (REM)
Redbourne Group plc
Redeemed Christian Church of God (RCCG)
Redrow Homes
Refuge
Reigate Action Group
Religious Society of Friends (Quakers), Forest Hill
Rendell Planning
London City Mission
Revival Centre Trust (RCT)
RGB
WS Planning
Right Direction Supplementary/Community Education
Ringway Training for Employment
Rippon Development Services
River Thames Society
Riverside Youth Club,
RMJM Planning
Road Haulage Association
Robert Morley & Co Limited
Robinson Escott Planning
Rockbourne Youth Club
Roger Tym & Partners
Rolfe Judd Planning
Romborough Gardens Allotments Association
Ronald G Radley & Associates Chartered Town Planners
Rosenthal House TA
RPS Group
RSPB South East England Regional Office
Rushey Green RA

Russell Associates Architects
Rutland Sports and Social Club
Ryculff Square RA
S C Motor Factors Ltd
S G Smith Motors
Saint Mary's Conservation Area Committee
Salvation Army Deptford Corps
Salvation Army Goodwill Old People's Centre
Salvation Army Hall (Catford)
Salvation Army Hall (Lewisham)
Sandbourne Road T & RA
Sanderson Weatherall
Sarcoidosis and Interstitial Lung Association (SILA)
Savacentre
Save World Ministry International
Savills (incorporating Hephher Dixon)
Sayes Court TA
Schoolhouse Education Project
Scott Wood
Sea-Kids Trust
Secular Organizations for Sobriety (SOS South London)
Sedgehill Community Centre
SELAH (Social Action Network)
SELCAMRA
Sellwood Planning
Senior Citizens and Handicapped Club
Seventh Day Adventist Church
Shaftesbury Christian Centre,
Shankland Cox
Shardeloes Road RA
Sharpes Global Trading
Sheel Pharmacy Health World
Sheenewood TA
Shekinah Literature Centre
Sherwood Court (Lewisham) Limited
Shire Consulting
Shobiz Hair & Beauty
Sickle Cell Action Network (SCAN)
Sierra Leone Community Forum
Signal
Signet Planning
Silverdale Community Association
Silverdale Hall
Silwood Youth and Community Centre
Slough Estates plc
SMPA
Somali Education Development Centre
Somali Refugee Resource and Cultural Centre
Somaliland Somali Lewisham Community

Somerset Gardens Residents Association
Somerville Adventure Playground
Something Fishy
South Court TA
South East Group/London Baptist Centre
South East London Bangladesh Women's Association
South East London Campaign for Press and Broadcasting Freedom (SELCPBF)
South East London Community Advice Service
South East London Tamil Elders and Family Welfare Association
South East London World Development Movement (WDM)
South East Muslim Educational and Cultural Society (SEMECS)
South London and Maudsley NHS Trust
South London Business
South London Press
South London Turkish Family Association
Southern Africa Aids Foundation (SAAF)
Southern Limited
Sportsbank, Engleheart, Shorndean Tenants & Residents Association (SESTRA)
St Andrew the Apostle's Church
St Andrews Youth Centre - Young Women's Group
St Andrews Youth Club
St Barnabus' Church, Downham
St Christopher's Fellowship
St Hilda's Church and Crofton Park Community Centre
St James's Investment Ltd
St John the Baptist Church
St Johns Amenity Society
St Johns Conservation Area
St John's Society
St Laurence Church and Centre
St Luke's Church Evelyn Street
St Luke's Church, Downham
St Martin Property Investments Ltd
St Mary Magdalen's Catholic Church
St Mary's Youth Club
St Michael and All Angels C of E Church
St Modwen
St Mungo's Pagnell Street Hospital
St Nicholas with Christ Church
St Peter's Church, Brockley
St Saviour's RC Primary School
St Stephen and St Mark's Church
St Swithun's Young Black Community Link
St. Augustine Church
St. Barnabas Church
St. Bartholomew Church
St. Catherine-On-The-Hill Church
St. Catherine's Drive TA
St. Christopher's Hospice

St. Dunstan's Educational Foundation
St. Dunstan's Vicarage
St. George Church St Paul
St. Germans Rd RA
St. Gregorios Church
St. Hilda Church
St. James Church
St. John The Baptist Church,
St. John with Holy Trinity Deptford
St. Johns Conservation Association
St. John's United Reformed Church
St. Luke Church
St. Luke Church
St. Margaret Church
St. Mark's Youth & Community Centre
St. Mary Church
St. Mary's Centre
St. Mary's Youth Club
St. Michael & All Angels Church
St. Michaels Community Centre
St. Michael's United Church (Daughter Church)
St. Mildreds Residents Group
St. Peter's Church,
St. Philip The Apostle Church
St. Saviour Church
Stainer After School Association (SASA)
Stainton Rd TA
Stanstead Grove RA
Stefan Zins Associates
Steve Biko Organisation
Stewart Ross Associates
Stiles Harold Williams
Stock Woolstonecroft
Stoneycroft TA
Stopover Emergency Hostel
Stroke Association Lewisham
Strutt & Parker
Suncroft Residents Association
Sunninghill Road Residents Group
Supreme Animal Foods
Sure Start Bellingham
SUSTRANS
Sydenham Apostolic Church
Sydenham Citizens Advice Bureau
Sydenham Gardens
Sydenham Green TA
Sydenham Hill TA
Sydenham NC
Sydenham Park Conservation Society

Sydenham Park Residents Association
Sydenham Society
Sydenham Somali Community
Sydenham Traders
Sydenham Wells Park UG
Synergy Planning and Property Consultants Ltd
T P Bennett Partnership
Tamil Academy of Language and Arts (TALA)
Tamil Community & Youth Centre
Tanners Hill TA
Tarleton Woods Association
Taunton Rd TA
Telegraph Hill Centre (THC)
Telegraph Hill Neighbourhood Council
Telegraph Hill Society
Temple Lifts Ltd
Tenants' Action Group - Pepys (TAG)
Ten-Em-Bee (Sport and Art Development Centre)
Terence O'Rourke plc
Terry Farrell & Company
Tesco Stores Ltd
Tewkesbury Lodge Estate Residents Association (FOCAS)
Thames Reach Bondway Housing Association Ltd, Lewisham Housing Support Team
Thames Water Property
Thameslink 2000 Project
Thamesmead Business Services Ltd
The Airport Director, Biggin Hill Airport
The Bell Cornwell Partnership
The Boots Co plc
The Castle Climbing Centre
The Clarendon Hotel
The Downes Planning Partnership
The Firs TA
The Gypsy Council, Europe and UK Office
The Here for Good Community Centre
The House Builders Federation-London
The Institute of Music and Technology
The Lawn Tennis Association (Facility Development Manager)
The London Forum of Greater London Amenity Societies
The London Wildlife Trust
The Planning Bureau
The Planning Inspectorate
The Pond Conservation Group
The South London Church Fund and Southwark Diocesan Board of Finance
The Tabernacle
The Telegraph Hill Society
The Theatres Trust
The Waterways Trust
The Woodland Trust

The Woodside Trust (1983)
The Workspace Group
Theatreagoers Club of Great Britain
Thomas Wrenn Homes Ltd
Thorne Offset Ltd
Tory Dunn
Tower Foundation
Tower Homes
Travellers Law Reform Coalition
Travellers Support Group
Tremaine Close RA
Tribal MJP
Tribal Urban Studio Team
Trinidad and Tobago Carnival Club
Trinity Estate T & RA
Trinity United Reformed Church, Catford
Triple X Support Group
Trunking Limited
Turkish Advisory and Welfare Centre (TAWC)
Turkish Community Project Lewisham (TCPL)
Turkish Cypriot Association
Turkish Elders Club
Turley Associates
Turnhold Properties Limited
Turning Point
Twentieth Century Society
Two's Company
Under Pressure
Unique Salvation Ministries (USM)
United Unique Continental Centre for the Disabled (UUCD)
University Hospital Lewisham
University of Westminster
Upper Norwood Association for Community Care (UNACC)
Upwood Road & Horn Park Lane RA
Urban Practitioners
Urban Research Lab
Users and Friends of Manor House Library
U-Turn Recovery Project
Vaughan Williams T & RA
Venner Community Assoc
Veolia ES SELCHP Limited
Vietnamese Refugee Community
Viney Road Tenants Association
Viv Fowler
VLH Associates
Voluntary Action Lewisham
Voluntary Care Centre (VCC)
Volunteer Reading Help (VRH South East)
Volunteering Lewisham

Vulcan Youth Club
W S Atkins
Walker Morris
Wandle Housing Association
Warrenview Limited
Washington Young LLP
Watermead and Falkland House Tenants and Residents Association (WHFTRA)
Weatherall Green & Smith
Wells Park Hall
Wells Park TA
West & Partners
West Africa Community Centre (WACC)
West Indian & African Community Assoc
What's Love Got To Do With It?
Winslade TA
Women in Need Foundation (WIN)
Women's Royal Voluntary Service (WRVS)
Wood Saunders & Co
Woodcraft Folk
Working with Men (DIY Dads)
WSP Development
Wydeville Manor TA
XL Project (XLP)
Yeoman Logistics Limited
YMCA of Lewisham, Lambeth and Southwark
Young African Women Organisation
Young Lewisham Project (YLP) (also known as Young Lewisham Workshop)
Youth A.I.D. Lewisham
Youth Aid Lewisham
Youth Expression
Youth Focus (also known as Youth Exchange Association or Youth Action Lewisham)
Youth Offenders Project
Zoom
Zuriya Theatre Company (ZTC)

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

COPY OF LDF NEWSLETTER (ISSUE 1 – JULY 2005)



LDF Planning Newsletter #1

July 2005

Welcome to the first of a series of newsletters we are sending out to keep you updated with the London Borough of Lewisham's progress in preparing the Local Development Framework.

Introduction...

As you may have heard through our previous contact the new Planning and Compulsory Purchase Act 2004 has required the Council to replace its existing Unitary Development Plan with a new style document called a Local Development Framework (LDF).

Much work has been going on to develop the LDF process and this newsletter is to keep you updated of what's happening.



What's been happening so far?

The Local Development Scheme

The Local Development Scheme (LDS) came into effect on the 1st of May 2005. It is essentially a work programme setting out what LDF documents the Council will produce over the next three years. It also sets out the timetable.

The LDS should be your first point of call to find out what stage of the LDF process the Council is at.

You can obtain a copy from the Council offices or are freely available on our website: www.lewisham.gov.uk

Statement of Community Involvement:

The new planning system strongly encourages community involvement in the preparation of the LDF from an early stage in the plan making process.

One of the key points in the new legislation is the requirement of a Statement of Community Involvement (SCI) which details how the Council will consult with the community about various planning documents and applications.



Work has commenced on preparation of a draft SCI which has been guided by the responses to the Council's questionnaire about community consultation which was undertaken in May and June of this year. A draft SCI was released for consultation on the 20th July for a period of 6 weeks, closing date 31st August 2005. A copy of the document is located on the Council's website at www.lewisham.gov.uk or alternatively at all Lewisham Libraries.

Sustainability Appraisal Scoping Report – Core Spatial Strategy

The Council has prepared a Sustainability Appraisal Scoping Report which sets out the framework to test the LDF against. This will ensure the documents which flow from it reflect the principles of sustainable development. The document has been through public consultation which ended on the 20th June. Comments from this initial consultation are being reviewed and considered in our issues and options papers. We will respond to people's comments on the scoping report in the coming weeks.

Issues and Options Discussion Papers

We are currently writing on papers to discuss what the main planning issues are facing the borough and how to deal with them in planning policy terms. These papers also include broad policy options that could be included in our Core Strategy for Development Plan Documents.

To get this stage right we need your comments on the issues papers and what options you think will best address them in the LDF

The issues papers are freely available on our website www.lewisham.gov.uk or please contact our planning policy team on 020 8314 6247. The ones we now have ready for your comments are:

Waste

This paper explores the following:

- Waste Reduction
- Provision of new Waste Management Sites
- Protection of existing Waste Management Sites
- Standards and criteria for waste storage & Waste Management Site allocations.

Urban Design

This paper addresses the design of new development in the

context of reducing crime and the fear of crime, producing well designed, inclusive and accessible environments, protection and enhancement of the historic environment, and other important physical features

appreciated prior to September 12th 2005.

More to come

There are still more issues and options papers for your consideration and these will be available in August. These still to come are: retail and town centres, open space and biodiversity, employment, transport, community facilities / health and education and site allocations.

Supplementary Planning Documents

Shopfront design guide

This will provide practical advice, using illustrative material, on the various elements of shopfront design and outline the Council's preferred outcomes in support of policies relating to good urban design and presentation of streetscapes.

Residential development standards

This will provide practical advice and guidance to ensure that new residential development is well designed, makes a positive contribution to the urban scene, is accessible, and designed with safety and security in mind. Public consultation will take place for six weeks in September/October 2005.



Brockley Conservation Area

A draft supplementary planning document (SPD) has been prepared for Brockley Conservation Area. This document sets out the historic and architectural character of the area as well as supporting proposals for its preservation or enhancement.



Public consultation on this SPD will run from the end of July and end on 23 September 2005. This encompasses a formal six week period comprising three weeks from the end of July and three weeks to 23rd September, with the school holiday period in between. In practice, the Council will accept comments and answer queries for the whole period to allow the maximum number of people to participate.

Further information is available from Justine Pacey, Conservation Officer on 020 8314 6071 and the document can be viewed on the Council's website from late July.

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 with the London-wide retail hierarchy and to provide substantial new housing, retail and leisure/recreational development. The extent of change envisaged makes it essential that a detailed and locally 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 vision 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.

Castford Town Centre Area Action Plan

The Castford Town Centre Area Action Plan will set out a detailed set of policies and proposals for the on-going redevelopment and regeneration of Castford Town Centre. It will provide for major redevelopment opportunities, including significant housing development

and traffic / transport infrastructure changes.

The Council is just about to start work on this Plan. The first stage will be to get the community's views on the scoping report which will include the vision and objectives. This consultation is due to start in August 2005.

To find out more...

Please don't hesitate to contact our planning policy team if you would like more information or have comments to make on the LDF process. The team:

Brian Regan: Policy Manager
Rosemary Duckworth: Senior Policy Planner

Sally Peters, Olivia Cambell, Shana Harding: Planning Officers

Contact us:

Send written comments to the Planning Policy Unit at:

5th Floor, Laurence House
 1 Calford Road
 Calford SE5 4RU

Email your comments to the Planning Service at: www.lewisham.gov.uk/planning

Contact the Planning Policy Unit on:
 Ph. 020 8314 6247



An original copy of this document can be found at:-

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

Appendix 2 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

Appendix 2 Scoping report consultation letter: 2005 Version



4 August 2005

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

As addressed

Dear Sir/Madam,

Re. CATFORD TOWN CENTRE AREA ACTION PLAN

Please find enclosed the document Introduction to the Catford Town Centre Area Action Plan. This document represents the first stage in the preparation of the Catford Town Centre Area Action Plan and the Council would like to hear any comments you may have on it.

As outlined in the document, the Catford Town Centre Area Action Plan will be a new planning strategy to support the on-going redevelopment and regeneration of Catford Town Centre. The Area Action Plan will also advance work already done as part of the Catford Design Framework and Development Strategy Project which was commissioned by the Council in 2003. This project has now been incorporated into the Catford Town Centre Area Action Plan given recent changes made to the planning system by the Government.

A Technical Appendix is separately available from the Council. This provides more detailed information than the summary document. It is noted that both of these documents together comprise the Scoping Report for the Sustainability Appraisal process.

Any comments you may have on these documents should be received by the **14 September 2005**. Please send your comments to: -

London Borough of Lewisham
Planning Policy
5th floor, Laurence House
1 Catford Road
Catford
London SE6 4RY

Further copies of Introduction to the Catford Town Centre Area Action Plan and the Technical Appendix can be obtained from the Planning Service reception desk (Monday to Friday 9.00 am – 5.00 pm) or by calling the Planning Policy Team on 020 8314 6540. The consultation documents have also been placed on the Council's website and can be viewed or downloaded from www.lewisham.gov.uk/planning. A copy is also available for reference in all the borough libraries.

If you need any further information please do not hesitate to contact any member of the Planning Policy Team on 020 8314 6540.

Yours sincerely,

Brian Regan
Planning Policy Manager

Appendix 3 Consultation evidence for the Issues and Options Reports

Consultation Letters sent to specific and general consultation bodies

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

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



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: 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

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

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

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

Catford Town Centre specific Issues and Options Paper Summary Brochure



Have your say on the future of

CATFORD TOWN CENTRE

Lewisham Council would like your help in the preparation of the Catford Town Centre Area Action Plan. This document will help to shape the future of the town centre and be used by the Council when making planning decisions. The map of Catford Town Centre overleaf highlights some of the key areas which are being reviewed by the Council.

These include:

- ✦ FUTURE SHOPPING AND RETAIL PROVISION;
- ✦ THE PROMOTION OF EMPLOYMENT USES;
- ✦ NEW HOUSING;
- ✦ IMPROVING THE PUBLIC REALM;
- ✦ BETTER WALKING ROUTES THROUGH THE TOWN CENTRE;
- ✦ INCREASING THE USE OF RENEWABLE ENERGY;
- ✦ HOW KEY OPPORTUNITY SITES IN THE TOWN CENTRE SHOULD BE DEVELOPED.

Give us your views

Now is your opportunity to tell the Council how it should be planning for the future of Catford Town Centre and what can be done to make it a better place to visit.



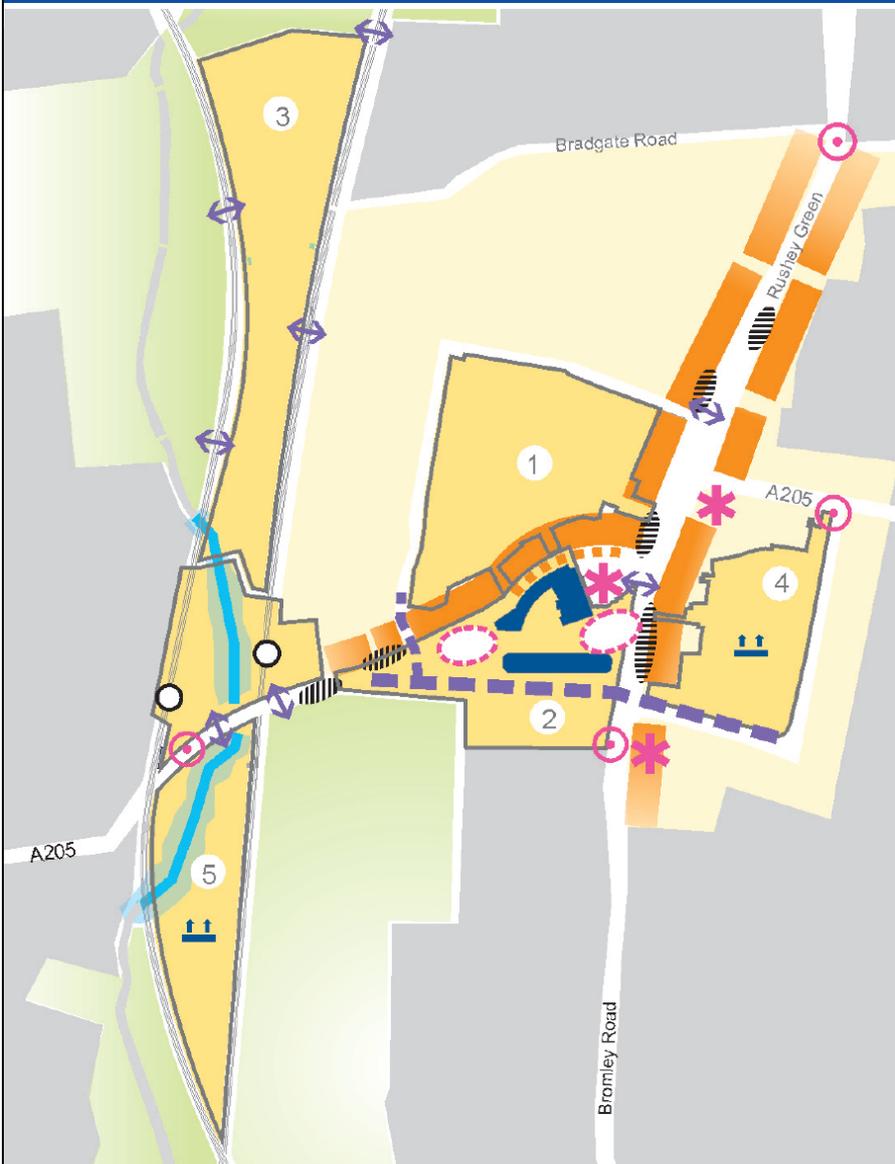
If you want to know more about the emerging ideas and proposals the Catford Town Centre Issues and Options Report has been prepared by the Council. A copy of the document can be found:

- ✦ On the Council's website – www.lewisham.gov.uk/environment/planning
- ✦ At all borough libraries
- ✦ At the Planning Information Office, Laurence House, 1 Catford Road

Alternatively, you can obtain a copy of the document by contacting the Planning Policy Unit on: (020) 8314 7400

Please remember: All comments and responses should be received by the Council no later than Friday 3rd February 2006.

You can also contact the Council if you want to be kept informed about this project as it progresses.



-  What uses would you like to see in the high street?
-  How could the street market be improved?
-  Would you like to see more employment uses in the town centre?
-  What would you like to see happen with the Development Opportunity Sites?
-  How can we make better use of the available land?
-  What can be done to improve the rail station area?
-  How can the bus waiting environment be improved?
-  Can changes to the road network improve access for all?
-  How can walking routes be improved?
-  What should possible future public squares be like?
-  How can the first impression of Catford at these gateways be improved?
-  Can improvements to these landmark buildings be made?
-  How can the river environment be improved and flood risk minimised?
-  How do we make the most of the existing parks and open spaces?

Issues, opportunity and constraints

- 1** Catford Shopping Centre and Milford Towers
- 2** The Civic Quarter
- 3** The Greyhound Stadium Area
- 4** The Plassy Road Area
- 5** Wickes site

RENEWABLE ENERGY
 HOUSING
 PUBLIC REALM
 RETAIL PROVISION
 EMPLOYMENT USE

Appendix 4 Consultation evidence for the Preferred Options Report

General Consultation Letter sent to General and Specific Consultation Bodies

As Addressed

Laurence House
Cattford
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.
- Cattford Town Centre Area Action Plan Document which will apply to the whole of the Cattford 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 4 Newspaper notice for the Preferred Options Report



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 4 Preferred Options Consultation

Feedback from Catford Shopfront Event 13-15 September 2007

Overwhelming support for the regeneration of Catford

- It's been neglected for too long
- Lots of local people want to shop in Catford but there is no incentive
- Make residents who live here feel they matter
- Diversity of the area is its strength
- Don't make it like every other shopping centre otherwise it will be bland

Key Issues

Provision of green space

Provision of public space in the town centre

- multi functional
- seating
- children's activities

Local shops and employment opportunities

- individual character for Catford

Safety

- lighting
- Police presence

Parking

- free and short term

Roads

- accessibility for area
- traffic issues

Buses

- crowding footpaths

Overall image

Key Development Issues
Retail and Leisure
Independent shops needed – needs its own identity like Deptford High Street
Shops run by local people, local coffee shops not Starbucks
Higher quality shops
Shops should complement the area but also improve current situation
Cinema
Café culture
More recreational facilities needed
Night time economy – public space with events, better lighting, late night shopping
Capitalise on theatre
Family friendly pubs
Wine bars
Retain markets – provides local employment
Farmers market
Organic market
Economy needs more investment
Employment
More retail and offices needed
Retain markets – provides local employment
More shops for local employment
How will businesses afford to stay in area if redeveloped?
Urban Design
Encourage people to access all areas of Catford not just Rushey Green
More pedestrian areas needed
More trees and greenery
Artwork in the streets
Lighting
Clean, green spaces needed – more outdoor areas to sit and relax
Art work from different cultures
Street art – get Goldsmiths involved
Murals
Distinguishable landmark needed
Pavers not concrete
Maintenance and cleanliness
Clock

Disabled access through the town centre
Transport
Need information about traffic flows – how and where will it go?
Re-route South Circular
Improve connectivity - crossing the roads is difficult – too many roads to cross
More cycle paths
Bike parking in the town centre
More buses and bus stops needed
More bus stops needed to deal with school children
Improved parking and secure parking
Free parking in the town centre
Lorry deliveries a big problem especially for Tesco
Special buses for school children
Need a direct bus route from Bromley to Lewisham Hospital
Want to use pre-pay oyster
Buses and trains good
Housing
Do not support flats above shops
Support houses not flats in the area
Residential does not work in a town centre – clashes with deliveries etc
Ground floor housing to include open space
Affordable housing
Disabled access
Community
Concern over wider social infrastructure provision with increased population proposed
Open spaces for the young and old
Places and activities for teenagers
Skateboard Park wanted
Need youth facilities and activities
Youth club
More activities for children – park, playground etc
Mums and children group
Crèche

Multi-use community space needed
Gym combined with café, shops, crèche
Community centre
Facilities for older people – club, IT training etc
Live performance facilities
More sports facilities
More Police on the streets especially at night
Development Opportunity Site 1
Catford Shopping Centre and Milford Towers
Retain markets – provides local employment
Market on weekend, small shops
Space for local artists
More pedestrian areas
More open space – a park in the centre would be great and more trees
Car park areas are very unsafe – open up and improve the lighting
Better parking – should be free
Town Square
Functional public space needed – not just green space ie stage or band stand
Include play areas for children
Innovative public spaces needed
Want a park in the town centre
Retain Tesco as attracts people to shop in the area
Improve safety at night
Completely redevelop
More seating for elderly in open space to enjoy
Include public toilets
Knock down Milford Towers and replace with quality housing
Two way traffic in Thomas Lane will be dangerous
Current traffic situation improved environment and reduces area as a cut-through
Traffic management needed on Holbeach Road and Thomas Lane
Include accessible housing for elderly in the town centre
Deliveries and mixing with residential a big issue

Architecturally attractive design needed
Development Opportunity Site 2
Civic Quarter and South Circular
Support Re-routing of South Circular
Don't like one-way system
Pedestrian area could create unsafe area
Remove Town Hall and replace with retail frontage
Improved and better connectivity of the Civic Centre and Council Offices
Bus stops in front of Broadway theatre too small
Development Opportunity Site 3
Plassy Road Island
Safety needs to be improved – better lighting
Remove alley way and open up site
Development Opportunity Site 4
Former Greyhound Stadium and Catford Railway Stations
Want houses not flats
Don't want retail units on site
Traffic issues near railway bridge – causes delays
Concern over traffic entry to the site
Not everyone takes the train – concern over high traffic for development
Concerns over safety of area with increased traffic especially the school
Improvement to train stations
Leave Ladywell Fields as it is
Improve safety of underpass to Halfords
Artwork – greyhound to remind people it was a greyhound track
Development Opportunity Site 5
Wickes Site
Increased traffic flows if housing allowed on the site

Appendix 5 Consultation evidence undertaken on the Further Options

Revised Scoping Report Consultation Letter



Planning Service

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

direct line 020 8314 7000

29 June 2012

Dear Sir/Madam

Re: Sustainability appraisal (incorporating Strategic Environmental Assessment) Scoping Report, Catford Town Centre Area Action Plan

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 Catford Town Centre Area Action Plan (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 in order to ensure that all aspects of sustainability are considered as part of the appraisal process and in developing the AAP.

1. Are there any other plans, policies or programmes that should be considered?
2. Do you have or know of any other data that should be considered in order to establish the borough baseline – the economic environmental and social factors that should be considered?
3. Do the issues identified in Task A3 cover all the significant sustainability issues relevant to Lewisham?
4. Are the sustainability objectives, indicators and targets suitable? Should there be any additional objectives, indicators or targets?

The consultation period is from Friday 29 June 2012 to Friday 10 August 2012.

Representations relating to the scoping report must be made to arrive by 5pm on Friday 10 August 2012 as follows:

Email planning.policy@lewisham.gov.uk

with 'Catford Town Centre AAP Scoping Report' as the subject heading.

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

A copy of the scoping report may be found on the Lewisham website.

https://lewisham-consult.objective.co.uk/portal/planning_policy/ and

If you need any further information please contact Matt Jericho, Principal Planning Policy Officer on telephone 020 8314 6540 or email matt.jericho@lewisham.gov.uk.

Yours sincerely,

Brian Regan
Planning Policy Manager

Appendix 5

Further Options Report General Consultation Letter:



Planning Policy
Department
Resources and Regeneration
Directorate

3rd Floor Laurence House
1 Catford Road, Catford
London SE6 4RU

direct line 020 8314 7000
fax 020 8314 xxxx
planning.policy@lewisham.gov.uk

22 February 2013

Dear

Re: Catford Town Centre Local Plan

The Council is updating its planning strategy for Catford Town Centre. This is called the Catford Town Centre Local Plan or the Catford Plan for short. The Catford Plan will guide where and how development should take place for the period to 2026, reflecting community and Council expectations, and once agreed and adopted it will be used to assess and determine relevant planning applications.

The Council is now consulting on a 'further options' document for the Catford Plan, which details the emerging vision, plans and policies for Catford's future. It has been prepared by the Council using extensive local research and:

- outlines key planning and design issues that will need to be resolved,
- updates information presented for public consultation in 2005 and 2007, and
- shows a recommended approach the Council could adopt as part of the final Catford Plan together with the reasonable alternatives that are being considered.

The preparation of the further options document was subject to a Sustainability Appraisal and this is also available for consultation and comment.

The purpose of this consultation stage is to ensure that anyone who is interested, particularly the local business and resident communities and affected land owners, has the opportunity to comment on what options should be taken forward, and any alternative option being considered. All are open for comment and you are invited to suggest other options if you feel there is another way. The Council wants to hear from local people and believes that local knowledge and opinions result in a better plan.

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.

Yours sincerely,

Brian Regan
Planning Policy Manager

LONDON BOROUGH OF LEWISHAM
Planning and Compulsory Purchase Act 2004
Town and Country Planning (Local Planning) (England) Regulations 2012
Public participation on the preparation of a local plan

In accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 (Regulation 18), notice is hereby given that the Council is consulting on the **Catford Town Centre Local Plan Further Options 2013 (the Catford Plan)**, together with the Sustainability Appraisal, Consultation Statement and list of supporting documents. The Catford Plan forms part of the borough's Local Development Framework and the Further Options 2013 document details the emerging vision, plans and policies for the area's future and sets out options and reasonable alternatives for the development of Catford Town Centre for the period up to 2026.

All documents will be available for inspection and comment at the following locations and times free of charge from **Friday 22nd February 2013 to Thursday 4th April 2013**:

- **On line** at <http://lewisham-consult.objective.co.uk/portal> or www.lewisham.gov.uk/catfordplan
- **Planning Information Service, London Borough of Lewisham**
The Business Centre, Ground Floor, Laurence House, 1 Catford Road, London, SE6 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, Torridon Road and Wavelengths (during opening hours – visit www.lewisham.gov.uk/libraries or telephone 020 8314 6399 for details).

Representations must be in writing (including electronically) and will need to arrive at the addresses specified below by 5pm within the period **Friday 22nd February 2013 to Thursday 4th April 2013**.

- Online at <http://lewisham-consult.objective.co.uk/portal>
- By e-mail to planning.policy@lewisham.gov.uk
- By post to Planning Service, London Borough of Lewisham, 3rd Floor Laurence House, 1 Catford Road, London, SE6 4RU

All representations received will be considered through the process of preparing the draft local plan.

You are also invited to come along to hear more at the Catford South Local Assembly on 28th February 2013 or the Catford Broadway Market on Sunday 3rd March 2013.

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

22 February 2013

Appendix 5 Further Options Report Consultation Leaflet

Catford Town Centre A vision for the future

“Catford Town Centre will be a lively, attractive town centre focused around a high quality network of public spaces.

Driven by the redevelopment of key opportunity areas, including the former Catford Greyhound Stadium site and the Shopping Centre, Catford will have an improved retail offer and will be home to a diverse residential community.

The Broadway Theatre and Studio will continue to be a focus for arts and cultural activities and the market will continue to contribute to Catford’s identity.”

This is Lewisham Council’s vision for Catford Town Centre, which has been developed over several years in conjunction with many stakeholders.

In order to help turn this vision into a reality, the Council is updating the Catford Plan - a planning strategy to guide where and how development should take place over the next 10 years. When finalised, the Catford Plan will be used to assess planning applications within the town centre.

The Catford Plan will aim to enhance what the community values about Catford, and drive improvements where people want change. It also has to address issues such as new housing. The Council has targets from the Mayor of London to provide around 1,000 new homes every year for the next 15 years. Many of these will be built within existing town centres to reduce reliance on cars and protect existing green spaces. In Catford, the projection is for 650 new homes by 2016 and a further 1,100 by 2026.



The Catford Plan will aim to enhance what people value about the town centre, such as its good public transport links and the Broadway Theatre.



**CATFORD
IS CHANGING**
new homes/new public spaces
new shopping/new businesses
www.lewisham.gov.uk/regeneration

The Catford Plan Public consultation

The Council is now consulting on the draft Catford Plan, and would like to hear your views about how it intends to address the issues and opportunities facing Catford.

This exhibition gives you a brief overview of the draft Plan, and in particular the Council’s preferences for six key development sites. If you would like more detail, copies of the full draft Plan are available:

- at www.lewisham.gov.uk/catfordplan
- in all the borough’s libraries
- by contacting the Planning Policy team on 020 8314 7400.

You can have your say about the draft Catford Plan in a number of ways:

- complete one of our feedback sheets
- write to **Planning Policy, Laurence House, 1 Catford Road, SE6 4RU**
- email planning.policy@lewisham.gov.uk (with ‘Catford Local Plan Further Options 2013’ as the subject)
- visit www.lewisham.gov.uk/catfordplan and follow the links
- come along to one of our consultation events (see www.lewisham.gov.uk/catfordplan for full details).

The closing date for feedback on the draft Catford Plan is 28 March 2013.

Under the current timetable, the Catford Plan – including any revisions made as a result of this consultation – should be submitted to the government for approval later this year and adopted by Lewisham Council in 2014.



Council staff will be at Catford Broadway market on Sunday 3 March to discuss the Catford Plan and answer questions. Other consultation events are also scheduled. (See the Council’s website for details.)



**CATFORD
IS CHANGING**
new homes/new public spaces
new shopping/new businesses
www.lewisham.gov.uk/regeneration

Catford Town Centre

Six key development sites



These are the six key sites which have the greatest potential for changing Catford as a place to live, work, shop and socialise.

- 1 Catford Centre and Milford Towers site
- 2 Civic Centre site
- 3 Laurence House site
- 4 Plassy Road Island site
- 5 Former Greyhound Stadium site
- 6 Wickes and Halfords site



CATFORD IS CHANGING

new homes/new public spaces
new shopping/new businesses
www.lewisham.gov.uk/regeneration

Key site 1

Catford Centre and Milford Towers



The redevelopment of the Catford Centre and Milford Towers site would do the most to improve Catford's reputation as a place to shop and socialise. In 2010 the Council purchased the Catford Centre (excluding Tesco), thereby giving it greater influence over any future plans for the site.

The Council's aspiration is for the complete redevelopment of the Catford Centre and Milford Towers. This would require both to be demolished, along with the car parks and associated buildings on Thomas Lane. By creating a more appealing shopping environment, more well-known brands would be attracted to Catford. In order to achieve all this, the private sector would need to be involved.

A supermarket would remain a key fixture of the shopping centre, and car parking spaces would still be required. The redeveloped site would also need to feature accessible and pleasant public spaces, and better connections between the shopping centre and the rest of the town centre, particularly between Rushey Green and Catford Broadway and along Holbeach Road.

The site is seen as the potential location for up to 200 new homes of various sizes and tenures.

See section 4.2 of the draft Catford Plan for more details.



The Council would require these design features to be addressed in any planning application for the Catford Centre and Milford Towers site.



The Council's aspiration is for the complete redevelopment of the Catford Centre and Milford Towers.



CATFORD IS CHANGING

new homes/new public spaces
new shopping/new businesses
www.lewisham.gov.uk/regeneration

Key sites 2 & 3 Civic Centre and Laurence House



The Council wants to rationalise its civic functions and offices onto just one site, in order to reduce their on-going running costs and free up land for housing.

In the short-term, all staff based in the Town Hall are being relocated, mostly to Laurence House. This is seen as a stop-gap measure, until the Council's Catford-based services can be consolidated within a redeveloped Civic Suite/Town Hall.

This would free up the Laurence House site, where up to 250 new homes of various sizes and tenures could be built.

This course of action would represent the best value long-term, as the existing Town Hall, Civic Suite and Laurence House buildings would all need significant investment over the next 5-10 years in order to remain fit for purpose.

The Broadway Theatre would be largely unaffected by such a scheme, other than benefiting from a better environment and improved access. Footpaths along Catford Road could also be widened, and some bus stops relocated.

See sections 4.3 and 4.4 of the draft Catford Plan for more details.



Key site 4 Plassy Road Island



The Plassy Road Island site is made up of a number of different parts and businesses, and so has a range of private land owners and freeholders. It is currently rather isolated, partly due to the very poor pedestrian routes to and from the rest of the town centre.

The amount of ground level car parking and mainly single-storey buildings mean that the Plassy Road Island site is currently underused. The Council's preference would be for the site to offer additional shopping or leisure facilities to complement what is on offer in the rest of the town centre.

Access to Rushey Green from Plassy Road Island can be much improved, and this could be achieved by providing a wider, and more obvious, entrance or entrances.

When the current business leases expire, areas of the site could be redeveloped to provide up to 350 homes of various sizes and tenures, while still offering some retail.

Some car parking could be retained on the site. Changes could potentially be made to the road network along Sangley, Plassy and Brownhill Roads, with benefits for the town centre as a whole including cutting the number of northbound buses on Rushey Green.

See section 4.5 of the draft Catford Plan for more details.



**CATFORD
IS CHANGING**
new homes/new public spaces
new shopping/new businesses
www.lewisham.gov.uk/regeneration



**CATFORD
IS CHANGING**
new homes/new public spaces
new shopping/new businesses
www.lewisham.gov.uk/regeneration

Key site 5 Former Greyhound Stadium



Prior to its demolition in 2002, this site was the location of the Catford Greyhound Stadium.

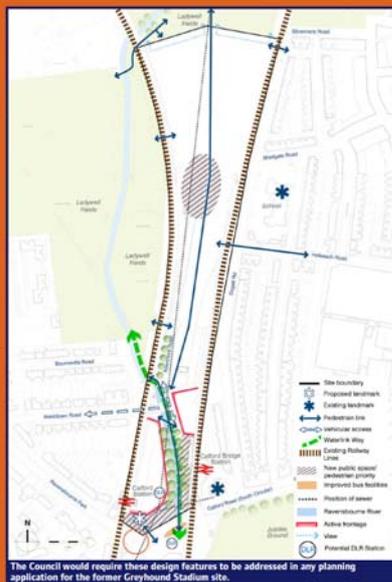
In 2009, planning permission was granted for 589 homes plus a community centre and a small retail area near the stations. However, following the economic downturn the original business case for the site was reappraised. The site's owner the Greater London Authority has since been working with the Council to identify a developer to bring forward a scheme which is broadly the same as that which received planning permission.

The Council believes that the regeneration of this site could transform the area around the two railway stations, making them more accessible and helping to improve people's first impressions of Catford.

The planning permission for the site includes proposals for a footbridge across the Catford Bridge railway tracks, which would provide a more direct pedestrian link between the site and the shopping centre, along Holbeach Road.

The redeveloped site would need to include better pedestrian and cycle access, and enhancements could be made to the River Ravensbourne and the Waterlink Way in collaboration with the Environment Agency.

See section 4.6 of the draft Catford Plan for more details.



The Council would require these design features to be addressed in any planning application for the former Greyhound Stadium site.



The Greater London Authority is working with the Council to identify a developer to help regenerate the former Greyhound Stadium site.

Key site 6 Wickes and Halfords Site



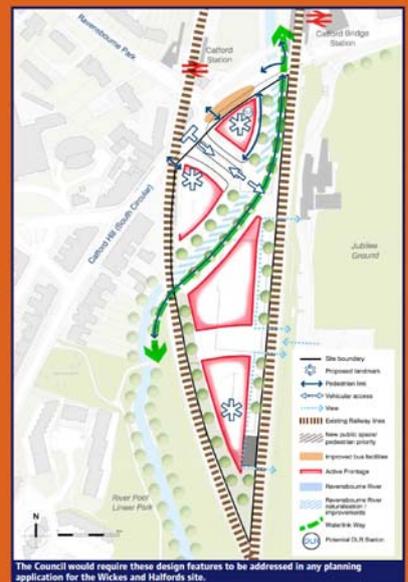
The properties on this site have a number of different owners. While there has been no interest so far in its redevelopment, the site's location near to the town centre and stations means it could play an important role in helping to improve the image of Catford.

The Council believes the site is currently underused, due to the amount of ground level car parking and mainly single-storey buildings. Its location makes the majority of the site suitable for a higher density of development, with buildings that could overlook the sports fields to the east and open space to the west.

If redeveloped, the site has the capacity for up to 350 new homes of various sizes and tenures. Some or all of these could be above shops or business premises. If this were to happen, access to and through the site - for vehicles, cyclists and pedestrians - would need to be improved.

Some car parking should be retained on the site. Meanwhile, enhancements could be made to the River Ravensbourne and the Waterlink Way in collaboration with the Environment Agency.

See section 4.7 of the draft Catford Plan for more details.



The Council would require these design features to be addressed in any planning application for the Wickes and Halfords site.



As part of any redevelopment of the Wickes and Halfords site, access through (and to) it would need to be improved.



**CATFORD
IS CHANGING**

new homes/new public spaces
new shopping/new businesses
www.lewisham.gov.uk/regeneration



**CATFORD
IS CHANGING**

new homes/new public spaces
new shopping/new businesses
www.lewisham.gov.uk/regeneration

Catford Town Centre

Traffic and transport issues



Catford has various transport and traffic issues that will need to be resolved in order to achieve the vision for the town centre.

Despite the gyratory, Catford suffers from high levels of congestion. Transport for London (TfL)'s long-standing proposal to divert the South Circular behind Laurence House still has no clear timetable or funding. The Catford Plan therefore includes alternative proposals which would be more deliverable. These include altering the Catford Road/Rushey Green junction to simplify pedestrian crossings and improve traffic flows, and widening Sangley Road to create an eastbound bus lane to cut the number of northbound buses on Rushey Green.

Changes to other parts of the road network are also proposed to provide better access to the town centre's amenities and improve the experiences of pedestrians and cyclists.

There is still the possibility long-term of a Bakerloo line extension which would reach Catford, although this is not currently a priority for TfL. TfL are, however, exploring the possibility of extending the DLR from Lewisham to Catford and onto Bromley. The Council has stated that its preference would be for any DLR route to be tunnelled rather than above ground.

See section 4.1 of the draft Catford Plan for more details.



CATFORD IS CHANGING

new homes/new public spaces
new shopping/new businesses

www.lewisham.gov.uk/regeneration

Appendix 5 Further Options Consultation Notes from Rushey Green Assembly Saturday 19 January 2013

Will Catford get a Shopmobility scheme?

As part of the work we are doing to support the Catford plan, we are currently considering how a shopmobility scheme could be included within the town centre.

Why are there multiple sets of traffic lights outside the post office? Is it within the Council's control to do anything about this?

As this stretch of road is a red route, it is managed by Transport for London. But we meet regularly with them, and will pass on this comment at the next opportunity.

Why has money been spent on refurbishing the ground floor of Laurence House, including the public toilets, if the intention is to demolish it?

If a decision were to be taken to demolish Laurence House, it would be several years into the future. The work that has been done recently has been to make Laurence House fit for purpose in the short-term. Even taking into account the cost of undertaking this work, the construction of a new civic building with modern community facilities still represents the best long-term value.

The Catford plan seems to emphasise housing. Do we know who the housing providers will be, and will there be construction jobs for local people?

Decisions on housing providers will be made by the relevant developers as each scheme comes forward.

Planning permission for these developments will be subject to jobs being offered to local people. The Council's Local Labour And Business Scheme has previously had much success in securing construction-related work for residents across the borough, as well as helping local business to secure construction-related contracts.

Does the plan support the addition of new leisure facilities, especially in the evening? Catford needs them, particularly a cinema.

The Catford plan supports the introduction of additional family-friendly leisure facilities. The Council would not build and run a cinema, but we would encourage operators who think a cinema would be viable to come forward and express their interest to us.

Catford Bridge Station is currently very difficult for disabled people to access. Will addressing that be a priority?

This is something that would need to be addressed by Network Rail as the station operator. However, the Council can support them in doing so by negotiating with developers over the contents of planning agreements as and when developments in that part of the town centre come forward.

Will people living on streets near the Catford Greyhound development be required to move elsewhere when work gets underway?

No-one living nearby will be required to vacate their current residence while work takes place. The Council will work closely with the developer to ensure that any disruption is kept to a minimum.

How many community toilets will there be?

Initially the community toilet scheme aims to replace and improve upon the public toilet provision on Catford Broadway, since the current facilities will be removed as part of the refurbishment of the street. A pilot of the scheme will launch in April 2013, with three businesses taking part, but we will continue to encourage others to get involved. Then the scheme could be extended as further developments occur.

Additional comments

- If and when Catford gets a new library, please make sure it is accessible to library staff as well as users.
- In one of the developments, a disability centre – to house LDC and other groups – should be provided.

Appendix 5 Further Options Consultation

Notes from Catford South Ward Assembly Thursday 28 February 2013

What is the latest situation regarding TfL's plans to extend the DLR to Catford?

TfL are still conducting feasibility studies for extending the DLR from Lewisham to Bromley, with the first phase being from Lewisham to Catford. So far, they have not expressed a preferred route, provided detailed plans or indicated costs and funding. The Council's preference, which TfL have been made aware of, is for any route to be tunnelled to reduce physical and visual impact.

Can limits be placed on the number of betting shops in the town centre?

Due to the national 'use class' system – under which commercial premises are categorised – betting shops are often able to open without planning permission. However, where the Council *can* restrict new betting shops, we will try to.

What 'affordable' housing will there be?

The Council's policy is that all developments of more than 10 homes should include an element of 'affordable' housing. The Council's starting point when negotiating with developers is for 35% affordable housing, however this is subject to financial viability, and will be determined as part of the planning process for each phase of each development. Across the borough as a whole, the Council and its partners are still very active in delivering affordable housing; in fact, data from the Homes And Communities Agency shows Lewisham had the third highest number of completions of affordable housing in England in 2011/12.

Will there be a dedicated sheltered housing block?

The allocation of 'specialist' housing (which includes sheltered housing) is determined upon a borough-wide basis, but will certainly be one of the considerations as plans for Catford are brought forward.

Will Catford be the location for any Council housing?

Sir Steve Bullock, the Mayor of Lewisham, has made a commitment that the Council or another Housing Association will build 250 new council homes over the next five years – the first new council homes to be built in the borough for 30 years. Feasibility studies are currently being undertaken to determine the best location(s) for these homes, although Catford is not in the frame as we do not expect the necessary development space to become available within the next five years. However, a significant proportion of the new homes being built in Catford will undoubtedly be affordable; the exact details will be worked out as the various schemes are brought forward.

Will there be a cinema? An operator like Picturehouse (who run the Ritzy in Brixton) would be perfect.

Under the proposals within the Catford plan, the Civic Suite site would be an appropriate location for various 'leisure' uses. This could potentially include a cinema. If this looks viable as plans progress, we would inevitably want to talk to a number of potential operators.

As there is a limited amount of green space within the town centre, will the community be re-allowed access to the Jubilee Ground (the open space off the Catford Road/Canadian Avenue junction, now owned by St Dunstan's College.

The Jubilee Ground is what is known as 'private' open space, and St Dunstan's College is therefore entitled to restrict access. However, the Council has been in touch with the College to see if some arrangement can be way for the public to make use of the site.

What public toilet provision will there be?

The revamped shopping centre will inevitable include some public toilet provision. In the meantime, the Council is currently exploring options for a 'community toilet' scheme on Catford Broadway. These occur in other town centres across London and beyond, and basically involve local businesses allowing the public to use their toilet facilities during their normal opening hours without the obligation to make a purchase. The scheme could be extended further as further developments occur.

Additional comments

- The one-way system definitely needs to be resolved.
- The bottle-neck to the west of the town centre is a key problem that should be addressed, perhaps by widening the arch beneath the railway bridge?
- *[In response to the above]* Widening the arch beneath the railway bridge would make no difference to the congestion problem.
- The Council should instead be focusing its energies on trying to prevent the closure/downgrading of Lewisham Hospital.

Appendix 5 Further Options Consultation

Comments made at Pensioner's Forum 12 February 2013

What is the latest situation regarding TfL's plans to extend the DLR to Catford?

TfL are still conducting feasibility studies for extending the DLR from Lewisham to Bromley, with the first phase being from Lewisham to Catford. So far, they have not expressed a preferred route, provided detailed plans or indicated costs and funding. The Council's preference, which TfL have been made aware of, is for any route to be tunnelled to reduce physical and visual impact.

Can limits be placed on the number of betting shops in the town centre?

Due to the national 'use class' system – under which commercial premises are categorised – betting shops are often able to open without planning permission. However, where the Council *can* restrict new betting shops, we will try to.

What 'affordable' housing will there be?

The Council's policy is that all developments of more than 10 homes should include an element of 'affordable' housing. The Council's starting point when negotiating with developers is for 35% affordable housing, however this is subject to financial viability, and will be determined as part of the planning process for each phase of each development. Across the borough as a whole, the Council and its partners are still very active in delivering affordable housing; in fact, data from the Homes And Communities Agency shows Lewisham had the third highest number of completions of affordable housing in England in 2011/12.

Will there be a dedicated sheltered housing block?

The allocation of 'specialist' housing (which includes sheltered housing) is determined upon a borough-wide basis, but will certainly be one of the considerations as plans for Catford are brought forward.

Will Catford be the location for any Council housing?

Sir Steve Bullock, the Mayor of Lewisham, has made a commitment that the Council or another Housing Association will build 250 new council homes over the next five years – the first new council homes to be built in the borough for 30 years. Feasibility studies are currently being undertaken to determine the best location(s) for these homes, although Catford is not in the frame as we do not expect the necessary development space to become available within the next five years. However, a significant proportion of the new homes being built in Catford will undoubtedly be affordable; the exact details will be worked out as the various schemes are brought forward.

Will there be a cinema? An operator like Picturehouse (who run the Ritzy in Brixton) would be perfect.

Under the proposals within the Catford plan, the Civic Suite site would be an appropriate location for various 'leisure' uses. This could potentially include a cinema. If this looks viable as plans progress, we would inevitably want to talk to a number of potential operators.

As there is a limited amount of green space within the town centre, will the community be re-allowed access to the Jubilee Ground (the open space off the Catford Road/Canadian Avenue junction, now owned by St Dunstan's College.

The Jubilee Ground is what is known as 'private' open space, and St Dunstan's College is therefore entitled to restrict access. However, the Council has been in touch with the College to see if some arrangement can be way for the public to make use of the site.

What public toilet provision will there be?

The revamped shopping centre will inevitable include some public toilet provision. In the meantime, the Council is currently exploring options for a 'community toilet' scheme on Catford Broadway. These occur in other town centres across London and beyond, and

basically involve local businesses allowing the public to use their toilet facilities during their normal opening hours without the obligation to make a purchase. The scheme could be extended further as further developments occur.

Will the Civic Suite toilets be opened to the public as part of the ‘community toilet’ scheme?

That is a very good suggestion, and we will discuss the possibility of that happening with the Civic Suite’s facilities manager.

Additional comments

- The one-way system definitely needs to be resolved.
- The bottle-neck to the west of the town centre is a key problem that should be addressed, perhaps by widening the arch beneath the railway bridge?
- *[In response to the above]* Widening the arch beneath the railway bridge would make no difference to the congestion problem.
- The Council should instead be focusing its energies on trying to prevent the closure/downgrading of Lewisham Hospital.

Appendix 6 Planning Newsletters

The following newsletters were published and can be viewed by the following web link.

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

Planning Newsletter Issue1: July 2005

Planning Newsletter Issue 2: September 2005

Planning Newsletter Issue 3: September 2006

Planning Newsletter Issue 4: June 2007

Planning Newsletter Issue 5: July 2007

Planning Newsletter Issue 6: June 2008

Planning Newsletter Issue 7: December 2008

Planning Newsletter Issue 8: December 2009

Planning Newsletter Issue 9 February 2010

Planning Newsletter Issue 10 October 2010

Planning Newsletter Issue 11 December 2011

Planning Newsletter Issue 12 December 2012