

# **Lewisham Local Plan**

## **Regulation 18 consultation statement**

Appendix 3 – Regulation 18 Draft Local Plan Commonplace Responses Part 3

September 2022

Part	Section, policy or paragraph	Comment	Agree	Council officer response	Action
3	-	<p><b>1. Do you have any comments on the 'character area' boundaries?</b> The Telegraph Hill Ward is not in the Telegraph Hill East section. If there is difference it will cause confusion in terms of councillors and the conversation area's planning rules.</p> <p>Include the whole of Telegraph Hill Ward in the area.</p> <p><b>2. For each 'character area' the Local Plan sets out a vision, key objectives and area-based policies (including site allocations). Do you think that there are other matters that should be addressed in this part of the plan?</b> N/A</p>	0	<p>The Local Plan character areas (and neighbourhoods within them) were informed by the Lewisham Characterisation Study, which was prepared in collaboration with community groups and subject to public consultation.</p> <p>Whilst it is acknowledged that people may not agree with the geographical extent of the areas, the character areas provide a useful way of establishing planning priorities and policies at a more localised neighbourhood (rather than borough-wide) level. The Local Plan must be read as a whole for planning decisions.</p>	No change.
3	-	<p><b>1. Do you have any comments on the 'character area' boundaries?</b> Please don't ignore the A205 Stansted Road parade of shops (nos 294-341) which is a real trouble spot and totally NEGLECTED. There is high pollution due to bad traffic on A205. Traffic flow must be improved. Please don't ignore us just before we sit on the border between two wards, we are always forgotten!</p> <p><b>2. For each 'character area' the Local Plan sets out a vision, key objectives and area-based policies (including site allocations). Do you think that there are other matters that should be addressed in this part of the plan?</b> Please don't ignore the A205 Stansted Road parade of shops (nos 294-341) which is a real trouble spot and totally NEGLECTED. There is high pollution due to bad traffic on A205. Traffic flow must be improved. Please don't ignore us just before we sit on the border between two wards, we are always forgotten!</p>	0	<p>The Local Plan acknowledges the issues of air quality and congestion along the South Circular. It seeks to facilitate the transformation of A205 using the Healthy Streets Approach, including the stretch covering the Stansted Road parade. However, as a TfL road that is a major route, the Council will need to work with the GLA/TfL to deliver improvements, the specific nature of which will be considered on a case-by-case basis.</p> <p>In addition, the draft Local Plan proposes to designate 118 Stansted Road as part of a new Cultural Quarter. It is hoped that this will help to support the vitality and viability of the parade, which is in close proximity.</p>	No change.
3	-	<p><b>1. Do you have any comments on the 'character area' boundaries?</b> The boundaries do not seem quite right in the sense that the Telegraph Hill and Hatcham Conservation Areas are linked (historically and in that they currently form one community) along with the traditional high street on New Cross Rd, which provides the centre/ focus to both. Anything that happens in any of these 3 designated areas is connected and affects the other 2. So protections and plans the affect all 3 should be joined up.</p> <p>Calling the shopping area in heart of this joined up area, 'Hatcham Works', does not make it an industrial site or somehow NOT connected to residential and retail community around it. The opposite is true. It clearly should be developed to be an extension of the streets around it, perhaps with the Hatcham and Telegraph Hill street extended through the site and sympathetically developed with homes and shops and parkland that is in the style of the surrounding and enhances community facilities for those already living there. Where parts of the historic high street scene has been lost, it should be restored in its former style to properly connect the whole area again as one community with the same boundary.</p>	1	<p>The Local Plan character areas (and neighbourhoods within them) were informed by the Lewisham Characterisation Study, which was prepared in collaboration with community groups and subject to public consultation.</p> <p>Whilst it is acknowledged that people may not agree with the geographical extent of the areas, the character areas provide a useful way of establishing planning priorities and policies at a more localised neighbourhood (rather than borough-wide) level. The Local Plan must be read as a whole for planning decisions.</p> <p>Part 2 of the Local Plan on Heritage sets out approaches for preserving and enhancing heritage assets, including Conservation Areas. The Council has and is continuing to prepare Conservation Area Appraisals to support the Local Plan.</p>	No change.

		<p><b>2. For each 'character area' the Local Plan sets out a vision, key objectives and area-based policies (including site allocations). Do you think that there are other matters that should be addressed in this part of the plan?</b></p> <p>How to strengthen protection of the Conservation Areas and to stimulate their restoration to their former glory.</p>			
3	-	<p><b>1. Do you have any comments on the 'character area' boundaries?</b></p> <p>Some of the areas seem to have little connection with local communities. Blackheath really has zero connection with Grove Park. Telegraph Hill is next door to New Cross and miles from Sydenham. I have lived in Sydenham, Brockley and Honor Oak Park and they are on the same railway line. Ladywell and Crofton Park are on different lines. There is no bus connection to Telegraph Hill from the other areas associated with it. I can't see the benefit apart from a bureaucratic neatness to this 'Area'. The notion of an 'area' having a 'character' is superficial and I doubt much empirical connection of any description could be found to link these areas.</p> <p><b>2. For each 'character area' the Local Plan sets out a vision, key objectives and area-based policies (including site allocations). Do you think that there are other matters that should be addressed in this part of the plan?</b></p> <p>N/A</p>	2	<p>The Local Plan character areas (and neighbourhoods within them) were informed by the Lewisham Characterisation Study, which was prepared in collaboration with community groups and subject to public consultation.</p> <p>Whilst it is acknowledged that people may not agree with the geographical extent of the areas, the character areas provide a useful way of establishing planning priorities and policies at a more localised neighbourhood (rather than borough-wide) level. The Local Plan must be read as a whole for planning decisions.</p>	No change.
3	-	<p><b>1. Do you have any comments on the 'character area' boundaries?</b></p> <p>Yes</p> <p><b>2. For each 'character area' the Local Plan sets out a vision, key objectives and area-based policies (including site allocations). Do you think that there are other matters that should be addressed in this part of the plan?</b></p> <p>Might be useful to start thinking about distinctive names for these areas that define part of their character. For example: the West area includes lots of places with 'Hill' in their name - reflecting the area topography. So perhaps could be called 'The Hills'? Initiating local consultation on character area names might galvanise participation in the Lewisham Local Plan.</p>	0	<p>Noted. It is agreed that distinctive names for the areas could assist with making Part 3 of the Local Plan a more engaging and colourful. However, for clarity it proposed to retain the existing names.</p> <p>It is noted that bespoke graphics and iconography were created for each character area and incorporated into consultation materials during the Regulation 18 stage, such as leaflets and social media posts.</p>	No change.
3	-	<p><b>1. Do you have any comments on the 'character area' boundaries?</b></p> <p>It seems to make sense from a planning point of view but loses the neighbour context in the process. I doubt if you will get anything like agreement to propositions around this sort of issue; think back to the local government boundary commission review..... Is this really necessary or will it be an administrative redundancy?</p> <p><b>2. For each 'character area' the Local Plan sets out a vision, key objectives and area-based policies (including site allocations). Do you think that there are other matters that should be addressed in this part of the plan?</b></p> <p>N/A</p>	0	<p>The Local Plan character areas (and neighbourhoods within them) were informed by the Lewisham Characterisation Study, which was prepared in collaboration with community groups and subject to public consultation.</p> <p>Whilst it is acknowledged that people may not agree with the geographical extent of the areas, the character areas provide a useful way of establishing planning priorities and policies at a more localised neighbourhood (rather than borough-wide) level. The Local Plan must be read as a whole for planning decisions.</p>	No change.
3	LCA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>Overdevelopment throughout the borough with no given upgrade to transport links past phase 1 of the Bakerloo Extension. The proposed is unviable without firm commitments. the Local Plan undermines all previous approaches into sensitivities to existing historic buildings, neighbourhoods and areas as has been mentioned throughout the Catford Framework Plan. Lewisham Council has created a rod for its back that is only achievable by developing the rest of the borough in a similar was to that seen at Lewisham Gateway. The plan is going to lead to missed opportunities</p>	3	<p>Noted. The Catford Town Centre Framework provides a strategic framework for the regeneration of Catford town centre and is an evidence base document that is being used to inform the preparation of the Local Plan. The Framework was informed by public consultation.</p> <p>The Local Plan consultation is being carried out in accordance with the Council's adopted Statement of</p>	Local Plan amended with additional details and requirements on building heights, informed by the Tall Buildings Study update.

		<p>and mistakes that will be with the borough population for generations and encourages demolition rather than creative reuse which would be more aligned with the declared Climate Emergency which I do not believe the council takes seriously through the proposed documents out for consultation. From the Catford Framework response the message is clear that high rise is not wanted and is not considered by those who live in the borough suitable who will be living next to 15+ storey towers; overshadowing them and their private amenity spaces of the numerous Victorian Terraces that make up the area. Reconsider your approach and how sensitivity needs to be considered as previous Plans, studies and policies encouraged.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> The basis of the objectives is sound, but the scale is inappropriate. Often masquerading under the remit that you asked people what they wanted, have put everything in and now say that we must accept high rise development. No mention of this was made when asking what people wanted - you have used consultation in a way that has meant you can justify inappropriate development in areas which your own documents say is not appropriate and therefore go against the current London Plan. This is shameful of the council and something that is being noted with the upcoming elections.</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> LCA3: Catford major centre and surrounds LCA1: Central Area place principles LCA2: Lewisham major centre and surrounds LCA4: A21 corridor LCA5: Central Lewisham Links</p> <p><b>4. Please provide your comments on the topic(s) selected above.</b> Overdeveloped, too high, no sensitivity to existing historic neighbourhoods such as Rushey Green, listed and locally listed buildings and conservations areas. Miss use of consultation to sell a vision to a community with no mention of what this truly means. Re-written studies such as the Tall Buildings Study to suddenly claim large areas are suitable for high rise despite these areas always previously being noted as highly sensitive (such as Holbeach School and the two storey Victorian terraces of Rushey Green). Complete disregard for overlooking of existing private amenity space, microclimate and rights of light. A balance needs to be realised and the council needs to understand that high rise is not the answer. With no additional transport infrastructure guaranteed the area can not support what is proposed. No explanation is given to why Catford if not given a high and low target that is dependant on the Bakerloo Line Extension being confirmed and completed in the way that areas south of Catford have been. Further, with increase in populations to the south, this strengthens the need for increased and better rail and transport connections that the Council are not committing to. The Council need to be realistic, undertake proper surveys and not just make assumptions. These comments are applicable to the majority of areas in the plan.</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below.</b> Catford Shopping Centre /Milford Towers Plassy Rd Island</p>	<p>Community Involvement. The Local Plan is distinguished from the Catford Town Centre Framework in that it is a Development Plan Document and therefore subject to different statutory requirements and consultation procedures, the Council's compliance with which will be considered at the plan's examination in public.</p> <p>The London Plan makes clear that tall buildings will play a part addressing housing needs across London. It directs that Local Plans identify locations that may be suitable for tall buildings and to set parameters for building heights. Following consultation on the Regulation 18 draft Local Plan, the Council has undertaken additional work on the Tall Buildings Study, which has informed the Regulation 19 document.</p> <p>Whilst acknowledging the challenge of delivering on Lewisham's housing target and meeting local needs for new workspace, town centre floorspace and infrastructure, the draft Local Plan seeks to promote a character-led approach to managing growth and development. It has been informed by the Lewisham Characterisation Study, which has provided a steer for the spatial strategy set out in Part 1 of the plan, along with the sub-area strategies set out in Part 3.</p> <p>Both the London Plan and draft Local Plan set out detailed design requirements for development proposals involving tall buildings (including consideration of visual, functional, environmental and cumulative impacts), along with specific policies dealing with amenity impacts for all development proposals. It is considered that these policies will provide a robust basis for considering the impacts of tall buildings.</p> <p>The Council has prepared an Infrastructure Delivery Plan (IDP) alongside the Local Plan. This sets out the different types of infrastructure, including social transport infrastructure required to support the levels of growth planned. The IDP has informed the preparation of the Local Plan, and some site allocation policies include requirements for the provision of specific types of infrastructure.</p>	
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3	LCA	<p><b>1. Do you have any comments on the proposed vision?</b> I would like to express my concerns about the redevelopment of Lewisham Retail Park, Loampit Vale into a mixed use residential and commercial area. In addition to two major retailers, Sports Direct and Matalan currently onsite, Lewisham Retail Park, Loampit Vale is also the home of SET Lewisham, a community artist-led studio and project space, and Lewisham Wing Chun, a full time self defence school for adults and children led by Sifu Paul Thompson, part of the WCUK organisation.</p> <p>Both spaces – SET Lewisham and Lewisham Wing Chun – have significantly benefited the community and cultural values of Lewisham and its residents since they started at this former Mothercare retail space in January 2019. I feel passionately that we must secure this space and work our hardest as a community to ensure it is not destroyed and lost forever.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> LCA2: Lewisham major centre and surrounds</p> <p><b>4. Please provide your comments on the topic(s) selected above.</b> Reconsider the development of Lewisham Retail Park, Loampit Vale which is a vital community space and creative hub for artists.</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below.</b> Lewisham Retail Park, Loampit Vale</p>	1	<p>Lewisham Retail Park has an existing approved planning application.</p> <p>The Local Plan does however seek to protect cultural, community and employment uses within the borough and we will work with the developer to understand how this space can be relocated.</p> <p>The Councils Economic Development department also play a role in looking for suitable alternative space and we will pass on your comments.</p>	No change.

		<p><b>6. Please provide your comments on the site allocation(s) selected above.</b> To "re-develop" Lewisham Retail Park, Loampit Vale, would mean the absolute destruction of two community spaces - SET Lewisham and Lewisham Wing Chun - which have actually helped Lewisham thrive and grow as a community and bring its residents together, especially in a time of global uncertainty. I fear that Lewisham Retail Park, Loampit Vale is vulnerable to being "re-developed" and the destruction of these places would completely compromise the vision and values that the Local Plan is proposing: a vibrant hub of cultural, commercial and community activity (which both SET and Wing Chun represent!).</p> <p>Since opening in 2019, SET Lewisham has become a safe space to think, make, create, and exchange ideas. SET Lewisham has always been welcoming and inclusive of all individuals and backgrounds, especially from the LGBTQ+ community, people of colour, and low income households, and consistently provides a high quality and affordable studio space to ensure its inclusivity. The ability to have an affordable studio space is especially important for younger individuals who are struggling with money and being able to afford an artist studio and somewhere to live.</p> <p>As part of the building, there is a project space which has also been fruitful for artists to make new and ambitious work, as well as present free exhibitions of contemporary art, injecting new energy and vitality into the community of Lewisham and individuals from the art community, who can easily access the space within 15 minutes of public transport. This project space has also become increasingly collaborative and interdisciplinary, hosting performance art, dance, music, screenings, poetry readings, creative and educational workshops, a guest curated residency programme and other free, live events for the community of Lewisham and aligned with Lewisham's greater vision as it prepares to host the London Borough of Culture 2022.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> Provide affordable artist studios and community spaces if the re-development goes ahead!</p>			
3	LCA	<p><b>1. Do you have any comments on the proposed vision?</b> Provide affordable spaces for artists.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> LCA2: Lewisham major centre and surrounds</p> <p><b>4. Please provide your comments on the topic(s) selected above.</b> Reconsider Lewisham Retail Park, a vital community space and creative space for artists.</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below.</b> Lewisham Retail Park, Loampit Vale</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p>	0	<p>Lewisham Retail Park has an existing approved planning application.</p> <p>The Local Plan does however seek to protect cultural, community and employment uses within the borough and we will work with the developer to understand how this space can be relocated.</p> <p>The Councils Economic Development department also play a role in looking for suitable alternative space and we will pass on your comments.</p>	No change.

		<p>I am very concerned about the redevelopment of Lewisham Retail Park, Loampit Vale into a mixed use residential and commercial area.</p> <p>In addition to two major retailers, Sports Direct and Matalan currently onsite, Lewisham Retail Park, Loampit Vale is the home of SET Lewisham, a community artist-led studio and project space, and Lewisham Wing Chun, a full time school, part of the WCUK organisation, led by Sifu Paul Thompson, that teaches adults and children self-defense.</p> <p>Both spaces – SET Lewisham and Lewisham Wing Chun – have significantly benefited the community, cultural values and well-being of Lewisham and its residents since they started at this former Mothercare retail space spanning 12,000 sq ft in January 2019. While I will speak more about the value of SET Lewisham, some testimonials from the Lewisham Wing Chun have described the following:</p> <ul style="list-style-type: none"> <li>- I started training with Sifu 8 months ago and I can honestly say that I look forward to every session! He gives the school a unique family feel, a welcoming and fun environment, where I feel safe and confident training. With a perfect balance between wise and lively, he's very approachable and provides gentle correction. I definitely feel more confident in day-to-day life, and I look forward to many more lessons!</li> <li>- As a total beginner to martial arts, Sifu Paul made me feel at ease and went at my pace while still keeping it dynamic and allowing the class of mixed ability to progress together and challenging everyone. Highly recommend to anyone looking for a fun and exciting way to get fit and learn a new skill.</li> <li>- Sifu Paul's classes are fun and lively. The content is accessible from improving fitness to developing a technique and applying it to a given situation. There's also an element of fun and laughter within classes. Time spent with Sifu is always looked forward to.</li> </ul> <p>To "re-develop" Lewisham Retail Park, Loampit Vale would mean the absolute destruction of two community spaces which have actually helped Lewisham thrive and grow as a community and bring its residents together, especially in a time of global uncertainty. While the pandemic has brought its challenges to everyone, I fear that Lewisham Retail Park, Loampit Vale is vulnerable to being "re-developed" and completely compromising this vision and values that the Local Plan is proposing.</p> <p>SET Lewisham, in particular, where I am an artist and share a studio space, has completely transformed in the two years I have been there. As artists and a community in South East London, we are resourceful, creative and have been able to meaningfully use this space to create independent artist studios, where was nothing.</p> <p>Part of the wider SET network of studios across London with a membership of over 500 individuals, SET Lewisham has been a cultural hub for young and emerging artists, especially individuals finishing degrees in fine art, design and film at some of the most prestigious universities in the U.K. and internationally including Central Saint Martins, the Royal Academy of Arts, the Royal College of Art, and Goldsmiths, University of London. It has become a safe space to think, make, create, and exchange ideas.</p> <p>SET Lewisham has always been welcoming and inclusive of all individuals and backgrounds, especially from the LGBTQ+ community, people of colour, and low</p>			
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		<p>income households, and consistently provides a high quality and affordable studio space to ensure its inclusivity. The ability to have an affordable studio space is especially important for younger individuals who are struggling with money and being able to afford an artist studio and somewhere to live.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>Provide affordable artist studio provision, if new building goes ahead.</p>			
3	LCA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>In general yes land needs to be used in the best way possible. However the ongoing dogs dinner (like Croydon on acid) at Lewisham Gateway makes me very worried about the design and density of some of these sites.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p>N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p> <p>LCA4: A21 corridor</p> <p><b>4. Please provide your comments on the topic(s) selected above.</b></p> <p>N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below.</b></p> <p>Land at Rushy Green / Bradgate Road Ladywell Play Tower</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>This sentence from the plan -</p> <p>Rosenthal House, opposite on the eastern side of Rushey Green, establishes a wayfinding precedent at this end of the town centre, which this site may work in conjunction with to enhance townscape and legibility.</p> <p>This is the most ridiculous way of saying we want to build another high rise tower that I have ever seen. Just because there is one badly designed tower with appalling street frontages and a mecca for rubbish, does not mean bang another one up next to it! The shadow of any tower will block sunlight into people's south facing aspects on Bradgate Street, and block afternoon and evening sun on Rosenthal Road. Plus cause unbelievable disruption and noise for residents for the several years it will take to build. No thanks! Low rise developments only in these areas.</p> <p>The complete cock up of the Ladywell Playtower is an example of getting a good idea, and then making it unfeasible. I highly doubt whether any cinema could invest in this in post COVID world, this incredible building is falling into ruin whilst the council argued and amended agreed upon proposals. What a disgrace.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>N/A</p>	0	<p>Noted. The proposed site allocation for Land and Rushey Green and Bradgate Road is located within a London Plan Opportunity Area and major district centre. The London Plan directs that higher density developments should be considered in these locations.</p> <p>The indicative site development capacity has been established using a standard methodology, as set out in the Site Allocations Background Paper. Should any future development proposal come forward, buildings heights and density will be considered through the planning approvals process, and informed by the design-led approach. Applications will need to demonstrate the design will respond positively to local character and not result in adverse impacts on amenity of neighbouring properties.</p> <p>It is acknowledged that the reference to Rosenthal House as a wayfinding precedent should be removed.</p> <p>The Ladywell Playtower has been submitted for planning. Members of the public can respond through the Development Management Porcess.</p>	Local Plan site allocation for Land at Rushey Green and Bradgate Road (Aldi) amended to remove development guideline concerning Rosenthal House.
3	LCA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>N/A</p>	1	Lewisham Retail Park has an existing approved planning application.	No change.



		<p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above.</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below.</b> Lewisham Retail Park, Loampit Vale</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> I am very concerned about the re-development of Lewisham Retail Park, Loampit Vale into a mixed use residential and commercial area.</p> <p>In addition to two major retailers, Sports Direct and Matalan currently onsite, Lewisham Retail Park, Loampit Vale is the home of SET Lewisham, a community artist-led studio and project space, and Lewisham Wing Chun, a full time school, part of the WCUK organisation, led by Sifu Paul Thompson, that teaches adults and children self-defense.</p> <p>Both spaces – SET Lewisham and Lewisham Wing Chun – have significantly benefited the community, cultural values and well-being of Lewisham and its residents since they started at this former Mothercare retail space spanning 12,000 sq ft in January 2019. While I will speak more about the value of SET Lewisham, some testimonials from the Lewisham Wing Chun have described the following:</p> <p>- I started training with Sifu 8 months ago and I can honestly say that I look forward to every session! He gives the school a unique family feel, a welcoming and fun environment, where I feel safe and confident training. With a perfect balance between wise and lively, he's very approachable and provides gentle correction. I definitely feel more confident in day-to-day life, and I look forward to many more lessons!</p> <p>- As a total beginner to martial arts, Sifu Paul made me feel at ease and went at my pace while still keeping it dynamic and allowing the class of mixed ability to progress together and challenging everyone. Highly recommend to anyone looking for a fun and exciting way to get fit and learn a new skill.</p> <p>- Sifu Paul's classes are fun and lively. The content is accessible from improving fitness to developing a technique and applying it to a given situation. There's also an element of fun and laughter within classes. Time spent with Sifu is always looked forward to.</p> <p>To "re-develop" Lewisham Retail Park, Loampit Vale would mean the absolute destruction of two community spaces which have actually helped Lewisham thrive and grow as a community and bring its residents together, especially in a time of global uncertainty. While the pandemic has brought its challenges to everyone, I</p>		<p>The Local Plan does however seek to protect cultural, community and employment uses within the borough and we will work with the developer to understand how this space can be relocated.</p> <p>The Councils Economic Development department also play a role in looking for suitable alternative space and we will pass on your comments.</p>	
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		<p>fear that Lewisham Retail Park, Loampit Vale is vulnerable to being "re-developed" and completely compromising this vision and values that the Local Plan is proposing.</p> <p>SET Lewisham, in particular, where I am an artist and share a studio space, has completely transformed in the two years I have been there. As artists and a community in South East London, we are resourceful, creative and have been able to meaningfully use this space to create independent artist studios, where was nothing.</p> <p>Part of the wider SET network of studios across London with a membership of over 500 individuals, SET Lewisham has been a cultural hub for young and emerging artists, especially individuals finishing degrees in fine art, design and film at some of the most prestigious universities in the U.K. and internationally including Central Saint Martins, the Royal Academy of Arts, the Royal College of Art, and Goldsmiths, University of London. It has become a safe space to think, make, create, and exchange ideas.</p> <p>SET Lewisham has always been welcoming and inclusive of all individuals and backgrounds, especially from the LGBTQ+ community, people of colour, and low income households, and consistently provides a high quality and affordable studio space to ensure its inclusivity. The ability to have an affordable studio space is especially important for younger individuals who are struggling with money and being able to afford an artist studio and somewhere to live.</p> <p>I am fortunate to have been able to afford and use a studio for the past two years and I can see with such clarity how invaluable the SET Lewisham space has been for myself and the fellow artists who have a studio here, not just to make work, but a place to safely keep their work overnight, grow and develop ideas and their professional practice. The building is ideal for various artistic practices because it has lots of natural light, hardwood floors, and high ceilings, primarily based on ground level for easy access and transport; these features are truly incredible and impossible to find in London. There is also a regular team of cleaners who ensure it is looked after and maintained. It is also very useful and convenient that SET Lewisham is within 20-30 minutes of walking or bicycling from home for most artists and has subsequently connected the artists and studio more closely to the local businesses and community of Lewisham.</p> <p>As part of the building, there is a project space which has also been fruitful for artists to make new and ambitious work, as well as present free exhibitions of contemporary art, injecting new energy and vitality into the community of Lewisham and individuals from the art community, who can easily access the space within 15 minutes of public transport. This project space has also become increasingly collaborative and interdisciplinary, hosting performance art, dance, music, screenings, poetry readings, creative and educational workshops, a guest curated residency programme and other free, live events for the community of Lewisham and aligned with Lewisham's greater vision as it prepares to host the London Borough of Culture 2022.</p> <p>There is a constant fear among artists in metropolitan cities such as London that their studio building will close down only after a few years or even months after opening and made into residential housing or mixed use. This fear not only inhibits the creative spirit but diminishes the capacity for an individual to authentically pursue a creative practice and professional career. The reality is this fear is true and the proposed Local Plan is a stark reminder and call to action that spaces like SET</p>			
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		<p>Lewisham, despite how obviously valuable they are to the community of Lewisham and the greater art community, are vulnerable and can not be taken for granted; we must secure this space and work our hardest as a community to ensure it is not destroyed and lost forever.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>N/A</p>			
3	LCA	<p><b>1. Do you have any comments on the proposed vision?</b> The council need to be MUCH more ambitious and focused on transforming the borough to meet its own sustainability targets and climate emergency declaration. 80% sustainable transport will not be met unless the focus is heavily on cycle routes and walking and truly transforming the borough to make cycling and walking more viable than driving. Lead with cycle routes in mind as a priority and plan from there.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above.</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below.</b> None selected</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> N/A</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>	1	<p>The Local Plan will help give effect to the London Plan objective for 90% of journeys in inner-London to be made by walking, cycling and the use of public transport. The promotion of sustainable transport modes are central to the Local Plans ambitions and policies and are set out clearly in Part 2 Transport policies.</p> <p>The Local Plan supports and seeks to promote cycling through the Healthy Streets Approach (see the Part 2 Transport policies for further details). It also includes detailed policies around the Lewisham Links, which involve proposals around a connected network of strategic walking and cycle routes.</p> <p>The identification of new and improved public realm / cycle infrastructure is set out in the Infrastructure Delivery Plan, which is a companion document to the Local Plan.</p>	No change.
3	LCA	<p><b>1. Do you have any comments on the proposed vision?</b> Overall I support the general vision and direction of the proposals</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> I support them</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> LCA3: Catford major centre and surrounds</p> <p><b>4. Please provide your comments on the topic(s) selected above.</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below.</b> 23 Land and Rushey Green and Bradgate Road (aldi)</p>	0	<p>Support for vision noted.</p> <p>In terms of amenity, the draft Local Plan Part 2 sets out specific policies addressing the protection of local amenity. These 'development management' policies must be read alongside site allocation policies. Any future development proposal for the site will be required to assess and demonstrate that impacts on amenity have been avoided and/or appropriately mitigated.</p> <p>Draft Local Plan policy QD1 strongly encourages developers to engage with residents and others likely to be affected by development proposals. This may provide an opportunity to feed into the detailed designs for any future development. Otherwise, there will be opportunities for the public to comment on proposals</p>	No change.

		<p><b>6. Please provide your comments on the site allocation(s) selected above.</b>  23 Land at Rushey Green and Bradgate Road (Aldi) - I am very concerned that there isn't a stronger statement and underlying commitment to enforce proposed policy QD11 Infill and backland sites, back gardens and amenity areas specifically "Do not result in harmful overshadowing or overlooking, or otherwise adversely impact on the amenity of neighbouring properties, including their rear gardens, or the occupiers of the development, having regard to other Local Plan policies"</p> <p>There is a poor precedent from 17 Scrooby street in allowing this to occur and more needs to be done to balance the clear opportunity to improve and better utilise the Aldi site, with protecting the amenity and privacy of the exiting homes and gardens.</p> <p>This is a really good opportunity to get something right, but could go horribly wrong if mis-handled.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b>  I think this is good opportunity for deep community engagement and participative design workshops because it is a specific site with very local impacts that people can understand in real terms, rather than strategic planning which is harder to grasp.</p>		through the planning approval process. Further information is set out in the Council's adopted Statement of Community Involvement.	
3	LCA	<p><b>1. Do you have any comments on the proposed vision?</b>  N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b>  N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b>  <b>Select topic(s) and comment below</b>  LCA2: Lewisham major centre and surrounds  LCA3: Catford major centre and surrounds</p> <p><b>4. Please provide your comments on the topic(s) selected above.</b>  - Do not destroy Catford in the same way as Lewisham Centre has been destroyed.  - Lewisham Centre is awful: Surrounded by a busy road without any cycle lanes, pedestrians still have to cross the busy road to get from the shopping area to the station, the height of the buildings will make it a drafty, dark and oppressive area.</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below.</b>  None selected</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b>  N/A</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b>  N/A</p>	0	<p>Noted. The draft Local Plan acknowledges the issues of vehicular dominance in Lewisham town centre, along with the need to improve the public realm to encourage and enable movement by walking and cycling in the town centre area. It sets out specific details to address these through the Part 3 area-based policies and site allocations.</p> <p>The draft Local Plan, Part 2 sets out policies for managing building heights. Following consultation on the Regulation 18 draft Local Plan, the Council has undertaken additional work on the Tall Buildings Study, which has informed the Regulation 19 document.</p>	Local Plan amended with additional details and requirements on building heights, informed by the Tall Buildings Study update.
3	LCA	<p><b>1. Do you have any comments on the proposed vision?</b>  N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b>  No</p>	0	Noted.	No change.

		<p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p> <p>None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above.</b></p> <p>N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below.</b></p> <p>None selected</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>N/A</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>N/A</p>			
3	LCA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>Not clear that the detail squares with the vision</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p>N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p> <p>None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above.</b></p> <p>N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below.</b></p> <p>None selected</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>N/A</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>N/A</p>	0	Noted. It is unclear from the comment which particular part(s) of the policies are inconsistent with the vision.	No change.
3	LCA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p>N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p> <p>None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above.</b></p>	0	<p>The site is in a highly accessible location and suitable for high-density redevelopment.</p> <p>However we recognise that there are sensitivities regarding adjacent residential properties and any proposals that come forward will have to demonstrate a suitable relationship and transition in scale.</p>	Site allocation amended to reduce indicative capacities and to reflect the A21 development Framework.

		<p>N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below.</b></p> <p>Land at Rushey Green/ Bradgate Road</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>I am unhappy with the proposal to allocate Land at Rushey Green/Bradgate Road for potential development of 119 residential units, as this is massively disproportionate to the size of the land available, would be a very high building surrounded by small Victorian terraced houses so out of scale to the surrounds, greatly increase traffic along Bradgate Road and put massive strain on local services which are already oversubscribed. It would have a huge adverse affect on our local area. Already having Aldi car park entrance on Bradgate road and the recent closure of surrounding roads to incoming traffic has already had a terrible affect on levels of traffic on Bradgate Road which is used by many many children and families attending Holbeach School</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>Any future residential development should be 2-storey in line with the surrounding buildings and residential location. The car entrance to Aldi should be relocated on the main Rushey Green Road, and/or the first section of Bradgate Road should be closed to traffic beyond the car park entrance.</p>			
3	LCA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>Please don't ignore the A205 Stansted Road parade of shops (nos 294-341) which is a real trouble spot and totally NEGLECTED. There is high pollution due to bad traffic on A205. Traffic flow must be improved. Please don't ignore us just before we sit on the border between two wards, we are always forgotten!</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p>Aim 3: Secure the re-routing of the South Circular (A205) to enable the comprehensive regeneration of Catford major centre, and reinforce its role as the Borough's main civic and cultural hub.</p> <p>Please don't ignore the A205 Stansted Road parade of shops (nos 294-341) which is a real trouble spot and totally NEGLECTED. There is high pollution due to bad traffic on A205. Traffic flow must be improved. Please don't ignore us just before we sit on the border between two wards, we are always forgotten!</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p> <p>None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above.</b></p> <p>Please don't ignore the A205 Stansted Road parade of shops (nos 294-341) which is a real trouble spot and totally NEGLECTED. There is high pollution due to bad traffic on A205. Traffic flow must be improved. Please don't ignore us just before we sit on the border between two wards, we are always forgotten!</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below.</b></p>	0	<p>The Local Plan acknowledges the issues of air quality and congestion along the South Circular. It seeks to facilitate the transformation of A205 using the Healthy Streets Approach, including the stretch covering the Stansted Road parade. However, as a TfL road that is a major route, the Council will need to work with the GLA/TfL to deliver improvements, the specific nature of which will be considered on a case-by-case basis.</p> <p>In addition, the draft Local Plan proposes to designate 118 Stansted Road as part of a new Cultural Quarter. It is hoped that this will help to support the vitality and viability of the parade, which is in close proximity.</p>	No change.

		<p>None selected</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> Please don't ignore the A205 Stansted Road parade of shops (nos 294-341) which is a real trouble spot and totally NEGLECTED. There is high pollution due to bad traffic on A205. Traffic flow must be improved. Please don't ignore us just before we sit on the border between two wards, we are always forgotten!</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> Please don't ignore the A205 Stansted Road parade of shops (nos 294-341) which is a real trouble spot and totally NEGLECTED. There is high pollution due to bad traffic on A205. Traffic flow must be improved. Please don't ignore us just before we sit on the border between two wards, we are always forgotten!</p>			
3	LCA	<p><b>1. Do you have any comments on the proposed vision?</b> Dire</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> How will you ensure development at such a huge scale will have services and facilities to cope with the influx of population - a population mix which will be unknown in age, gender, family structure, ethnicity etc</p> <p>What will be required from the point of view of transport, schools, health facilities, GP services, local open space overwhelmed, impact on sewage, water supply, delivery systems - it goes on. Where have these requirements been addressed?</p> <p>Has any attention been given to the fall in population over the London area? Well-documented by the ONS, and may be supported by the 2021 Census. What about the impacts, as yet unknown, in a post Covid 19 world?</p> <p>Lewisham has been a dormitory borough for years. It does not have the employment available to sustain this new population. Where will new residents work, how will they get there, will they only work from home?</p> <p>What are Lewisham council's plans and policies on any of this?</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> Select topic(s) and comment below LCA4: A21 corridor LCA3: Catford major centre and surrounds</p> <p><b>4. Please provide your comments on the topic(s) selected above.</b> LCA3, plans for the south circular re-routing are mad. The chaos and congestion resulting will make daily life for local residents unsupportable, a living hell.</p> <p>Lewisham council has spent the last 30/40 years destroying the Catford Centre. When I was a girl it was a decent, pleasant place to be and shop. What is planned will not restore that sense of decency and pleasantness. But then Lewisham council has destroyed central Lewisham - what was a decent, pleasant place to be. why would anyone go there?</p> <p>Only labour has been in control of the council for the last 30/40 years, look around you at your lack of achievement and destruction.</p>	0	<p>Noted. The Council has prepared an Infrastructure Delivery Plan (IDP) alongside the Local Plan. This sets out the different types of infrastructure, including social infrastructure/community facilities, required to support the levels of growth planned. The IDP has informed the preparation of the Local Plan, and some site allocation policies include requirements for the provision of specific types of infrastructure.</p> <p>The Local Plan covers a 20-year period. The draft Local Plan was largely prepared before the peak of the Covid-19 pandemic. Additional evidence will be prepared following the Regulation 18 consultation taking account the latest information on the impact of Covid-19, Brexit and related issues</p> <p>The draft Local Plan recognises that Lewisham has one of the lowest employment densities in London. It therefore sets out a strategy to increase the Borough's employment base and create a more inclusive local economy. Further details and policies are set out in Part 2 section on Economy and Culture.</p> <p>The re-routing of the South Circular is critical to delivering the comprehensive regeneration of Catford town centre. The Council has prepared the Catford Town Centre Framework and demonstrates that this scheme is feasible. The Council will continue to work with the London Mayor and TfL to support the scheme's delivery.</p> <p>The site allocations are necessary to demonstrate how the Local Plan will meet identified needs over the plan-period, including for new homes, workspace and jobs, community facilities and supporting infrastructure.</p> <p>Planning applications on site allocations within the plan will be considered through the planning approvals</p>	<p>Additional evidence base documents have been prepared to inform the next stages of plan production, taking into account the latest baseline information. This includes a new Retail and Town Centres Study, Strategic Housing Market Assessment and updated GLA population projections.</p>

		<p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below.</b> None selected</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> What is the point?</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> What about Leegate? And the other site allocations in the Lee Green area, which will also impact hugely on the residents of another borough.</p> <p>How is it that consultants for Galliards, officers and councillors pretend that 450 units are planned for Leegate, and then say, hang on, we would really like 630 units?</p> <p>The impact would be enormous and not sustainalbe.</p> <p>How dare the council try to trick residents</p>		process, having regard to the Development Plan policies.	
3	LCA	<p><b>1. Do you have any comments on the proposed vision?</b> It would be in the best interest of the local residents that this does not go forward</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> I don't feel as though the plan should go ahead - there is already enough activity in the area</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above.</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below.</b> House on the Hill, Slaithewaite Rd</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> I don't feel as though the plan should go ahead - there is already enough activity in the area</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> I don't feel as though the plan should go ahead - there is already enough activity in the area Aswell as problems with parking etc</p>	0	<p>Noted. It is imperative that the Council has an up-to-date local plan in place. The Local Plan must set out a positive strategy for delivering sustainable development in line with National Planning Policy Framework and the London Plan 'Good Growth' principles. The plan proposals set out an approach to sensitively managing growth and change, recognising that Lewisham is an inner-London borough and the central sub-area is predominantly within a London Plan 'opportunity area' where there is a strategic direction to focus new development and regeneration.</p> <p>We note your objection regarding the Site allocation on Slaithwaite Rd however this is a highly accessible site that is suitable for high-density development and could contribute to providing affordable homes for the borough.</p>	No change.
3	LCA	<p><b>1. Do you have any comments on the proposed vision?</b> Very disappointed to see that there's no mention of how the local infrastructure, especially schools, would cope with the huge increase in residential properties.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p>	4	<p>Noted. The Council has prepared an Infrastructure Delivery Plan (IDP) alongside the Local Plan. This sets out the different types of infrastructure, including social infrastructure/community facilities, required to support the levels of growth planned. The IDP has informed the preparation of the Local Plan, and some site allocation policies include requirements for the provision of specific types of infrastructure.</p>	<p>Local Plan amended with additional details on the strategic priorities for the area west of Hither Green station.</p> <p>Local Plan amended to designate Hither Green Lane as a local centre, with amendments to the boundary of the centre.</p>



		<p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> LCA£: Catford major centre and surrounds Staplehurst Road</p> <p><b>4. Please provide your comments on the topic(s) selected above.</b> The cycle/footbridge over the railway is essential to the development of Catford. Without it, the safety of cyclists, pedestrians and families accessing schools from opposite sides of the tracks is compromised. To overlook this is negligent.</p> <p>Staplehurst Road being designated a local area is ridiculous and will further exacerbate community division triggered by the West side of Hither Green station bearing the brunt of negative effects of the LTN that protects the East, Lee, area. Hither Green Lane is the second longest road in the borough, provides access to a large primary school, Mountsfield Park, Woodlands surgery, multiple childcare settings, multiple parades of local shops, the train station and bus routes. Designating Hither Green Lane as a local area will improve equality of opportunity to those who live, work and are educated on the West side of the station as well as increasing its appeal to more independent businesses. Currently, the proposals to further improve Staplehurst Road give the impression of deliberately enhancing the health and well-being of one population group to the detriment of another which is unethical.</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below.</b> Ladywell Play Tower</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> Please don't convert this to residential use. There is a lot of community support for it to be used as an arts and community venue.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> The area between Rushey Green/Lewisham High Street and Hither Green Lane is poorly represented by its councillors and is overlooked by these proposals. Where will children in this area be able to get primary school places if high rise developments are constructed locally?</p>		<p>At its meeting on 16<sup>th</sup> September 2020 Mayor &amp; Cabinet agreed the transfer of S106 funding originally proposed for the delivery of a footbridge between Doggett Road and the Barratt's development on the former Catford Greyhound Stadium site to be used to deliver a programme of public realm and accessibility improvements to Catford Station areas. This includes looking at options to provide step free access at Catford Station. See M&amp;C report for further details.</p> <p>The site allocation proposals for Ladywell Play Tower provide for main town centre, community and residential uses. The allocation is considered necessary to enable the restoration and the building and bring it back into viable use.</p> <p>The draft Local Plan includes policy proposals for the area to the West of Hither Green station, including site allocations. In response to Regulation 18 stage public consultation feedback, it is acknowledged that additional information on the strategic priorities for this area should be included in the plan.</p> <p>In response to Regulation 18 stage consultation feedback, officers have reviewed findings of the Local Centres Topic Paper (2020) with reference to Hither Green Lane. It is considered appropriate to extend the boundary of the parade north past Lanier Rd / St Swithuns Road, so that it includes St Swithun's Church to the east (and some additional retail units to the west). This will appropriately reflect the presence of a community anchor and provide for local centre status.</p>	
3	LCA	<p><b>1. Do you have any comments on the proposed vision?</b> Many of these proposals are exciting and welcome, particularly the Borough's commitment to promoting pedestrian access cycling and public transport over private vehicles. However, as a resident of the area around Hither Green Lane, it's clear that this plan simply enshrines the areas current role as a corridor for traffic rather than the healthy neighbourhood its residents want.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> Proposals for 'East Lewisham' give much attention to the Staplehurst Road and the Lee Green preservation areas. These neighbourhoods have already seen far more investment than Hither Green West. Hither Green Lane now has a fantastic range of pioneering local shops (plastic-free shop, Good Hope Cafe, Drink at Bobs). It is a 15-minute neighbourhood in the making and at least as deserving of attention and investment as leafy Lee. Please give attention to this area. Hither Green Lane is not</p>	9	<p>Noted. The draft Local Plan includes policy proposals for the area to the West of Hither Green station, including site allocations. In response to Regulation 18 stage public consultation feedback, it is acknowledged that additional information on the strategic priorities for this area should be included in the plan.</p> <p>The Council will work with the Mayor of London and TfL by exploring feasibility of design options for the re-routing the South Circular. It will also work with TfL to secure funding and facilitate delivery of the project, working also with other stakeholders.</p> <p>The Local Plan supports and seeks to promote walking and cycling through the Healthy Streets Approach (see</p>	<p>Local Plan amended with additional details on the strategic priorities for the area west of Hither Green station.</p> <p>Local Plan amended to designate Hither Green Lane as a local centre, with amendments to the boundary of the centre.</p>

		<p>an A road and should not be serving this role. It needs far more care and investment than the hyper-gentrified streets to the East of Hither Green Station.</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p> <p>None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above.</b></p> <p>I love the idea of making Lee High Road and the South Circular healthy streets. But we need plans and targets for such an ambitious proposal. How will the council work with TFL on this? Otherwise, this seems like a vague gesture.</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below.</b></p> <p>None selected</p> <p>6. Please provide your comments on the site allocation(s) selected above.</p> <p>The absence of anywhere close to Hither Green from the list of options is very telling!</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>Expansion of LTNs across the Borough please.</p>		<p>the Part 2 Transport policies for further details). The specific nature of interventions will be considered on a case-by-case basis.</p> <p>The Local Plan will help give effect to the London Plan objective for 90% of journeys in inner-London to be made by walking, cycling and the use of public transport. However the designation of Low Traffic Neighbourhoods are outside the scope of the Local Plan.</p>	
3	LCA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>Great plan. Wholeheartedly agree.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p>N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p> <p>None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above.</b></p> <p>N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below.</b></p> <p>None selected</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>N/A</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>N/A</p>	0	Support noted.	No change.
3	LCA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>Absolutely fantastic and I thoroughly agree with it in its entirety.</p> <p>Mountsfield Park is fantand would benefit hugely from investment in additional facilities.</p>	1	<p>Support noted.</p> <p>The Council's Parks and Open Spaces Strategy 2020-2025 sets out further details on the priorities for</p>	No change.

		<p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above.</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below.</b> None selected</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> N/A</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>		investing and improving these areas. This should be referred for further information	
3	LCA	<p><b>1. Do you have any comments on the proposed vision?</b> I think that the development of green spaces in catford is really positive but I'd like to see ideas about how to reduce congestion and increase safe cycling and walking on the main roads such as the south circular (which is also a residential road) as the new road layout would have the opportunity to have wide cycle lanes but seems to have been squeezed out. I'm confused by the inclusion of staplehurst road as a local hub as it is a handful of shops in one of the most affluent parts of lewisham which already benefit from other initiatives such as healthy streets and school streets whilst other larger local hubs with more difficulties with road safety and accessibility by foot and bike (hither green lane, Sangley Road, muirkirk road, Torridon road) . It seems strange to be looking at increasing accessibility only on the affluent entrance to the station, as if accessibility is not an issue on the (more socially diverse/economically deprived) west side of the tracks, with basics like a pedestrian crossing at the dangerous (and far busier) Torridon/brown hill road still not addressed</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> Hither Green Local Hub</p> <p><b>4. Please provide your comments on the topic(s) selected above.</b> I'm confused by the inclusion of staplehurst road as a local hub as it is a handful of shops in one of the most affluent parts of lewisham which already benefit from other initiatives such as healthy streets and school streets whilst other larger local hubs with more difficulties with road safety and accessibility by foot and bike (hither green lane, Sangley Road, muirkirk road, Torridon road) have not been included in such initiatives and so are being left behind (which increases social divisions and inequalities). It seems strange to be looking at increasing accessibility only on the</p>	5	<p>Noted. The draft Local Plan includes policy proposals for the area to the West of Hither Green station, including site allocations. In response to Regulation 18 stage public consultation feedback, it is acknowledged that additional information on the strategic priorities for this area should be included in the plan.</p> <p>The Local Plan will help give effect to the London Plan objective for 90% of journeys in inner-London to be made by walking, cycling and the use of public transport. The promotion of sustainable transport modes are central to the Local Plans ambitions and policies and are set out clearly in Part 2 Transport policies.</p> <p>The draft Local Plan includes policy proposals for the area to the West of Hither Green station, including site allocations. In response to Regulation 18 stage public consultation feedback, it is acknowledged that additional information on the strategic priorities for this area should be included in the plan.</p> <p>A review of neighbourhood parades and local centres has been undertaken and used to inform the draft Local Plan – see Local Centres Topic Paper (2020) for further information. In response to Regulation 18 stage consultation feedback, officers have reviewed findings of the Local Centres Topic Paper (2020) with reference to Hither Green Lane. It is considered appropriate to extend the boundary of the parade north past Lanier Rd / St Swithuns Road, so that it includes St Swithun's</p>	<p>Local Plan amended with additional details on the strategic priorities for the area west of Hither Green station.</p> <p>Local Plan amended to designate Hither Green Lane as a local centre, with amendments to the boundary of the centre.</p>

		<p>affluent entrance to the station, as if accessibility is not an issue on the (more socially diverse/economically deprived) west side of the tracks, with basics like a pedestrian crossing at the dangerous (and far busier) Torridon/brownhill road still not addressed which essentially cuts catford south residents off from walking or cycling beyond the south circular.</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below.</b></p> <p>Stapleton Rd</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>I'm confused by the inclusion of staplehurst road as a local hub as it is a handful of shops in one of the most affluent parts of lewisham which already benefit from other initiatives such as healthy streets and school streets whilst other larger local hubs with more difficulties with road safety and accessibility by foot and bike (hither green lane, Sangley Road, muirkirk road, Torridon road) have not been included in such initiatives and so are being left behind (which increases social divisions and inequalities). It seems strange to be looking at increasing accessibility only on the affluent entrance to the station, as if accessibility is not an issue on the (more socially diverse/economically deprived) west side of the tracks, with basics like a pedestrian crossing at the dangerous (and far busier) Torridon/brownhill road still not addressed which essentially cuts catford south residents off from walking or cycling beyond the south circular.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>Make changes to south circular to increase the safety of alternatives to car travel , e.g wider cycle lanes, pedestrian crossing at brownhill/Torridon junction. Have in mind that the south circular is also a residential road in catford south (e.g brownhill road is fully residential) so any changes that divert traffic from elsewhere (eg hither green and lee) has the impact of worsening air quality for residents on brownhill and surrounding areas</p>		<p>Church to the east (and some additional retail units to the west). This will appropriately reflect the presence of a community anchor and provide for local centre status.</p>	
3	LCA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>Central Lewisham proposals including proposal for Connington Road and Tesco car park. WAY TOO MUCH HOUSING.</p> <p>This area has already become overdeveloped in completely the wrong way. When I first came to live in Lewisham centre there was one High rise block - City Bank. Over the last 10+ years it has become completely unrecognisable with huge tower blocks dwarfing life at street level. Who are these apartments for? They are completely unsuitable for families or for anyone who wishes to live on a human scale, in a connected, healthy environment.</p> <p>As we have been made aware of over the past years, these huge scale tower blocks can pose sever safety risks (Grenfell) and only add to isolation and lack of community in times of difficulty (Covid).</p> <p>We are all aware that London needs more housing but this is not the way to address the problem.</p> <p>The redevelopment of the Leithbridge estate off Lewisham Road is a prime example of poor planning with a lack of focus on the needs of residents. The number of homes rebuilt on the site has more than doubled, with four large tower blocks being</p>	4	<p>Noted. The London Plan makes clear that tall buildings will play a part addressing housing needs across London. It directs that Local Plans identify locations that may be suitable for tall buildings and to set parameters for building heights. The draft Local Plan has been informed by a Tall Buildings Study, which has identified Lewisham as a location that is suitable for tall buildings.</p> <p>Following consultation on the Regulation 18 draft Local Plan, the Council has undertaken additional work on the Tall Buildings Study, which has informed the Regulation 19 document.</p> <p>The London Plan sets out detailed requirements for tall buildings that development proposals must demonstrate compliance with. This includes visual, functional, environmental and cumulative impacts, and covers such considerations such as microclimate.</p>	<p>Local Plan amended with additional details and requirements on building heights, informed by the Tall Buildings Study update.</p>

		<p>built, plus many more lower rise unit. Where are the new facilities to meet the needs of all these new residents? The schools, GP's surgeries, local shops and green spaces? Current advertisements on the new phase of this development offers apartments starting from 350K!</p> <p>The new proposal for Connington Road/Tesco car park now adds to the density and exclusivity being created in this area where over 300 new dwellings are being proposed</p> <p>Where are the open spaces for existing residents? Apparently open spaces are good for mental health! Are the planning team aware of this? Public spaces need to allow people (including children) freedom to relax and play. Sanitise strips of grass (the 'riverside walkway' by the Fizzy Living tower block next to Lewisham station) do not offer this freedom.</p> <p>Lewisham council PLEASE come and visit these areas, talk to the people who already live in these places. Have you recently walked through Lompit Vale or Thurston Road? Ask yourself if you would like to live in a wind-trap, surrounded by high rise towers. These developments are only storing up problems for the future.</p> <p>Look for better examples within the borough, such as the low rise flats with large open spaces next to Glass Mill leisure centre.</p> <p>Be Brave enough to make good choices for the people of Lewisham.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> None Selected</p> <p><b>4. Please provide your comments on the topic(s) selected above.</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below.</b> Conington Rd and Lewisham Rd (Tesco)</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> N/A</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>		<p>The draft Local Plan sets out that all new housing developments must meet the London Plan standards for indoor and outdoor amenity space and children's play space.</p> <p>Whilst recognising the need for new green and open spaces to support the population, a balance must be struck given the limited amount of land available for re-development. The draft Local Plan proposals broadly seek to enhance the value of existing parks, open/green spaces by securing their protection, improving their quality and public access to them. The plan also makes provision for new open/green space. For instance, on larger site allocations in the central area, the draft Local Plan includes requirements for the provision of new publicly accessible open space and for river restoration.</p> <p>The Council has prepared an Infrastructure Delivery Plan (IDP) alongside the Local Plan. This sets out the different types of infrastructure, including social infrastructure/community facilities, required to support the levels of growth planned. The IDP has informed the preparation of the Local Plan, and some site allocation policies include requirements for the provision of specific types of infrastructure.</p>	
3	LCA	<p><b>1. Do you have any comments on the proposed vision?</b> The 'Hither Green West' campaign group are disappointed at the failure to recognise the essential role Hither Green Lane plays in providing a range of shops and services that meet the day to day needs of Hither Green residents, including places to meet and socialise nearby. It easily meets all the criteria for 'local centre' designation. Given this, and the higher social deprivation in Hither Green West compared to neighbouring areas (including the East side of the railway line), a 'local centre' designation for Hither Green Lane would help create a thriving local economy here that tackles inequalities and helps secure its long term viability. In addition, whilst all</p>	173	<p>The draft Local Plan includes policy proposals for the area to the West of Hither Green station, including site allocations. In response to Regulation 18 stage public consultation feedback, it is acknowledged that additional information on the strategic priorities for this area should be included in the plan.</p> <p>In response to Regulation 18 stage consultation feedback, officers have reviewed findings of the Local</p>	<p>Local Plan amended with additional details on the strategic priorities for the area west of Hither Green station.</p> <p>Local Plan amended to designate Hither Green Lane as a local centre, with amendments to the boundary of the centre.</p>

		<p>the retail units are currently occupied, designation would help to strengthen the Lane's vibrancy and assist diversification of the retail offer. The support and investment that comes with the 'local centre' designation would also help support nearby roads with significant commercial offers, such as Springbank Road.</p> <p>There are four parades of shops along Hither Green Lane's length - but specifically the section nearest the Coop supermarket consists of circa 27 ground floor retail units, including the Coop supermarket, several convenience stores, take-away food outlets, several barbers/hairdressers, a florists, a launderette, a dry cleaners, and two pharmacies (i.e more than Staplehurst Road, which has been proposed as a 'local centre').</p> <p>There are significant health, education, leisure facilities and park within 250m of the Lane, including Woodlands Health Centre and the two pharmacies; Brindishie Green School, Park and Bright Horizons nurseries; and it is very close to Mountsfield Park (a park four times the size of Manor House Gardens and the focus of Lewisham People's Day)</p> <p>It has several community facilities which act as an anchor including Drink At Bob's bar, St Swithun's Church and its church hall, and the Woodlands Health Centre, Brindishe Green school and the park. A couple of large new cafes/restaurants will be opening soon. Its accessible location near Hither Green Train Station, all of which help preserve footfall and bring in visitors.</p> <p>It is also closer to, and on the same side of the railway line (unlike Staplehurst Road local centre) to the proposed new housing developments on Nightingale Grove and the Driving Test Centre. - All this clearly demonstrated Hither Green Lane should be a 'local centre'</p> <p>Given the limited scope for new housing development in Hither Green West (and its location between two major centres), the Plan does not explain how Hither Green West will not be left behind. The Plan should be explicit in how Hither Green West will secure significant public realm in improvements after decades of under investment - for example, new or enhanced footpaths or cycleways; road improvements; new street crossings and other safety measures; cycle parking; heritage-sympathetic street lighting and street furniture; new landscaping, tree planting and other green infrastructure such as pocket parks and squares, play areas; and new way-finding signage etc.</p> <p>The Plan should also focus attention on Mountsfield Park - at 32 acres it is one of the largest parks in Lewisham but has few facilities This needs significant investment and new infrastructure to be provided (such as cafes, public toilets, benches, picnic tables, outdoor gyms, tennis courts and other sports facilities, landscaping etc) if it is to meet the needs of the planned growth in population. The plan should state clearly how new leisure, green spaces and play areas will be created in Hither Green West.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p>The Plan notes the primarily residential nature of Hither Green, but is silent on how its residential and historic character can be reinforced, preserved, promoted and elevated into a truly "Healthy Neighbourhood". Hither Green West is the very definition of a "15 minute neighbourhood" but needs significant investment in public realm enhancements and infrastructure to realise this.</p>		<p>Centres Topic Paper (2020) with reference to Hither Green Lane. It is considered appropriate to extend the boundary of the parade north past Lanier Rd / St Swithuns Road, so that it includes St Swithun's Church to the east (and some additional retail units to the west). This will appropriately reflect the presence of a community anchor and provide for local centre status. The Council's Parks and Open Spaces Strategy 2020-2025 sets out further details on the priorities for investing and improving these spaces. This should be referred for further information.</p>	
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3	LCA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>All of these new high rise properties around Lewisham make the area feel unwelcome and claustrophobic. These types of properties did not work in the 1960's and will not work now. It reeks of money making. No new schools or public service / health care facilities are being built - of course as they do not make money.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p>N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p> <p>None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above.</b></p> <p>N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below.</b></p> <p>None selected</p>	1	<p>Noted. The London Plan makes clear that tall buildings will play a part addressing housing needs across London. It directs that Local Plans identify locations that may be suitable for tall buildings and to set parameters for building heights. The draft Local Plan has been informed by a Tall Buildings Study, which has identified Lewisham as a location that is suitable for tall buildings.</p> <p>Following consultation on the Regulation 18 draft Local Plan, the Council has undertaken additional work on the Tall Buildings Study, which has informed the Regulation 19 document.</p> <p>The Council has prepared an Infrastructure Delivery Plan (IDP) alongside the Local Plan. This sets out the different types of infrastructure, including social infrastructure/community facilities, required to support the levels of growth planned. The IDP has informed the preparation of the Local Plan, and some site allocation</p>	Local Plan amended with additional details and requirements on building heights, informed by the Tall Buildings Study update.

		<p><b>6. Please provide your comments on the site allocation(s) selected above.</b> N/A</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>		policies include requirements for the provision of specific types of infrastructure.	
3	LCA	<p><b>1. Do you have any comments on the proposed vision?</b> Hopefully, Davenport Road will become a place again and not a South Circular relief road, a rat-run and a public race track. Hopefully, Davenport Road will become a quiet residential road safe for children to walk home from school. Hopefully, pensioners will be able to get in and out of their cars without the ever-present danger of some wide-boy racer ripping the car door off. Whilst it's nice to see that the little wiggly bit of George Lane as it runs past the top of Mountsfield Park is now off limits to HGVs, I suspect that these HGVs now use Springbank and Theodore Roads. Ad hoc solutions like this one just shunt traffic about. Please could the whole of Rushy Green Ward north of the South Circular and east of the A21, be designated as a residents only area, preventing through traffic. Local roads in this scheme would all become cul de sacs.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> Place-based policies have to deal with through traffic, caused by Rat Running, and speeding. I've not seen a single speed camera on this road in 8 years. The current Speed Bumps are useless since drivers merely straddle them.</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above.</b> See above</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below.</b> None selected</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> N/A</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> Rat-Running in Davenport Road, and reckless speeding.</p>	4	Noted. The comments and suggestions set out in the representation concern specific traffic management measures, which are generally outside the scope of the Local Plan. The comments will be passed on to colleagues in the Council's Transport service for their consideration.	No change.
3	LCA	<p><b>1. Do you have any comments on the proposed vision?</b> Services to support residents, both existing and future, need to be the priority. For example, where will key workers live? Will new schools and surgeries be built? Will there be increased social housing?</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> Will planning be open and transparent? For example, a major building proposal at The House on the Hill was given one notice on a lamp post and a three month time</p>	0	The Council has prepared an Infrastructure Delivery Plan (IDP) alongside the Local Plan. This sets out the different types of infrastructure, including social infrastructure/community facilities, required to support the levels of growth planned. The IDP has informed the preparation of the Local Plan, and some site allocation policies include requirements for the provision of specific types of infrastructure.	



		<p>limit for comments during Lockdown. Is this typical? No doubt planners and developers are rubbing their hands with glee.</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p> <p>LCA1: Central Area place principles LCA2: Lewisham major centre and surrounds LCA3: Catford major centre and surrounds LCA5: Central Lewisham Links LCA4: A21 Corridor</p> <p><b>4. Please provide your comments on the topic(s) selected above.</b></p> <p>Local services have suffered a lot recently. Why is consultation so rushed and minimal? Is there an assessment of local environmental impact? Any provision for social housing?</p> <p>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below.</p> <p>House on the Hill, Slathewaite Rd</p> <p>6. Please provide your comments on the site allocation(s) selected above.</p> <p>I oppose this development. 36 proposed residential blocks will strain local sewage and water services. Additionally, it's already hard to park in Limes Grove and Slaithwaite Road. With the new hotel opening soon, where will the new residents park? Increased traffic will also have a detrimental effect on the local environment. The existing property was supposed to be kept in public ownership and community use. Local services have suffered a lot recently. Why is consultation so rushed and minimal? Is there an assessment of local environmental impact? Any provision for social housing?</p> <p>7. Are there any other issues and/or approaches for the area that you feel should be considered?</p> <p>Community development and services must be priority.</p>		<p>The Local Plan consultation has been carried out in accordance with the Council's adopted Statement of Community Involvement (SCI). The procedures for commenting on planning applications is also set out in the SCI.</p> <p>An Integrated Impact Assessment has been carried out alongside the Local Plan, and used to inform it. The IIA includes considerations for Strategic Environmental Assessment and Sustainability Appraisal, in line with national planning legislation and policy.</p> <p>The draft Local Plan sets a strategic target for 50% of all new homes to be genuinely affordable housing, with affordability considered on the basis of local income levels. Further details are set out in the Local Plan Part 2 policies on Housing.</p> <p>We note your objection regarding the Site allocation on Slaithwaite Rd however this is a highly accessible site that is suitable for high-density development and could contribute to providing affordable homes for the borough.</p>	
3	LCA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>I do not believe that the new high development will be more genuinely affordable to locals, built to higher environmental and conservation standards, and not be detrimental to existing greenery. The developments so far i central Lewisham have just been for the benefit of wealthy non residents from elsewhere including investors from abroad, why is it now that the new developments are proposed to be 50% genuinely affordable when this should have been the case all along and for years previously. Why has housing been allowed to be built with such poor standards of fire safety, insulation and energy saving in general when this should have been the case all along. You will need to prove to sceptical residents that this is not just another wheeze to increase building contractors profits while building smaller and smaller apartments that locals cannot afford to rent or buy.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p>A lot of lewisham does not feel green, the changes to roads have merely increased congestion and not reduced it. Further development will only increase congestion and decrease air quality.</p>	0	<p>Noted. The draft Local Plan sets a strategic target for 50% of all new homes to be genuinely affordable, with affordability measured on the basis of local income levels. This is a new policy approach which both recognises and responds to the situation where some types of housing products (i.e. intermediate products) may not be affordable to local residents.</p> <p>Whist the adopted and draft Local Plan set out targets and requirements for new affordable housing, national planning policy provides that proposals that do not meet these targets/requirements may be acceptable where the developer submits a viability assessment to justify the amount provided.</p> <p>The Local Plan includes a raft of new policies focussed on protecting and enhancing the network of open</p>	No change.

		<p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> LCA1: Central Area place principles</p> <p><b>4. Please provide your comments on the topic(s) selected above.</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below.</b> House on the Hill, Slaithwaite Rd</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> I am concerned about a possible proposed development at the site 47 Slaithwaite Road, Lewisham, to build a 36 unit multi storey building. We already have a 6 storey hotel being built at the end of Morley/Slaithwaite Road, and this new development further risks destroying the character of the area. I am especially concerned about the loss of greenery that exists currently and the fact that a single storey building will be replaced by a multi storey one. There seems to be no consideration given to locals views when building these multi storey buildings in the Lewisham, though they are all unwelcomed by the locals. I would be grateful if you could desist from your proposed development.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>		<p>spaces and green infrastructure in the Borough. Further details are set out in Part 2 section on Green Infrastructure, as well as the area-based policies in Part 3.</p> <p>In terms of traffic congestion and air quality, the Local Plan will help give effect to the London Plan objective for 90% of journeys in inner-London to be made by walking, cycling and the use of public transport. The promotion of sustainable transport modes are central to the Local Plans ambitions and policies and are set out clearly in Part 2 Transport policies. These policies will work in conjunction with the draft Local Plan policy on Air Quality.</p> <p>We note your objection regarding the Site allocation on Slaithwaite Rd however this is a highly accessible site that is suitable for high-density development and could contribute to providing affordable homes for the borough.</p>	
3	LCA	<p><b>1. Do you have any comments on the proposed vision?</b> hi, i am not happy regarding the proposed 119 flats on bradgate road/aldi. it is far to many</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> to much housing and not enough input on existing infrastrcuture</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above.</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below.</b> Land at Rushey Green / Bradgate Road</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> this is a shocking suggestion 119 flat on this site. the road and area is busy as it is with just as aldi. the amount of drug users in the area to. WOW. I understand the need for housing but there is other sites that can be used. i strongly object to this!</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p>	0	<p>The site is in a highly accessible location and suitable for high-density redevelopment.</p> <p>However we recognise that there are sensitivities regarding adjacent residential properties and any proposals that come forward will have to demonstrate a suitable relationship and transition in scale. The Council has prepared an Infrastructure Delivery Plan (IDP) alongside the Local Plan. This sets out the different types of infrastructure, including social infrastructure/community facilities, required to support the levels of growth planned. The IDP has informed the preparation of the Local Plan, and some site allocation policies include requirements for the provision of specific types of infrastructure.</p>	Site allocation amended to reduce indicative capacities and to reflect the A21 development Framework.

		N/A			
3	LCA	<p><b>1. Do you have any comments on the proposed vision?</b> N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> LCA1 Central Area place principles</p> <p><b>4. Please provide your comments on the topic(s) selected above.</b> We feel the height of buildings in this area is too high in some instances - nuance needs to be considered in line with Local Plan principles e.g. where heritage/aesthetic should be safeguarded.</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below.</b> Church Grove Self-Build</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> This is not a self build development, listing it as such is a misrepresentation and misleading.  The development is misaligned with the local plan and its proposals; namely to sensitively intensify housing density whilst enhancing local character. The development does not respect nor enrich the heritage of the conservation area it immediately borders.  The build has altered dramatically from what was originally proposed, reducing its positive environmental credentials and aesthetic impact. It is taller than that alluded to being permissible in QD4 of the Local Plan as the development is not of exceptional design and architecture, nor is it sensitive to the site's context, and it does not preserve or enhance the heritage setting.  Effective consultation has not taken place with residents. Some objections have gone unanswered, others have not received adequate response to provide resolution.  There are also outstanding concerns regarding safety of current and new residents.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>	0	<p>Noted. The London Plan makes clear that tall buildings will play a part addressing housing needs across London. It directs that Local Plans identify locations that may be suitable for tall buildings and to set parameters for building heights. The draft Local Plan has been informed by a Tall Buildings Study, which has identified parts of the Lewisham central area as locations that are suitable for tall buildings.</p> <p>Following consultation on the Regulation 18 draft Local Plan, the Council has undertaken additional work on the Tall Buildings Study, which has informed the Regulation 19 document.</p> <p>The draft Local Plan site allocation for Church Grove reflects the principles established by the unimplemented planning consent reference DC/17/104264. The development was consented prior to the publication of the Local Plan: Main Issues and Preferred Approaches document. The Council considers that the proposal qualifies as a self-build/custom-build product in accordance with the definition set out in planning legislation.</p> <p>The procedures for public consultation on planning applications are set out in the Council's adopted Statement of Community Involvement. The SCI also provides details for contacting the Planning Service in situations where the public believe that procedures have not been followed.</p>	Local Plan amended with additional details and requirements on building heights, informed by the Tall Buildings Study update.
3	LCA	<p><b>1. Do you have any comments on the proposed vision?</b> N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> LCA2: Lewisham major centre and surrounds</p>	0	<p>Noted. The Council has consulted landowners during the preparation of the draft Local Plan. The landowners of the Lewisham Shopping Centre, which comprises the majority of land within the corresponding site allocation, have indicated that redevelopment of the site deliverable within the plan-period, and has undertaken early stage public consultation on the future of the centre. Whilst recognising there are other landholdings within the allocation area, it is not</p>	No change.

		<p><b>4. Please provide your comments on the topic(s) selected above.</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below.</b> Lewisham shopping centre</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> The allocation for Lewisham Shopping Centre is too vague. It lacks vision and is ineffective and unsound. The red line includes a very extensive area, presumably in multiple ownerships. It is highly unlikely this area will be comprehensively redeveloped during the plan period as envisaged. There have been very few major redevelopments of this kind anywhere in the UK during the last 5 years and the proposed plan approach is harking back to the retail boom in the 1980/90s. Whilst the shopping centre is unattractive 1970 development it is still relatively successful and well occupied with good tenants. There is no commercial or customer benefit in redevelopment e.g. increasing space or value. Comprehensive redevelopment is clearly unviable. This site allocation should be sub-divided to focus on the areas that have a reasonable prospect of being redeveloped during the plan period. Three areas should be allocated rather than the entire areas as follows: 1. Lewisham House - which should be actively promoted for refurbishment and conversion to residential use. 2. block south of Primark/Lewisham Model Market/No 192-212 Lewisham - this block should be redeveloped for food/beverage/leisure/entertainment uses at ground floor with residential/and possibly office above. 3 Land north of Boots including the under-utilised/unattractive open space around Salsbury Yard adjacent to Lewisham Shopping Centre, which should be identified for mixed use redevelopment and public realm improvements, again with residential on upper floors</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>		<p>considered that these will preclude the delivery of the site allocation. A masterplan will be required to be accompanied with any future planning application, and this must appropriately address the situation of multiple land ownerships.</p>	
3	LCA	<p><b>1. Do you have any comments on the proposed vision?</b> Vision clear and relevant</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> Key objectives only answering partially to the vision. Great initiatives around transportation and environment but concrete cultural initiatives lacking. Lewisham is more than a traffic hub. Why are there no initiative around culture? More needs to be done to promote, highlight and retain Lewisham cultural richness but also to keep the community active and encourage exchanges. Let's make Lewisham the best place to live in London.  Also local heritage needs to be preserved and should feature in the key objectives.</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> LCA1: Central Area place principles LCA2: Lewisham major centre and surrounds</p> <p><b>4. Please provide your comments on the topic(s) selected above.</b></p>	2	<p>Noted. The Local Plan is concerned principally with the development and use of land, and there is therefore limited scope for details on cultural initiatives. However the Local Plan does include provisions to ensure that new development and investment supports Lewisham's cultural heritage and related activities.</p> <p>The Local Plan broadly seeks to respond to and build on Lewisham's cultural diversity and local distinctiveness. This is set out in the objectives for the draft Local Plan, set out in Part 1 and reflected elsewhere in the plan. The vision for the Central Area makes reference to Lewisham centre being a focus of cultural activity. However it is acknowledged that this could also be emphasised in the key spatial objectives.</p> <p>The site allocation for the Lewisham shopping centre site provide for the retention and enhancement of the</p>	<p>Local Plan central area key spatial objectives amended to more strongly reflect importance of cultural activity in Lewisham town centre.</p>

		<p>Create a walking area in central Lewisham and make it more convivial with outdoors terraces, flowers, trees</p> <p>Food market needs to be refurbished or relocated for more space making sure it remains Lewisham market (Afro, Caribbean, Turkish,... food stalls) and as a consequence differentiate itself from other London markets</p> <p>London 1st international food centre could be created</p> <p>A new cultural centre could be opened with public speaking events, live gigs, art fairs, spaces for music/craft/dancing/cooking classes etc... to bring people together and make the most of the existing diversity</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below.</b></p> <p>Ladywell Play Tower</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>Such a beautiful building that definitely needs to be kept. Please no residential. It could become Lewisham cultural hub with public speaking events, live gigs, art fairs, spaces for music/craft/dancing/cooking classes etc... to bring people together and make the most of the existing diversity</p> <p>Could be a great space for outdoor local festivals celebrating Lewisham council community as well.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>Brandram road almhouses park would be great for outdoor local festivals celebrating Lewisham council community.</p>		<p>existing market as a central feature of the area. It also provides flexibility for a wide range of community and cultural uses to be incorporated into any future redevelopment.</p> <p>The site allocation proposals for Ladywell Play Tower provide for main town centre, community and residential uses. The allocation is considered necessary to enable the restoration of the building and to bring it back into viable use.</p> <p>Outdoor festivals are covered separately by licencing arrangements. The suggestions for future event sites will be passed along to colleagues within the Council's Housing, Regeneration &amp; Public Realm Directorate.</p>	
3	LCA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>You need to consider safety for women at night</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p>You need to do more to enable women to feel safe at night particularly near the stations of Catford and Catford Bridge</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p> <p>LCA3: Catford major centre and surrounds</p> <p><b>4. Please provide your comments on the topic(s) selected above.</b></p> <p>More needs to be done to improve the experience of people walking to and from the Catford stations</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below.</b></p> <p>Railway Bridge Catford</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>I do not feel safe walking home from Catford Bridge station along to A205 to Forest Hill at night. The lighting under the Bridge is poor.</p>	3	<p>Noted. At its meeting on 16<sup>th</sup> September 2020 Mayor &amp; Cabinet agreed the transfer of S106 funding originally proposed for the delivery of a footbridge between Doggett Road and the Barratt's development on the former Catford Greyhound Stadium site to be used to deliver a programme of public realm and accessibility improvements to Catford Station areas. This includes looking at options to provide step free access at Catford Station. See M&amp;C report for further details.</p> <p>The draft Local Plan broadly seeks to enable the delivery of transformational public realm enhancements within and around Catford Town Centre, including improvements between the centre and the station.</p>	Local Plan Part 2 policy on inclusive and safe design amended to include additional information on safety for women.

		<b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A			
3	LCA	<b>1. Do you have any comments on the proposed vision?</b> The proposed vision is laudible, however given the scale and the current budget and resource constraints within the council if half of what is envisioned is delivered I would be surprised.  <b>2. Do you have any comments on the proposed key objectives?</b> N/A  <b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> Hither Green LCA2: Lewisham major centre and surrounds LCA3: Catford major centre and surrounds  <b>4. Please provide your comments on the topic(s) selected above.</b> Apart from re-hashing the same plans for Hither Green station approach area and the Driving Test Centre that have been around for a very long time already (c2006).  There is nothing related to investment and regeneration of Hither Green Lane, Springbank or other local streets.  We have had little to no investment in Hither Green. Our pavements are completely shocking, we suffer from significant pollution due to through traffic going to and coming from the South Circular. For the pedestrian crossings that we do have, they are dangerous. Speeding continues to be an issue. Crime is at unacceptable levels... Hither Green has been overlooked for any meaningful interventions by the council time and again and this "Local Plan" is no different and re-enforces this narrative that the council continually neglect us.  <b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below.</b> Driving Test Centre, Nightingale Grove Nightingale Grove and Maythorne Cottages  <b>6. Please provide your comments on the site allocation(s) selected above.</b> These plans have been around since 2006 at least but yet very little has been done... What steps will the council take to move this ahead in a reasonable timeframe going forward rather than waiting another 15 years....  <b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> This is far from a "local plan" for Hither Green and delivers very little in the way of improvements for this area. I would urge the council to think again and actually do something for Hither Green rather than words.	3	<p>The Local Plan is required to meet the Tests of Soundness set out in the National Planning Policy Framework, including that it is effective (deliverable over the plan period). The Council has been engaging with landowners and developers to ensure the site allocations and other key proposals are deliverable. The Local Plan will not be delivered solely by the Council, but through a multi-stakeholder approach, including government bodies, landowners, developers, businesses and local communities. Part 4 of the Local Plan sets out further details on delivery.</p> <p>The draft Local Plan includes policy proposals for the area to the West of Hither Green station, including site allocations. In response to Regulation 18 stage public consultation feedback, it is acknowledged that additional information on the strategic priorities for this area should be included in the plan.</p> <p>In response to Regulation 18 stage consultation feedback, officers have reviewed findings of the Local Centres Topic Paper (2020) with reference to Hither Green Lane. It is considered appropriate to extend the boundary of the parade north past Lanier Rd / St Swithuns Road, so that it includes St Swithun's Church to the east (and some additional retail units to the west). This will appropriately reflect the presence of a community anchor and provide for local centre status.</p> <p>There are site allocations for the Driving Test Centre and Nightingale Grove in the adopted Site Allocations Local Plan. These are being absorbed into the new Local Plan, as they are considered to be sites suitable for redevelopment and which can support the spatial strategy. Ultimately, it is up to landowners to bring forward development on sites.</p>	<p>Local Plan amended with additional details on the strategic priorities for the area west of Hither Green station.</p> <p>Local Plan amended to designate Hither Green Lane as a local centre, with amendments to the boundary of the centre.</p>
3	LCA	<b>1. Do you have any comments on the proposed vision?</b> 1. The whole 'Plan' appears predicated on a 19.7% increase in population, without considering the infrastructure implications ie a 19.7% increase in demand for schools, hospitals, open spaces etc. Thus it has no value.	0	<p>The Council has prepared an Infrastructure Delivery Plan (IDP) alongside the Local Plan. This sets out the different types of infrastructure, including social infrastructure/community facilities, required to support the levels of growth planned. The IDP has informed the</p>	<p>No change.</p>

		<p>2, "Re-routing the South Circular, A205."The question is what part of the South Circular and to where?" Until this question resolved, nothing else can be determined. At best, all the remainder of the objectives are pious thoughts. The A205 is the one road around the South of London and which passes directly through the heart of Lewisham Central which is outside the immediately coming ULEZ. Thus this road is going to become even more crowded within 1 year.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above.</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below.</b> None selected</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> N/A</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>		<p>preparation of the Local Plan, and some site allocation policies include requirements for the provision of specific types of infrastructure.</p> <p>The re-routing of the South Circular is necessary to enable the comprehensive regeneration of Catford Town Centre. The re-routing would involve a small section of the A205, around Catford Bridge and Rushey Green, to be set back to enable significant public realm improvements. The Catford Town Centre Framework should be referred for further information.</p> <p>The Council has and will continue to lobby the London Mayor and Transport for London to extend the ULEZ beyond the South Circular. However the current extent of the ULEZ is not considered to preclude the implementation of the Local Plan policies concerning the A205 and its transformation using the Healthy Streets Approach.</p>	
3	LCA	<p><b>1. Do you have any comments on the proposed vision?</b> Just noticed the size of the car park at Lawrence House! How embarrassing for the council... or likely they do not see it this way given the fact that Lewisham council seem totally unconcerned about how far behind other boroughs they fall regarding provisions for pedestrians, cyclists and those relying solely on public transport in outer areas of the borough. I hope car parking spaces are not given free or discounted to people working in Lawrence house (other than the disabled etc). The area around Lawrence House is so well served by public transport - buses, trains, DLR, and so I cannot possibly see what the need is for this car park. Set an example and close the council office car park. Other people do not have the luxury of a car park, a car, or the good public transport as you've got in that part of the borough. Why not build some social housing on that land, kill two birds with one stone?</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> Is the car park near Lawrence House marked for redevelopment - it should be</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above.</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below.</b></p>	3	<p>The Local Plan will help give effect to the London Plan objective for 90% of journeys in inner-London to be made by walking, cycling and the use of public transport. The promotion of sustainable transport modes are central to the Local Plans ambitions and policies and are set out clearly in Part 2 Transport policies.</p> <p>Laurence House and the car park are included as a site allocation in the draft Local Plan. The site allocation is for mixed-use redevelopment, including residential uses. Any future development proposal will need to comply with the London Plan parking standards, and also taking into account the high levels of public transport access in the area. Rationalisation of the existing car park will need to be considered through the design-led approach.</p>	No change.

		<p>None selected</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> N/A</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>			
3	LCA	<p><b>1. Do you have any comments on the proposed vision?</b> I hope the council does not dismiss concerns regarding the proposed high density housing. Yes, we need to include provisions for many people in need of housing, but I do not believe the proposed high rises is the right way. There would be plenty of 1/2 bed flats. Too few houses, spaces with gardens. Don't we want to encourage families, not just young professionals? Shouldn't families in need be offered appropriate accommodation for their needs? In addition, there are simply too many floors in the proposed high rises. There was great opposition to the 21 floor block of flats in the new development by Catford bridge. Is this 'Friendly' marketing aimed at glossing over residents genuine and rightful concerns?</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> You are overestimating what can be achieved with high density housing and underestimating it's detrimental effects on the community. There needs to be more houses planned and lower rise blocks of flats.</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above.</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below.</b> None selected</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> N/A</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>	1	<p>Noted.</p> <p>The Local Plan has been informed by a Strategic Housing Market Assessment (SHMA) which indicates a need for additional family sized homes in Lewisham. In response to this, the draft Local Plan includes provisions to secure a wide range of housing types. This includes, for example, policies on housing size mix and residential conversions (to protect family units). However, it is acknowledged that the plan could benefit from additional provisions around family housing.</p> <p>The draft Local Plan provides that all new housing development must meet the London Plan standards for internal and outdoor amenity space, as well as play space.</p> <p>In order to meet identified local needs for new housing, workspace and jobs, commercial floorspace, community facilities and supporting infrastructure the draft Local Plan aims to facilitate a carefully managed sensitive intensification of the Borough. This includes building to higher densities in appropriate locations, including major town centres and areas that benefit from good access to public transport, such as Catford and Lewisham.</p> <p>The London Plan makes clear that tall buildings will play a part addressing housing needs across London. It directs that Local Plans identify locations that may be suitable for tall buildings and to set parameters for building heights. The draft Local Plan has been informed by a Tall Buildings Study, which has identified areas in the Borough that may be suitable for tall buildings, and this includes parts of the 'central area'.</p> <p>Following consultation on the Regulation 18 draft Local Plan, the Council has undertaken additional work on the Tall Buildings Study, which has informed the Regulation 19 document.</p>	<p>Local Plan amended to include a target housing size mix for affordable housing.</p> <p>Local Plan amended with additional details and requirements on building heights, informed by the Tall Buildings Study update.</p>
3	LCA	<p><b>1. Do you have any comments on the proposed vision?</b></p>	3	<p>Noted. The draft Local Plan acknowledges the issue of poor air quality in the Borough and particularly around the South Circular. To help address this, the plan</p>	<p>No change.</p>



		<p>The south circular traffic and pollution problem needs sorting and improving. Concern about losing the character of the area and becoming Elephant Castle type of very high unaffordable residential blocks</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> Preserving and improving Green spaces should be a priority. Keeping housing affordable for the BAME community so that we can keep the rich diversity and artist culture that make our Borough so vibrant</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above.</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below.</b> None selected</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> N/A</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>		<p>proposals seek to facilitate the transformation of the South Circular using the Healthy Street Approach, set out in the London Plan. This includes policies which will allow for the re-routing of the South Circular at Catford to deliver transformational public realm improvements and enable the comprehensive regeneration of the town centre.</p> <p>The draft Local Plan broadly sets out protect and enhance the Borough's network of open and green spaces, whilst delivering biodiversity net gain. Further details are set out in Part 2 on Green Infrastructure and in the Part 3 sub-area section. Specific requirements for the provision of new publicly accessible open space are included in the site allocation policies.</p> <p>The draft Local Plan also acknowledges and responds to the issue of housing affordability. It sets a strategic target of 50% of all new homes to be genuinely affordable, and for affordability to be a measure linked to local income levels.</p>	
3	LCA	<p><b>1. Do you have any comments on the proposed vision?</b> I think it would be great to see Catford get some love. But you've got to act quickly! There seems to be so much talking, and very little doing. You're never going to please everyone. Obviously dont ***** people who already live here, no one wants that.</p> <p>But I want to see some decent pubs and restaurants! Get the Catford Constitutional up and running again! Get that bar by the theatre going again! Tell the Ninth Life they should sort out their disgusting interior choices.</p> <p>I want to see more support for the artists studios in the area. The digital creative industries in London are about the only growing industries at the moment. People that work in them have the money to support the new businesses in the area. Why not support them more? Less red tape around the use of the old town hall. Just look at how The Bussey Building etc has transformed Peckham.</p> <p>The top floor of the Old Town Hall is fully decked out and hasnt been used in about a year and a half. Whats the hold up? It's also effecting the internet use on the floor below where I do my business, making me reluctant to return from working from home.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> Get moving</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> None selected</p>	1	<p>Noted. The draft Local Plan broadly seeks to promote and enable the regeneration and revitalisation of Catford major centre to support its long-term vitality and viability. This is reflected in the spatial strategy for the Central area, the place policies and site allocations.</p> <p>The Council has prepared the Catford Town Centre Framework which has both informed the preparation of the Local Plan and help to support its delivery. The Framework reflects the Council's objectives to deliver new and improved workspace within the centre, including to support the creative, digital and cultural industries.</p> <p>The Council has secured £1.65m from the London Mayor's Good Growth Fund to sensitively restore the former Catford Constitutional Club.</p>	No change.

		<p><b>4. Please provide your comments on the topic(s) selected above.</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below.</b> None selected</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> N/A</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>			
3	LCA	<p><b>1. Do you have any comments on the proposed vision?</b> N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> LCA3: Catford major centre and surrounds</p> <p><b>4. Please provide your comments on the topic(s) selected above.</b> My only real concern is the height of many of the proposed residential blocks. I feel in order to maintain the character of the area that high rise blocks should be limited to the height of current surrounding buildings. Excessively high buildings do nothing to create positive community spaces. The developments around Lewisham DLR are soulless and I'd hate to see Catford centre and surrounding area become the same.</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below.</b> None selected</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> N/A</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>	6	<p>Noted. The London Plan makes clear that tall buildings will play a part addressing housing needs across London. It directs that Local Plans identify locations that may be suitable for tall buildings and to set parameters for building heights. The draft Local Plan has been informed by a Tall Buildings Study, which has identified Catford as a location that is suitable for tall buildings.</p> <p>Following consultation on the Regulation 18 draft Local Plan, the Council has undertaken additional work on the Tall Buildings Study, which has informed the Regulation 19 document.</p>	Local Plan amended with additional details and requirements on building heights, informed by the Tall Buildings Study update.
3	LCA	<p><b>1. Do you have any comments on the proposed vision?</b> It's important for the area to develop and improve, but a balance must be struck to acknowledge and be sensitive to residents properties already in these areas.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> No</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> None selected</p>	1	<p>Noted. The draft site allocation for the Driving Test Centre includes a development requirement specifying that proposals must protect and seek to enhance green infrastructure, including existing mature trees. The development guidelines also set out the proposals must respond positively to residential properties surrounding the site. However, provisions for tree maintenance are outside the scope of the Local Plan.</p>	No change.

		<p><b>4. Please provide your comments on the topic(s) selected above.</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below.</b> Driving test centre, Nightingale Grove</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> Our development backs directly onto the driving test centre, the trees which separate the land here ensure privacy but also allow a great range of wildlife. Guarantees for the continued maintaining of these trees would need to be made as this would also effect sightlines into people's homes who are already resident here. As a homeowner this would also have a negative effect on values.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> There would need to be greater understanding of noise impact and the proximity to current homes which all back onto the driving test centre.</p>		Both the adopted and draft Local Plan include policies dealing with amenity. Any future development proposal would need to demonstrate that amenity impacts, including noise, have been appropriately considered and avoided/mitigated.	
3	LCA	<p><b>1. Do you have any comments on the proposed vision?</b> N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above.</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below.</b> House on the Hill, Slaithewaite Rd</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> It is really difficult to park on the adjoining streets and this site has space for resident parking. Please ensure that space is allocated for resident parking on-site. It would be good for the site remains single-storey so that people with mobility issues have a nice place to live.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>	0	The site is a highly accessible site that is suitable for high-density development and could contribute to providing affordable homes for the borough. The site will be car-free or car-lite in accordance with the London Plan.	No change.
3	LCA	<p><b>1. Do you have any comments on the proposed vision?</b> Stop building tower blocks</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p>	6	The London Plan is clear that tall buildings have a role to play in meeting London's housing need. It sets out parameters for local plans to ensure tall buildings are appropriately managed, including the identification of areas suitable for tall buildings and the setting of threshold building heights. The Local Plan must be in	No change.

		<p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above.</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below.</b> None selected</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> N/A</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>		<p>general conformity with the London Plan. Part 2 of the draft Local Plan sets out policy proposals on building heights, which have been reviewed in the light of feedback received on the Regulation 18 stage consultation.</p>	
3	LCA	<p><b>1. Do you have any comments on the proposed vision?</b> Leave it how it is</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above.</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below.</b> None selected</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> What on earth does all this mean - you make it so ridiculously difficult to comment on anything</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> Yes stop building tower blocks</p>	4	<p>The Council is preparing a Local Plan to ensure there is an up-to-date framework in place for managing growth and development over the long-term. A do-nothing approach is not considered to be feasible or consistent with the National Planning Policy Framework.</p> <p>The London Plan is clear that tall buildings have a role to play in meeting London's housing need. It sets out parameters for local plans to ensure tall buildings are appropriately managed, including the identification of areas suitable for tall buildings and the setting of threshold building heights. The Local Plan must be in general conformity with the London Plan. Part 2 of the draft Local Plan sets out policy proposals on building heights, which have been reviewed in the light of feedback received on the Regulation 18 stage consultation.</p>	No change.
3	LCA	<p><b>1. Do you have any comments on the proposed vision?</b> Why are shops Hither Green Lane and Springbank Road not included anywhere in your proposal?  Why is there no ambition or creativity invested in this part of Lewisham?</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> Always the same areas being invested in. If you've invested in it before and it hasn't worked sufficiently why are you proposing to invest in it again instead at looking at alternative areas in Lewisham?</p>	6	<p>The draft Local Plan includes policy proposals for the area to the West of Hither Green station, including site allocations. In response to Regulation 18 stage public consultation feedback, it is acknowledged that additional information on the strategic priorities for this area should be included in the plan.</p> <p>In response to Regulation 18 stage consultation feedback, officers have reviewed findings of the Local Centres Topic Paper (2020) with reference to Hither</p>	<p>Local Plan amended with additional details on the strategic priorities for the area west of Hither Green station.</p> <p>Local Plan amended to designate Hither Green Lane as a local centre, with amendments to the boundary of the centre.</p>

		<p><b>3. Do you have any comments on the proposed approaches for the area?</b>  <b>Select topic(s) and comment below</b>  LCA1: Central Area place principles  LCA2: Lewisham major centre and surrounds  Hither Green</p> <p><b>4. Please provide your comments on the topic(s) selected above.</b>  Where are your proposals for west of the railway?</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below.</b>  Nightingale Grove and Maythorne Cottages  Driving Test Centre, Nightingale Grove</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b>  There is no detail re what you are proposing. Why are Nightingale Grove and Maythorne cottages now part of Staplehurst Road?</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b>  Hither Green west of the railway, neglected again.</p>		<p>Green Lane. It is considered appropriate to extend the boundary of the parade north past Lanier Rd / St Swithuns Road, so that it includes St Swithun's Church to the east (and some additional retail units to the west). This will appropriately reflect the presence of a community anchor and provide for local centre status.</p> <p>The draft Local Plan site allocations for Nightingale Grove, Maythorne Cottages and Driving Test centre set out land use principles and development guidelines, which any future planning application would need to comply with. The detailed nature of the mix of uses and development design will be considered through the planning approvals process.</p>	
3	LCA	<p><b>1. Do you have any comments on the proposed vision?</b>  Someone has suggested more investment in Lee. A significant amount has already been spent in Lee; Pavements, plant pots, gentrification etc. whilst other areas have not had a penny for years and years</p> <p><b>2. Do you have any comments on the proposed key objectives?</b>  N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b>  <b>Select topic(s) and comment below</b>  None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above.</b>  N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below.</b>  None selected</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b>  N/A</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b>  N/A</p>	2	<p>Noted. The Local Plan sets a long-term strategy for managing growth, development and new investment across the Borough. Further details for local neighbourhoods are included in Part 3 of the Local Plan, which sets out key strategic priorities for identified sub-areas.</p>	<p>No change.</p>
3	LCA	<p><b>1. Do you have any comments on the proposed vision?</b>  The plan for the A21 should also applied to the A20 and the regeneration of Lee  Not enough green spaces in the plan</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p>	3	<p>Noted. The overarching objective for the A21 is to transform it using the Healthy Streets Approach. The draft Local Plan also identified the A20 as a key corridor, however it is acknowledged that it could better reflect the Healthy Streets approach along it.</p>	<p>Local Plan amended to better signpost strategy to transform A20 using Healthy Streets approach, including in area spatial objectives and place principles.</p>

		<p>N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p> <p>None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above.</b></p> <p>N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below.</b></p> <p>Lewisham Gateway Lewisham Shopping Centre Land at Engate Street Conington Rd Lewisham Retail Park, Loampit Vale Molesworth Street Car Park Conington Rd and Lewisham Rd (Tesco) Loampit Vale and Thurston Rd (Carpetright)</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>Not enough green spaces and pedestrian areas</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>The plan for the A21 should also applied to the A20 and the regeneration of Lee</p>		<p>The Local Plan must demonstrate how it will help to meet identified needs new homes, jobs and workspace, commercial floorspace, community facilities and supporting infrastructure. Whilst recognising the need for new green and open spaces to support the population, a balance must be struck given the limited amount of land available for re-development. The draft Local Plan proposals broadly seek to enhance the value of existing parks, open/green spaces by securing their protection, improving their quality and public access to them. The plan also makes provision for new open/green space where possible. For instance, on larger site allocations, the draft Local Plan includes requirements for the provision of new publicly accessible open space, with major developments required to meet the target Urban Greening Factor.</p>	
3	LCA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>There is no vision for Hither Green. Where are your proposals?</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p>There are no objectives for Hither Green where are your objectives?</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p> <p>LCA1: Central Area place principles</p> <p><b>4. Please provide your comments on the topic(s) selected above.</b></p> <p>Lewisham Council has not considered Hither Green. Where are your proposals?</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below.</b></p> <p>Driving Test Centre, Nightingale Grove</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>There should not be a driving centre here, it causes pollution. There should not be a driving centre here, it causes pollution.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p>	3	<p>The draft Local Plan includes policy proposals for the area around Hither Green station, including site allocations. This includes policies which seek to secure public realm enhancements and improvements to the streetscape.</p> <p>In response to Regulation 18 stage public consultation feedback, it is acknowledged that additional information on the strategic priorities for this area should be included in the plan.</p> <p>In response to Regulation 18 stage consultation feedback, officers have reviewed findings of the Local Centres Topic Paper (2020) with reference to Hither Green Lane. It is considered appropriate to extend the boundary of the parade north past Lanier Rd / St Swithuns Road, so that it includes St Swithun's Church to the east (and some additional retail units to the west). This will appropriately reflect the presence of a community anchor and provide for local centre status.</p> <p>The site allocation proposals for the Driving Test Centre would allow for alternative uses to be delivered through the site's redevelopment.</p>	<p>Local Plan amended with additional details on the strategic priorities for the area west of Hither Green station.</p> <p>Local Plan amended to designate Hither Green Lane as a local centre, with amendments to the boundary of the centre.</p>

		Address the appalling lack of maintenance of Hither Green streetscape. Maintain the pavements. Pavements in other wards are renewed and upgraded, why not in Hither Green?			
3	LCA	<p><b>1. Do you have any comments on the proposed vision?</b> This proposal just seems pie in the sky stuff, Lewisham council have a massive budget deficit at the minute so i'm not sure where the money will come from to actually do any of this.</p> <p>This proposal seems to forget that Hither Green exists.</p> <p>Apart from one small mention of the poor arrival to the west of the station there is no other mention of Hither Green at all.</p> <p>Springbank road and Hither Green Lane could be a great local hub if the council actually remembered it existed and invested some money in it.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above.</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below.</b> None selected</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> N/A</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> Pedestrianisation of Springbank Road immediately opposite the station entrance. Would improve the sense of arrival straight away.</p> <p>Lobby network rail to improve access at hither green station and improve the appearance of the station. It honestly looks like it was lifted from a shantytown.</p> <p>Invest in hither green lane e.g public realm improvements and encourage businesses to the area.</p> <p>Investment</p>	7	<p>The draft Local Plan is required to meet the Tests of Soundness set out in the National Planning Policy Framework, including that it is effective (deliverable over the plan period). The Council has been engaging with landowners and developers to ensure the site allocations and other key proposals are deliverable. The Local Plan will not be delivered solely by the Council, but through a multi-stakeholder approach, including government bodies, landowners, developers, businesses and local communities. Part 4 of the Local Plan sets out further details on delivery.</p> <p>The draft Local Plan includes policy proposals for the area to the West of Hither Green station, including site allocations. In response to Regulation 18 stage public consultation feedback, it is acknowledged that additional information on the strategic priorities for this area should be included in the plan.</p> <p>In response to Regulation 18 stage consultation feedback, officers have reviewed findings of the Local Centres Topic Paper (2020) with reference to Hither Green Lane. It is considered appropriate to extend the boundary of the parade north past Lanier Rd / St Swithuns Road, so that it includes St Swithun's Church to the east (and some additional retail units to the west). This will appropriately reflect the presence of a community anchor and provide for local centre status.</p>	<p>Local Plan amended with additional details on the strategic priorities for the area west of Hither Green station.</p> <p>Local Plan amended to designate Hither Green Lane as a local centre, with amendments to the boundary of the centre.</p>
3	LCA	<p><b>1. Do you have any comments on the proposed vision?</b> This is an grand proposition that is dependant on too many external dependancies to be feasible. It needs to be broken down into componant parts with little or no external (especial financial) dependancies.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> They do not look like they can be delivered.</p>	1	The draft Local Plan is required to meet the Tests of Soundness set out in the National Planning Policy Framework, including that it is effective (deliverable over the plan period). The Council has been engaging with landowners and developers to ensure the site allocations and other key proposals are deliverable. The Local Plan will not be delivered solely by the Council, but through a multi-stakeholder approach, including	No change.

		<p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above.</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below.</b> None selected</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> This is too much to consider.....</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>		government bodies, landowners, developers, businesses and local communities. Part 4 of the Local Plan sets out further details on delivery.	
3	LCA	<p><b>1. Do you have any comments on the proposed vision?</b> The plan is illegible. The key on the plan does not align with the description. At least I hope it doesn't otherwise Lewisham Council is routing new A21 major traffic routes through Hither Green.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above.</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below.</b> Driving Test Centre, Nightingale Grove</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> There should not be a driving test centre here. It promotes driving and they drive round Hither Green West of the tracks, practicing, idling and creating pollution.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>	5	The site allocation proposals for the Driving Test Centre would allow for alternative uses to be delivered through the site's redevelopment.	No change.
3	LCA	<p><b>1. Do you have any comments on the proposed vision?</b> N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p>	3	<p>Support noted.</p> <p>The draft Local Plan includes policies addressing amenity which will need to be considered together with those on the evening and night-time economy. The night-time economy policy includes a cross-reference to the amenity policy.</p>	No change.



		<p>None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above.</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below.</b> Lewisham Shopping Centre Lewisham Gateway Molesworth Street Car Park</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> Broadly supportive of all proposals but have concerns on the implications of a nighttime economy on the residential streets surrounding Clarendon Rise car park.  The fruit and veg markets should absolutely remain as long as it is self contained and uses purpose built spaces and facilities. The practice of using storage facilities, and the related delivery via commercial vehicles/forklifts, in residential areas (some quite a distance from the actual market) should be halted.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> Believe this area lacks green spaces and what green spaces do existing are very fragmented. This should be considered in the building of any new developments.</p>		<p>The draft Local Plan and site allocations make clear that any future development proposals in Lewisham town centre must protect and seek to enhance the market. The Local Plan proposals seek to ensure that appropriate provision for the function of the market is made through the development design and masterplan process. This should help to alleviate the need for space on neighbouring residential streets.</p> <p>The need for new and improved green/open spaces, including links between them, is reflected in the area spatial objectives and policies. The draft Local Plan site allocations sets out specific requirements in this regard, including the new Lewisham Links policy. One of the key objectives set out is to secure enhancements to the River Corridors, particularly the Ravensbourne.</p>	
3	LCA	<p><b>1. Do you have any comments on the proposed vision?</b> N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> LCA2: Lewisham major centre and surrounds LCA1: Central Area place principles LCA5: Central Lewisham Links</p> <p><b>4. Please provide your comments on the topic(s) selected above.</b> Couldn't agree more with improving the permeability of Lewisham high street and environs to pedestrians and cyclists. Same goes for the route between Lewisham town centre and train station.  Lewisham high street should be pedestrianised with road space give over to improved street scaling/tree planting etc</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below.</b> Molesworth Street Car Park</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> Concerned that potential development of multi story car park could push more vehicles to small car parks located in predominantly residential areas (e.g.</p>	6	<p>Noted. The Local Plan will help give effect to the London Plan objective for 90% of journeys in inner-London to be made by walking, cycling and the use of public transport. The promotion of sustainable transport modes are central to the Local Plans ambitions and policies and are set out clearly in Part 2 Transport policies.</p> <p>Lewisham shopping centre is located within a highly accessible area with excellent access to public transport. The amount of parking provision in any future redevelopment will need to reflect this, having regard to the London Plan parking standards. A Transport Assessment and parking strategy will need to be submitted alongside a planning application. Overall, a reduction in the amount of existing car parking is expected.</p> <p>The Council may in the future consider the need for parking controls in surrounding residential areas.</p>	No change.

		<p>slaithwaite road and Clarendon rise) detracting on these areas. Car parking should be located next to main arterial routes not in amongst residential housing.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>N/A</p>			
3	LCA	<p><b>1. Do you have any comments on the proposed vision?</b> I see little mention in the proposal for the redevelopment of Hither Green, other than ' There is a poor sense of arrival to the immediate west of the train station with limited links across the railway. Opportunities exist for sensitive infill and high quality small sites development to 'reinforce' the existing local character'.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> The proposed objectives make no mention of the urgent requirement for redevelopment of Hither Green as designated for Catford, Lewisham and surrounding areas, and reads as if Hither Green is non-existent</p> <p>There is no mention of redevelopment of Hither Green train station, which bears an uncanny resemblance to one in a third world country, with leaky roofs and stairs (God help you if you are disabled or have a suitcase!) leading to platforms that would test the stamina of Usain Bolt.</p> <p>It is 2021, we are 15-20 minutes by train to London Bridge - notice the difference between both stations!</p> <p>Transportation is woeful - we have the luxury of two buses going through Lewisham (181 and 225) which are usually packed by the time they get to Hither Green Lane, and the only other bus that serves the area is the 202 to Blackheath/Crystal Palace - the only destinations where taking two buses is not required.</p> <p>We do not have a post office, bank, department store (not even a Charity shop!). We have one large supermarket (Co-op), and a variety of other small stores.</p> <p>We deserve to be treated far better with regards to the infrastructure/facilities necessary to ensure a thriving community's prosperity. We should not have to travel to Catford or Lewisham for what we need or want, it should be right on our own doorstep.</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above.</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below.</b> None selected</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> What's on offer for Hither Green</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p>	9	<p>The draft Local Plan includes policy proposals for the area to the West of Hither Green station, including site allocations. In response to Regulation 18 stage public consultation feedback, it is acknowledged that additional information on the strategic priorities for this area should be included in the plan.</p> <p>In response to Regulation 18 stage consultation feedback, officers have reviewed findings of the Local Centres Topic Paper (2020) with reference to Hither Green Lane. It is considered appropriate to extend the boundary of the parade north past Lanier Rd / St Swithuns Road, so that it includes St Swithun's Church to the east (and some additional retail units to the west). This will appropriately reflect the presence of a community anchor and provide for local centre status.</p> <p>The Council will continue to lobby and work with the Mayor of London / Transport for London, Network Rail and other stakeholders to deliver improvements in public transport infrastructure (such as station refurbishments) and bus services.</p>	<p>Local Plan amended with additional details on the strategic priorities for the area west of Hither Green station.</p> <p>Local Plan amended to designate Hither Green Lane as a local centre, with amendments to the boundary of the centre.</p>

		REGENERATION OF HITHER GREEN			
3	LCA	<p><b>1. Do you have any comments on the proposed vision?</b> I don't understand what re-routing of the south circular entails.</p> <p>I do NOT support any plan that would ban dogs from rivers - Lewisham seems to be very anti-dog, and already the lake at Beckenham has an ugly fence all around to prevent dogs swimming - it is an OUTDOOR lake! Why is it OK to swim with ducks/water rats etc but not family dogs?? What if I want to take my kid AND my dog swimming?? Believe it not many families do want to do that. why not fence off a small amount of the far end and make that dog-friendly??</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above.</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below.</b> None selected</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> N/A</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>	0	<p>The re-routing of the South Circular is necessary to enable the comprehensive regeneration of Catford Town Centre. The re-routing would involve a small section of the A205, around Catford Bridge and Rushey Green, to be set back to enable significant public realm improvements. The Catford Town Centre Framework should be referred for further information.</p> <p>The Local Plan does not propose policies concerning dog walking. Any such restrictions are dealt by separate legislation, which is outside the scope of the Local Plan.</p>	No change.
3	LCA	<p><b>1. Do you have any comments on the proposed vision?</b> Lacks ambition. To be honest you have done a terrible job in recent years. For pedestrians walking down from the railway station to the shopping centre it's simply vile. There are too many cars and everything is done to make life as difficult as possible for pedestrians, especially the lack of crossings at places convenient for pedestrians. It's all on its head. Pedestrians should be the priority not cars. It's all so grey and horrible. It lacks trees and greenery. Lewisham Gateway is vile too. Monolithic, oppressive tower blocks all crammed together. To be honest I avoid Lewisham centre as much as possible.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> You really need to focus on pedestrians and limit traffic through Lewisham. You really need to green up. Plant lots more trees and hedges. Put in a central reservation down Lewisham High Street and fill it with greenery. Put in more pedestrian crossings at sites convenient for pedestrians to give them more priority and slow down and discourage the traffic.</p> <p>I really don't see how you will achieve your objectives of making Lewisham a place to go to unless you improve the environment for pedestrians.</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b></p>	13	<p>The Local Plan will help give effect to the London Plan objective for 90% of journeys in inner-London to be made by walking, cycling and the use of public transport. The promotion of sustainable transport modes are central to the Local Plans ambitions and policies and are set out clearly in Part 2 Transport policies.</p> <p>The Local Plan supports and seeks to promote walking and cycling through the Healthy Streets Approach (see the Part 2 Transport policies for further details). The Part 3 policies for the Central Area support these borough-wide policies. They includes site allocation policies with specific development requirements and guidelines for public realm enhancements.</p>	No change.

		<p>None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above.</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below.</b> None selected</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> N/A</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>			
3	LNA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>Canal Approach</p> <p>I request that Lewisham Council prioritise reopening Canal Approach towpath, part of Deptford Parks Liveable Neighbourhood as a key strategic route for North Deptford.</p> <p>Play &amp; School Routes</p> <p>Play does not feature as a priority North Deptford. Covid-19 has meant children in this high-density area have had little access to high quality play. Existing playgrounds are of low quality. The playground promised in 2014 alongside the £300k+ skatepark has not materialised. This should be delivered and other playgrounds across the area updates alongside safer streets and school routes. Prioritise a huge investment in playgrounds and safer streets for children.</p> <p>Polluting Industry</p> <p>Reduce the number of trucks coming to the area by changing the use class of industrial and waste processing sites like scrapyards and private waste processing. Support low pollution industries that create jobs for local people in healthy environments.</p> <p>SELCHP</p> <p>SELCHP is proposed as an integral part of the Local Plan. Waste incinerators are usually located in the most deprived neighbourhoods this is socially unjust. Furthermore, by 2035, incineration will be a more carbon-intensive process than even landfill. Remove SELCHP as a priority and shut it down so the borough can meet its climate emergency targets.</p> <p>New Riverside Park</p> <p>The population will grow dramatically due to 10k homes in the Evelyn Ward plus another 7k homes at Millwall and Canada Water. There is no plan to increase green space despite council documents stating the need to do so. Make delivering a new riverside park for Deptford on the protected wharf at Convoys Wharf a priority.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> Canal Approach</p>	2	<p>Canal Approach – The Local Plan identifies this as a key strategic route for North Deptford highlighted in fig 15.2 and underpinned by the North Lewisham Links policy. The Council have been working with local groups as part of the Liveable Neighbourhoods Project to progress the scheme. Due to the financial challenges that TFL find themselves as a result of COVID-19 the project is having to be scaled back in terms of the scope. The details of which are currently being discussed.</p> <p>Play &amp; School Routes - The Local Plan is underpinned by the Council's Parks and Open Spaces Strategy 2020-2025 which outlines the key priorities for improvements including many within the Deptford area. Lewisham Council has announced the revamp the play equipment in four popular Deptford parks. Evelyn Green, Sayes Court, Deptford Park and Folkestone Gardens will all benefit from refurbishments which are due to take place in the coming months.</p> <p>Polluting Industry – There are a number of areas in the north that are designated Strategic Industrial Land which are protected by the London Plan. It is therefore difficult for planning to limit the industrial uses on these sites however wherever possible we will try and ensure that these industries move away from heavy industrial uses such as scrapyards etc to more low pollution industries.</p> <p>SELCHP - The London Plan sets out the strategic approach to achieve net waste self-sufficiency (i.e. the equivalent of 100 per cent of London's waste should be managed within London by 2026). It requires that the Council, through the Local Plan, identifies and safeguards waste sites/facilities in order to meet the</p>	No change.

		<p>I request that Lewisham Council prioritise reopening Canal Approach towpath, part of Deptford Parks Liveable Neighbourhood as a key strategic route for North Deptford.</p> <p>Play &amp; School Routes</p> <p>Play does not feature as a priority North Deptford. Covid-19 has meant children in this high-density area have had little access to high quality play. Existing playgrounds are of low quality. The playground promised in 2014 alongside the £300k+ skatepark has not materialised. This should be delivered and other playgrounds across the area updates alongside safer streets and school routes. Prioritise a huge investment in playgrounds and safer streets for children.</p> <p>Polluting Industry</p> <p>Reduce the number of trucks coming to the area by changing the use class of industrial and waste processing sites like scrapyards and private waste processing. Support low pollution industries that create jobs for local people in healthy environments.</p> <p>SELCHP</p> <p>SELCHP is proposed as an integral part of the Local Plan. Waste incinerators are usually located in the most deprived neighbourhoods this is socially unjust. Furthermore, by 2035, incineration will be a more carbon-intensive process than even landfill. Remove SELCHP as a priority and shut it down so the borough can meet its climate emergency targets.</p> <p>New Riverside Park</p> <p>The population will grow dramatically due to 10k homes in the Evelyn Ward plus another 7k homes at Millwall and Canada Water. There is no plan to increase green space despite council documents stating the need to do so. Make delivering a new riverside park for Deptford on the protected wharf at Convoys Wharf a priority.</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p> <p>None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above.</b></p> <p>Lewisham Kinks is out of date. 2012. Come on.</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>None selected</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>N/A</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>N/A</p>		<p>borough's apportioned tonnage of waste. SELCHP plays an important role in helping the borough to meet its London Plan waste apportionment figure. For the time being, the Local Plan must therefore continue to safeguard the site for waste management uses.</p> <p>New Riverside Park – The provision of new open space is identified within the draft Local Plan site allocations including new open spaces at Convoys Wharf. The Local Plan recognises that as an urban borough accommodating significant growth it is unfeasible to deliver large areas of new open space and instead the focus will be on improvements to the existing provision. The existing protected Wharf is protected at the London Plan level.</p>	
3	LNA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>Some good ideas, but a lot of the info is vague &amp; difficult to visualise</p>	1	<p>The Local Plan is a strategic policy document and whilst it does not deal with concrete proposals is underpinned by a number of Framework sand SPDs that provide a</p>	No change.

		<p><b>2. Do you have any comments on the proposed key objectives?</b> I feel positive about the prospect of the Bakerloo line extension to New Cross Gate, but as a resident of Hatcham Park, I live in fear of you building residential properties on the site in a similar high-rise proposal to that of Sainsbury's recently. The station is a positive change, but increasing population-density in the area without facilities to support it would be unwise &amp; have a negative impact on the current local neighbourhood.</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> LNA2: New Cross Road/ A2 corridor</p> <p><b>4. Please provide your comments on the topic(s) selected above.</b> I feel positive about the prospect of the Bakerloo line extension to New Cross Gate, but as a resident of Hatcham Park, I live in fear of you building residential properties on the site in a similar high-rise proposal to that of Sainsbury's recently. The station is a positive change, but increasing population-density in the area without facilities to support it would be unwise &amp; have a negative impact on the current local neighbourhood.</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Former Hatcham Works, New Cross Rd</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> I feel positive about the prospect of the Bakerloo line extension to New Cross Gate, but as a resident of Hatcham Park, I live in fear of you building residential properties on the site in a similar high-rise proposal to that of Sainsbury's recently. The station is a positive change, but increasing population-density in the area without facilities to support it would be unwise &amp; have a negative impact on the current local neighbourhood</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> I feel positive about the prospect of the Bakerloo line extension to New Cross Gate, but as a resident of Hatcham Park, I live in fear of you building residential properties on the site in a similar high-rise proposal to that of Sainsbury's recently. The station is a positive change, but increasing population-density in the area without facilities to support it would be unwise &amp; have a negative impact on the current local neighbourhood.</p>		<p>greater degree of clarity. Please refer to the Council website – planning policy for more details on Frameworks such as Catford Town Centre, New Cross Gate area Framework etc and SPDs such as the Small Sites SPD.</p> <p>The growth outlined within the Local Plan is not reliant on the delivery of the BLE but the Council strongly supports its delivery. There are other infrastructure improvements which shall be implemented to support growth and these are captured in the accompanying document the Infrastructure Delivery Plan.</p> <p>The indicative capacity for the Hatcham Works site is based on the New Cross Gate Area Framework. The Framework recognises that the site is in a highly accessible location within the district centre and is suitable for high-density redevelopment. We do however recognise that New Cross Gate has many heritage assets and any future proposals will have to respond positively to these.</p>	
3	LNA	<p><b>1. Do you have any comments on the proposed vision?</b> I'm not sure I agree that the high street of New Cross is at the heart of community activity. It doesn't have a centre like Deptford and it would be good for the plan to recognise that and try to give it one!</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> Some of the objectives are too vague, for example what does turn the A2 into a healthy street mean in the context of a road which is a main artery into central London</p>	2	<p>The Local Plan is a strategic policy document and whilst it does not deal with concrete proposals is underpinned by a number of Frameworks and SPDs that provide a greater degree of clarity. Please refer to the New Cross Gate Area Framework for detail.</p> <p>We acknowledge that the A2 is a key arterial route and will continue to accommodate large volumes of traffic. However we still believe that improvements can be made to improve walking, cycling and public transport in line with TfL's healthy street guidance. This will not</p>	No change.

		<p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> LNA2: New Cross Road/ A2 corridor LNA3: Creative Enterprise Zones</p> <p><b>4. Please provide your comments on the topic(s) selected above.</b> How about including a plan for a creative zone in new cross to give it a central area for the community to come together. Something like the new catford mews or Deptford yard within the kender triangle or Sainsbury's redevelopment would positively impact the area and make people feel differently about the A2.</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Besson Street (Kender Triangle) New Cross Sainsbury's redevelopment Former Hatcham Works, New Cross Rd Goodwood Rd and New Cross Rd</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> Can we please do something other than try to shoehorn in as many tiny flats as possible into an already heavily built up area. And have some consideration for the neighbours. Building 12 storey blocks next to low rise housing is not acceptable. And why is the redevelopment at Sainsbury's new cross not mentioned when there are leaflets at the site talking about new plans in 2021 for 900 units?</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> Joined up cycle ways particularly around the new convoys wharf with a design/route that makes sense for the cyclist rather than the preference of the developer.  For the Sainsbury's site how about some houses with gardens as affordable family homes and entertainment areas to bring in the adjoining neighbours. A cultural courtyard screened from the A2 and cafes with outdoor seating to create a nice vibe would be so beneficial; there are lots of good examples around London such as the redevelopment around kings cross or Deptford Foundry</p>		<p>impact on adjacent residential streets and any proposals will be tested thoroughly.</p> <p>Lewisham like all London boroughs is dealing with a housing crises and is required by the London Plan to accommodate 1,667 homes per annum across the plan period. We believe that locating these homes in our opportunity areas and town centres that have access to good public transport connections, local facilities and jobs is a sensible and sustainable approach. This approach also means that large areas of our suburban neighbourhoods and conservation areas can be conserved and enhanced.</p> <p>The Sites within New Cross and New Cross Gate are highly accessible and suitable for high-density housing.</p> <p>Cycleways – the Local Plan identifies key cycle routes throughout the borough underpinned by the Councils Cycle Strategy.</p>	
3	LNA	<p><b>1. Do you have any comments on the proposed vision?</b> N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above.</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Achilles Street</p>	1	<p>The consultation was carried out in accordance with our Statement of Community Involvement. We had unprecedented levels of engagement with over 1,400 respondents and thousands of comments. This represents one of the most successful Local Plan consultations in London.</p>	<p>The Local Plan Site allocation has been amended to reflect the 450 gross figure.</p>

		<p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>Residents were not told about this consultation- why is a consultation that is so important taking place during a lockdown? The ballot that took place in 2019 excluded many residents. The small independent businesses who are part of the Achilles demolition proposals were also denied a vote. The Landlord offer that residents voted on included misinformation around the amount of social rent homes- Lewisham claiming that the housing charity Shelter classed LAR as social rent - Lewisham were asked to make a correction and remove this claim from documents in the public domain by Shelter- to date Lewisham have not done this. At the time of the ballot in 2019 the landlord offer claimed there would 450 new homes- the breakdown of tenure was 11% Social rent ( these exist already) 24% LAR, 50% Private and the rest a mix of shared ownership and other unaffordable tenures- meaning Lewisham Council are not building new homes for social rent the majority of new homes will be private. The Local plan shows 651 new homes an increase of 201 added since the ballot with no indication on tenure. When plans to demolish the Achilles street area were first revealed in 2016 it was 300 homes.</p> <p>The homes and small businesses Lewisham council want to demolish are all structurally sound but have undergone a deliberate managed decline by Lewisham. No other option other than demolition was presented to residents. Residents repeatedly asked Lewisham council to explore and present options of retrofit/refurbishment as a genuine choice for residents but these requests were repeatedly ignored. Retrofit/refurbishment has much less negative impacts for communities including social and environmental impacts and displacement. The plan as indicated in the local plan shows a massive densification of the area- at present in the Achilles St area there are approx.91 homes as the plans to demolish the Achilles St area include private freehold property on New Cross Rd plus the demolition of Dean House halls of residence ( only built about 20 years ago with Deptford city challenge money) and the small businesses on New Cross Road</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>N/A</p>			
3	LNA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>This must be the 4th or 5th commonplace we have completed for North Deptford over as many years. None of the hundreds of comments residents have left on the previous commonplaces has been included in this proposal. Residents feel not listened to and that's why you won't have many comments on it. The consultation is closing today and you only have an handful of comments on here. Residents are being treated with contempt. What's the point of asking residents over and over if you're not listening to their answers?</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p>What residents have been asking for over and over is a better area for walking and cycling with efficient infrastructures put in place to enable people to choose more active travel choices rather than driving. You keep talking about the 'industrial' heritage of the area and are failing to recognise that things have changed. This area is home to a lot of families and, as such, should have the infrastructure and money put in to make it a nice place to live. We need more parks and greenery. We need safe crossings and LTNs and we need for the area not to be treated as an afterthought and just someone to put more and more housing in.</p>	5	<p>The consultation was carried out in accordance with our Statement of Community Involvement. We had unprecedented levels of engagement with over 1,400 respondents and thousands of comments. This represents one of the most successful Local Plan consultations in London.</p> <p>Cycleways – the Local Plan identifies key cycle routes throughout the borough underpinned y the Councils Cycle Strategy.</p> <p>North area – The Local Plan contains specific policies for the area to the north including areas of change and investment. This includes improvements to open spaces, public transport and social infrastructure. The infrastructure to support growth is outlined in the supporting Infrastructure Delivery Plan.</p>	No change.



		<p>We are already providing the majority of the housing target for the whole of Lewisham and we're not seeing any improvements for it. Spend the money that developers have given you over the years on this area to make it more liveable. Go through the comments of the previous commonplaces and put a proper plan to serve the community.</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above.</b> Not enough emphasis has been given in improving the north of the area. Evelyn is seeing the majority of the developments being built on it and none of the money spent to improve residents' lives. We need more parks, playgrounds, safe cycling and walking routes. We need you to stop looking at this area as the 'industrial' hub of Lewisham. That's in the past. We shouldn't have scrapyards and incinerators here. No other council would have such low regard to an area so close to central London. To invest in this area properly could be such a game changer for Lewisham but the plan lacks ambition on all levels.</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> None selected</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> Why are parks not mentioned at all in the above? This should be number one priority together with safer walking and cycling routes. Slow down/ reduce the traffic and give people back their freedom to make healthier and more active travel choices. You're completely missing the point of this in your plan.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> More green links, more greenery, parks and playgrounds for our kids. Safer roads for walking and cycling. This plan lacks ambition on all levels.</p>			
3	LNA	<p><b>1. Do you have any comments on the proposed vision?</b> Way too much development in the New Cross area. Scant/ no detail on practically what is being done to improve cycling provision. No detail on supporting infrastructure - ie schooling, transport, dr surgeries all of which are currently over crowded</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> LNA2: New Cross / A2 corridor</p> <p><b>4. Please provide your comments on the topic(s) selected above.</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p>	3	<p>Cycleways – the Local Plan identifies key cycle routes throughout the borough underpinned y the Councils Cycle Strategy.</p> <p>The Local Plan contains specific policies for the area to the north including areas of change and investment. This includes improvements to open spaces, public transport and social infrastructure. The infrastructure to support growth is outlined in the supporting Infrastructure Delivery Plan.</p> <p>Lewisham like all London boroughs is dealing with a housing crises and is required by the London Plan to accommodate 1,667 homes per annum across the plan period. We believe that locating these homes in our opportunity areas and town centres that have access to good public transport connections, local facilities and jobs is a sensible and sustainable approach. This</p>	No change.

		<p>Besson Street (Kender Triangle) Goodwood Rd and New Cross Rd Former Hatcham Works, New Cross Rd</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> It is outrageous that you are proposing an additional 1300 units within the space of 1km in New cross thru development of kender, goodwood and hatcham goodsyard sites. There is no appreciation of the cumulative impact such dense development will have in a deprived area where there is a shortage of school places, nursery places, dr surgeries and over crowded public transport. Further- no specifics on improvement in cycling provision in the area or how this links to cycling networks to get anywhere. Assuming only 25% of these units will own one car that amounts to 250 additional vehicles- where will they go given no parking provision for any of these developments?</p> <p>The height and scale of these developments are utterly out of keeping with hatcham and telegraph hill conservation areas. There are already issues with traffic in the area which will only get worse with further over development.</p> <p>Further- previous applications for these sites have been unclear how bakerloo redevelopment will be managed with hatcham goods yard site redevelopment. It would be a disaster is we end in with high rise</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> Details and specifics on how improvement on schooling, nursery provision and health care - why is there no detail on this? You say it is a climate emergency yet on cycling- no specifics on how you will address this on A2 / queens road. This is j. Your gift to do today and fact nothing has been done suggests again this is hot air from the council but no concrete action. Current parks int the area have become crowded- yet no specifics / admission that further large scale development will put further pressure on these limited resources.</p>		<p>approach also means that large areas of our suburban neighbourhoods and conservation areas can be conserved and enhanced.</p> <p>The Sites within New Cross and New Cross Gate are highly accessible and suitable for high-density housing.</p> <p>All of these sites will be car-free in accordance with the London Plan parking requirements.</p>	
3	LNA	<p><b>1. Do you have any comments on the proposed vision?</b> Too much housing for investment no green space left</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> yes ..too greedy</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above.</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Albany Theatre</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> The only really working class rooted cultural established centre and you want to redevelop t and half the garden.</p>	2	<p>Lewisham like all London boroughs is dealing with a housing crises and is required by the London Plan to accommodate 1,667 homes per annum across the plan period. We believe that locating these homes in our opportunity areas and town centres that have access to good public transport connections, local facilities and jobs is a sensible and sustainable approach. This approach also means that large areas of our suburban neighbourhoods and conservation areas can be conserved and enhanced.</p> <p>The site allocation makes clear that the theatre has to be reprovided as part of any proposal coming forward. These plans are necessary to secure the long term future of the theatre.</p>	No change.

		<p>you have no sense of community in suggesting this .</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>N/A</p>			
3	LNA	<p><b>1. Do you have any comments on the proposed vision?</b> Proposed development of sainsburys site and good wood site in new cross bring way too many units into a deprived area where the infrastructure is already stretched.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> This is way too much density in an already congested and deprived area. It would tower over lower density housing in hatcham conservation area and telegraph hill</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> LNA1: North Area place principles LNA2: New Cross Road/ A2 corridor</p> <p><b>4. Please provide your comments on the topic(s) selected above.</b> Where are the gp surgery places? What about schooling and nurseries? No capacity on trains or overground at peak times. Cumulative impact of these plus other developments is too much</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Former Hatcham Works, New Cross Rd Goodwood Rd and New Cross Rd</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> This is way too much density in an already congested and deprived area. It would tower over lower density housing in hatcham conservation area and telegraph hill</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> Where are the gp surgery places? What about schooling and nurseries? No capacity on trains or overground at peak times. Cumulative impact of these plus other developments is too much</p>	2	<p>Lewisham like all London boroughs is dealing with a housing crises and is required by the London Plan to accommodate 1,667 homes per annum across the plan period. We believe that locating these homes in our opportunity areas and town centres that have access to good public transport connections, local facilities and jobs is a sensible and sustainable approach. This approach also means that large areas of our suburban neighbourhoods and conservation areas can be conserved and enhanced.</p> <p>The Sites within New Cross and New Cross Gate are highly accessible and suitable for high-density housing.</p> <p>The Local Plan contains specific policies for the area to the north including areas of change and investment. This includes improvements to open spaces, public transport and social infrastructure. The infrastructure to support growth is outlined in the supporting Infrastructure Delivery Plan.</p>	No change.
3	LNA	<p><b>1. Do you have any comments on the proposed vision?</b> You have destroyed a lot of the heritage and history of the area with the displacement of local communities, so I am not sure what it is you hope to retain.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> The Albany should remain as a theatre, centre for local amenity and services. I am tired of seeing plans for high rise, mass density blocks. Tearing down Georgian and Victorian housing was the starting pint for many of Deptford's current problems. It is hard to believe when you see it now that it was like Greenwich at one point! Houses are needed not high rises.</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> None selected</p>	2	<p>Lewisham has many heritage assets including 29 conservations areas and hundreds of statutory listed and locally listed buildings and structures. The Local Plan contains strong policies on conserving and enhancing these heritage assets.</p> <p>The site allocation for the Albany Theatre makes clear that the theatre has to be reprovided as part of any proposal coming forward. These plans are necessary to secure the long term future of the theatre.</p>	

		<p><b>4. Please provide your comments on the topic(s) selected above.</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> None selected</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> N/A</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>			
3	LNA	<p><b>1. Do you have any comments on the proposed vision?</b> New Cross Gate Station crossing really dangerous..traffic always overlapping onto the crossing, and interrupting bus lanes, cyclists ignoring redlights etc..  Too much building packed into Deptford area. New York on sea..if you can afford it. Hope all the units will be occupied and not left empty. Heavy taxes might help.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> LNA2: New Cross Road/ A2</p> <p><b>4. Please provide your comments on the topic(s) selected above.</b> I left New Cross Station yesterday wanting t go towards News Cross Gate. Crossing the main road is impossible and their should be traffic lights with a pedestrian crossing. Otherwise you have to walk up past New Cross Inn and cross opposite Goldsmiths . This isn't possible for everybody and especially with luggage shopping etc..</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> None selected</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> N/A</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> Improving the junction and removing the one way system will really slow down the traffic and there are a lot of heavy lorries using that route down to wards Deptford.especially on a Thursday for some reason</p>	1	<p>Lewisham like all London boroughs is dealing with a housing crises and is required by the London Plan to accommodate 1,667 homes per annum across the plan period. We believe that locating these homes in our opportunity areas and town centres that have access to good public transport connections, local facilities and jobs is a sensible and sustainable approach. This approach also means that large areas of our suburban neighbourhoods and conservation areas can be conserved and enhanced.</p> <p>The Sites within New Cross and New Cross Gate are highly accessible and suitable for high-density housing.</p> <p>Lewisham does not have an issue with empty homes and the houses that have been or are being built in Lewisham house existing and new residents.</p> <p>The Local Plan recognises that improvements to the A2 are required. This road is a 'red route' and in the ownership and control of TFL. Nevertheless we will continue to work proactively to bring about change and improve walking, cycling and public transport along the route.</p>	No change.
3	LNA	<p><b>1. Do you have any comments on the proposed vision?</b> Yes. I have elaborate on them below.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> There needs to be more in terms of green spaces and public realm strategy.</p>	5	<p>The Local Plan is underpinned by the Parks and Open Space Strategy. This is available on the Council website.</p> <p>We recognise the need to improve and maintain existing open spaces and the Local Plan sets out clear policy to achieve this.</p>	Site allocation LNA 12 – Albany Theatre amended to make reference to the community gardens, Neighbourhood Open Space and the need to protect public realm.

		<p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p> <p>LNA1: North Area place principles Green Spaces</p> <p><b>4. Please provide your comments on the topic(s) selected above.</b></p> <p>Further direction ambition to be set out for the public realm improvement is needed. Green spaces and their maintenance are very important. These spaces are the future of our cities in the 'new post covid world. Gardens, Parks and spaces for relaxation for the adults are needed. New play areas now exist across the area and more needs to done for the children.</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>Albany Theatre</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>Much is spoken about the cultural values in the Deptford. The reality is, The Albany is the only space that 'the average joe' could visit as a member of general public for arts. Laban Centre and Goldsmith are educational spaces performing teaching activities. The Albany needs to be handled with care and dignity rather than the heavy handed greedy approach currently taken by proposing to covert the space into a 120 flats with some semblance of a theatre. This approach is a travesty to the institution of arts, and an approach that wouldn't be taken anywhere else in the world. The theatre is boon for the area and should be developed into a cultural spot that becomes the pride of Deptford and indeed Lewisham. The open space that currently exists behind The Albany should be cherished and protected, its a local secret and a much-needed green area. By developing The Albany as a cultural hub, the market nearby is assured to be protected as a footfall from across London would be encouraged to visit the area.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>Public Realm is rightly identified as an important part of the development. But a wholistic approach needs to be taken for the entire of New Cross, Deptford and North Deptford. The area currently reads disconnected and haphazard. Public Realm cannot be little tokens donated by the developers of the land, rather areas that inspire pride to the area. This can only be achieved with more incisive direction from the council. This is the approach taken at RBKC, Islington, Hackney and City of London, these London boroughs have shown that with greater direction from the council, better a public realm and green space can be achieved with developers held to account to deliver spaces of high standard. Maintenance of these spaces are equally as important.</p>		<p>The site allocation makes clear that the theatre has to be reprovided as part of any proposal coming forward. These plans are necessary to secure the long term future of the theatre.</p>	
3	LNA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p>N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p>	4	<p>The Local Plan is a strategic policy document and does not present specific proposals for individual sites. Any future proposal site allocations will be assessed against these policies and will be subject to public consultation as part of the development management process.</p>	<p>Site allocation LNA 12 – Albany Theatre amended to make reference to the community gardens, Neighbourhood Open Space and the need to protect public realm.</p>

		<p>LNA5: North lewisham Links</p> <p><b>4. Please provide your comments on the topic(s) selected above.</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Albany Theatre</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> With specific reference to the redevelopment of the Albany Theatre - where is the vision? Where is the consultation? Who honestly thinks building flats on top of the theatre and taking up half the garden to build yet more flats is really what the community has asked for, wants or needs? Have any of the current tenants/local people been consulted? Is there no imagination to consider the effect of the pandemic and how this might free up office and retail sites that will no longer serve their original purpose and could be converted into housing? Where is the environmental advice to remove one of very few green spaces left in Deptford?</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>			
3	LNA	<p><b>1. Do you have any comments on the proposed vision?</b> Lacks any detail around residential streets. Would like to see more emphasis on greening residential streets/areas. Would also like to see the replacement of the existing ugly street lights with more appropriate Victorian period style lights as they have done in Greenwich and in the richer parts of the borough.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> Most are too vague and unmeasurable. Objectives need timescales and measurable milestones which are independently assessed to ensure delivery.</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> LNA1: North Area place principles</p> <p><b>4. Please provide your comments on the topic(s) selected above.</b> Needs to be greater emphasis on improving the state of Victorian housing. Maybe schemes to encourage home owners/landlords to improve the frontages of their properties. How about a scheme to link Lewisham college apprentices to local street by street housing improvements. Residents could get their homes painted/renovated; apprentices could gain experience and the whole area could be improved, boosting local pride. May also reduce crime.</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Convoys Wharf MEL Timber Yard / Deptford Wharves MEL Neptune Wharf MEL</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p>	2	<p>The Local Plan is a strategic policy document which sets out future growth and investment within the borough.</p> <p>Timberyard – Development stopped during COVID but will recommence shortly</p> <p>Convoys Wharf – the first sites have approved reserved matters and are being constructed now.</p> <p>Neptune Wharf – Construction has started.</p>	Greater detailed introduced on retrofitting existing homes.

		<p>What is the timescale for completing these schemes? Timber yard seems to have stopped, Neptune wharf and Convoys wharf have not even started. Council needs to intervene and either force completion of take away the planning consents.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>N/A</p>			
3	LNA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p>N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p> <p>Hatcham Works Site</p> <p><b>4. Please provide your comments on the topic(s) selected above.</b></p> <p>This area is a peaceful haven and I would like it to stay as it is. The Sainsburys carpark will be the only one for miles to a large popular supermarket with convenient bus depot .The locals have an area with mature trees and some open space to breathe . Everywhere else is being lined with high rise dense concrete.This makes this space increasingly valuable.</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>None selected</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>N/A</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>N/A</p>	0	<p>The London Plan directs Local Authorities to allocate surface car parks and single storey retail sheds for redevelopment and to make best use of this land.</p> <p>The indicative capacity for the former Hatcham Works site was informed by the endorsed New Cross Gate Area Framework.</p> <p>The site is a highly accessible site and suitable for high-density development.</p>	No change.
3	LNA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>Overdevelopment in New Cross area/ Besson street triangle and in the borough as a whole. Much based on the assumption that people will continue to find dense London living attractive/ affordable especially with green spaces being squeezed out. The second assumption is that the Bakerloo line extension will .go ahead.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p>Lewisham is a great place to live with much historic structure and buildings having attracted people. Change this too much and the nature and spirit of the borough will change.</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p> <p>LNA2: New Cross Road/ A2 corridor</p> <p><b>4. Please provide your comments on the topic(s) selected above.</b></p> <p>Removing the gyratory a good idea..it worked well at Besson Street.</p>	2	<p>Lewisham like all London boroughs is dealing with a housing crises and is required by the London Plan to accommodate 1,667 homes per annum across the plan period. We believe that locating these homes in our opportunity areas and town centres that have access to good public transport connections, local facilities and jobs is a sensible and sustainable approach. This approach also means that large areas of our suburban neighbourhoods and conservation areas can be conserved and enhanced.</p> <p>The Sites within New Cross and New Cross Gate are highly accessible and suitable for high-density housing.</p>	No change.

		<p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Besson Street (Kender Triangle)</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> Density too high.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>			
3	LNA	<p><b>1. Do you have any comments on the proposed vision?</b> N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above.</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Lower Creekside LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above. Why has the DLR been left off so many of your plans?</b>  Are you aware there is a Council Tax paying Community Interest group of residential boaters who form part of the Deptford Creek Conservation Area.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>	1	Noted	Site allocation amended to include protection for Lewisham's boating community.
3	LNA	<p><b>1. Do you have any comments on the proposed vision?</b> The guidance in the main plan, page 624 for the southern end of Creekside nos,1-4 does not take into account the (council tax paying), vibrant multi-generational , long established houseboat community and its needs, or what it can contribute culturally. Any public access should be controllable and limited. This community was referred to as an important part of the character of the Creekside Conservation Area which is referred to in this plan. There seems to have been a lack of consultation with this community prior to the present draft. When Covid allows I'm happy to offer a trip on the creek to give planners an alternative perspective.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> Regarding these sites the pre-decimal expression that leaps to mind is "quart in a pint pot". They are already intensively used, so to cram a net figure of 160 residential units as recommended in the draft seems a detrimental move and an overarching developer's charter.</p>	2	<p>Noted</p> <p>The Local Plan has a strong policy GR4 on Urban Greening and Trees which seeks to protect existing trees. It recognises that there may be occasions that trees have to felled however measures but be made to retain where possible and mitigate any unavoidable loss.</p> <p>Lewisham like all London boroughs is dealing with a housing crises and is required by the London Plan to accommodate 1,667 homes per annum across the plan period. We believe that locating these homes in our opportunity areas and town centres that have access to</p>	Site allocation amended to include protection for Lewisham's boating community.



		<p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p> <p>None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above.</b></p> <p>The council's declaration of a climate emergency seems at odds with the increased incidence of felling of mature trees.</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>None selected</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>N/A</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>N/A</p>		<p>good public transport connections, local facilities and jobs is a sensible and sustainable approach.</p>	
3	LNA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>Lewisham seems to be building upwards but failing to maintain its current housing stock: where is the detail in the plans about the current stock and investment in its maintenance. Many lewisham homes residents are living in homes containing dangerous materials (cladding, asbestos) not to mention damp and leaking windows.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p>N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p> <p>LNA1: North Area place principles LNA2: New Cross Road / A2 corridor</p> <p><b>4. Please provide your comments on the topic(s) selected above.</b></p> <p>There seems to be a lack of focus on green space in the New Cross development with a very large number of flats being built in a small area. Also concerns re accessibility for cycles and pedestrians and concerns regarding parking. Will these new flats be barred from having cars? How will this be achieved when the nearby conservation area does not have parking permits? Keeping the conservation area closed through traffic has to remain as part of the solution to this problem.</p> <p>Similarly, concerned regarding the heights of these apartment blocks which will dwarf the conservation area, which will drastically impact on the skyline and disturb the light of those living on the edge of the conservation area</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>None selected</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>N/A</p>	4	<p>The maintenance of Lewisham Homes properties is not within the remit of the Local Plan. However we will pass your comments on to Lewisham Homes.</p> <p>Lewisham like all London boroughs is dealing with a housing crises and is required by the London Plan to accommodate 1,667 homes per annum across the plan period. We believe that locating these homes in our opportunity areas and town centres that have access to good public transport connections, local facilities and jobs is a sensible and sustainable approach. This approach also means that large areas of our suburban neighbourhoods and conservation areas can be conserved and enhanced.</p> <p>The indicative capacity for the former Hatcham Works site was informed by the endorsed New Cross Gate Area Framework.</p> <p>The Sites within New Cross and New Cross Gate are highly accessible and suitable for high-density housing.</p> <p>All of these sites will be car-free in accordance with the London Plan parking requirements.</p>	No change.

		<b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A			
3	LNA	<b>1. Do you have any comments on the proposed vision?</b> It's just more of what we've seen in the last decade or 2: huge blocks of posh flats for offshore crime billionaires to hide their money. Rented out to young trendies from richer places, some of whom run trendy boutiques in the commercial units. Any community space like a nature garden is fenced off, patrolled by security guards & bulldozed. The 'development' is then built cheaply by economic migrants from Eastern Europe, who get priority for the jobs & remaining council housing, thus displacing locals, of whom there are virtually none left  <b>2. Do you have any comments on the proposed key objectives?</b> N/A  <b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> None selected  <b>4. Please provide your comments on the topic(s) selected above.</b> N/A  <b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> None selected  <b>6. Please provide your comments on the site allocation(s) selected above.</b> Albany Theatre has a beautiful nature garden with a polytunnel veg growing club & a patio adjoining the cafe. Why should it become a monster block of flats ?  <b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A	2	We do not recognise or agree with this assessment.	Site allocation LNA 12 – Albany Theatre amended to make reference to the community gardens, Neighbourhood Open Space and the need to protect public realm.
3	LNA	<b>1. Do you have any comments on the proposed vision?</b> No  <b>2. Do you have any comments on the proposed key objectives?</b> No  <b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> None selected  <b>4. Please provide your comments on the topic(s) selected above.</b> No  <b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Former Hatcham Works, New Cross Rd	4	The Local Plan safeguards the Former Hatcham Works site for the delivery of the BLE.  The indicative capacities for the site have been informed by the New Cross Gate area Framework that was endorsed by the Council. This sets out an indicative layout and massing that the Council feel is broadly acceptable. This will obviously be tested against the Local Plan policies when any proposal is brought forward.	No change.

		<p><b>6. Please provide your comments on the site allocation(s) selected above.</b> It is imperative that any planning permission for this site be conditional upon the delivery of a Bakerloo line station. The height of the buildings will need to take into account that the site is bordered to the south and the east by conservation areas. It is not enough to say that the 'tall buildings' will be in the centre of the site - views from both the Hatcham and Telegraph Hill conservation areas cannot be compromised.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>			
3	LNA	<p><b>1. Do you have any comments on the proposed vision?</b> It seems quite ambitious which is good as good ideas always get whittled down.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> What does the term "Genuinely affordable housing" mean ?</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> LNA4: Thames Policy Area / Deptford Creekside</p> <p><b>4. Please provide your comments on the topic(s) selected above.</b> The waterlink way could be suspended under both sides of the deck of the DLR. One side for pedestrian traffic and a separate one for cyclists. This would give users fabulous views of the Ravensbourne, the Creek and its environs whilst preserving space for the creative community and creek residents below. This could run, with intermediate access and egress all the way from Brookmill Park to Greenwich. The South facing sections could carry photovoltaic panels to power lighting and feed the grid providing a revenue to cover maintenance.</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Convoys Wharf MEL</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> Convoys Wharf is a development that seems separate from Deptford rather than integrated into Deptford. You only have to look at areas such as Nine Elms to see the woeful effects of "poor doors" and exclusion of the local established community. Developers should nurture and work with community initiatives.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> The declared climate emergency by LB Lewisham needs a massive increase in local employment allowing people to walk or cycle to work. Accommodation design needs to radically change to accommodate increased work from home rather than developers being allowed to build "units" at a minimum legal size.</p>	1	<p>Genuinely affordable is defined in the Local Plan as Social rent and London Affordable rent.</p> <p>Waterlink way – too detailed for the Local Plan but we will pass on your comments to our transport team.</p> <p>Convoys wharf – This site has a live, approved planning permission. The application was approved by the then Mayor of London, Boris Johnston against the wishes of the Council. The council will continue to work with the developer within the scope of the approval to engage with the local community.</p> <p>The Local Plan outlines policies to increase local jobs and includes an additional 40,000 m2 net employment floorspace over the plan period.</p>	No change.
3	LNA	<p><b>1. Do you have any comments on the proposed vision?</b> This reads like Deptford is some sort of industrial heartland. It's not - it's densely built urban Zone 2 and the people living here now and future occupants of the new developments need quality green outdoor space, pedestrian-friendly high streets, and transport planning that's integrated with the immediate north</p>	3	Disagree	No change.

		<p>(Rotherhithe/Southwark) and south (Greenwich). Only 7/8/9 on the plan speak to the quality of life of people living here. An unfunded 30+ year away Bakerloo line is not our priority, nor is a private football stadium largely visited by residents of Kent. This is not an industrial estate, it's our home.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> Insufficient priority given to green space</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> LNA1: North Area place principles LNA5 North Lewisham Links</p> <p><b>4. Please provide your comments on the topic(s) selected above.</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> None selected</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> N/A</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>			
3	LNA	<p><b>1. Do you have any comments on the proposed vision?</b> Generally very good, particularly the bakerloo extension and the cycling routes. However, it's important to retain the identity of the area - allowing a loved pub (the White Hart) which was used by 1000s to be developed for use by 10s doesn't inspire confidence, for example. The creative hub and the green space sound great.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> Important not to lose the view from Telegraph Hill. It's so rare to have that in London, and there should not be extensive high rises eg on the Sainsbury's site.</p> <p>Extending the Bakerloo line is much needed. During normal non-COVID times, the overground is massively overcrowded.</p> <p>I've lived all over London and the cycling route from Lewisham into central is the worst I've used. It's extremely dangerous to cycle down the Old Kent Road or New Cross Road - no paths, potholes everywhere. Surprised people haven't been killed. Lots of students live around here and cycling is very important for them (and the rest of us who want to cycle into central for work).</p> <p>Keep it green please, and wild. South London is so leafy and natural, which is rare for London. Would be such a shame to lose that to over-development and/or manicured green space.</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> None selected</p>	3	<p>Support noted.</p> <p>The view from Telegraph Hill is recognised in the Local Plan as a key local view.</p> <p>Cycleways – the Local Plan identifies key cycle routes throughout the borough underpinned y the Councils Cycle Strategy.</p>	No change.

		<p><b>4. Please provide your comments on the topic(s) selected above.</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> None selected</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> N/A</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>			
3	LNA	<p><b>1. Do you have any comments on the proposed vision?</b> Again the dependancy on the Bakerloo extension is too much of a dependancy; what would be the alternative?</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above.</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> None selected</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> Too much to consider</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>	1	The delivery of the Local Plan and the growth and investment is not predicated on the delivery of the BLE.	Further clarity is provided throughout Part 1.
3	LEA	<p>1. Do you have any comments on the proposed vision?  The vision represents a much needed regeneration of the area but the proposals by Galliard are for tower blocks that are far too high to be sympathetic to the landscape of the surrounding areas and risk becoming another blot in the landscape in 10 years' time</p> <p>2. Do you have any comments on the proposed key objectives?  See above</p> <p>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</p>	4	This response seems to be relating to proposals currently being prepared by Galliards for the Lee Gate site and is not part of this Local Plan consultation. Residents will have the opportunity to express their views on the scheme through the Development Management process.	No change.

		<p>LEA2:Lee Green district centre and surrounds</p> <p>4. Please provide your comments on the topic(s) selected above?</p> <p>The vision represents a much needed regeneration of the area but the proposals by Galliard are for tower blocks that are far too high to be sympathetic to the landscape of the surrounding areas and risk becoming another blot in the landscape in 10 years' time</p> <p>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</p> <p>Lee gate shopping centre Land at Lee High Rd and Lee Rd Sainsbury's Lee Green</p> <p>6. Please provide your comments on the site allocation(s) selected above.</p> <p>The vision represents a much needed regeneration of the area but the proposals by Galliard are for tower blocks that are far too high to be sympathetic to the landscape of the surrounding areas and risk becoming another blot in the landscape in 10 years' time</p> <p>7. Are there any other issues and/or approaches for the area that you feel should be considered?</p> <p>The quality of the commercial outlets needs to be carefully managed and appropriate levels of lighting and cctv are are must to ensure this is a safe zone for the large number of families in the area who already feel threatened by large groups convening in open spaces at all times of the day and night</p>			
3	LEA	<p><b>1. Do you have any comments on the proposed vision?</b> N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> LEA2: Lee Green district centre and surrounds</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Leegate Shopping Centre</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> Having see Galliards plans, I have additional comments:</p>	3	<p>This response seems to be relating to proposals currently being prepared by Galliards for the Lee Gate site and is not part of this Local Plan consultation. Residents will have the opportunity to express their views on the scheme through the Development Management process.</p>	<p>No change.</p>

		<p>1) they plan for small supermarkets to support 630 new homes. That means people will just packed Sainsburys Lee Green.</p> <p>2) no additional parking for 630 new homes. Their only response to that is that people will be informed that they will get no allocated parking when they buy the flats. Well then they will park in our residential area.</p> <p>3) They claim to be adding a north south walkway when in fact the current layout is more open and so you can easily access north south and they are removing existing east west link. They should show before and after plan in their brochure. Who cares about 2018 plan that is not going ahead.</p> <p>4) What is going to happen to the small local store and charities?</p> <p>5) The density of the building is an incredible change. We are just switching from one type of eyesore to another</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>1) Bigger supermarket to support 630 new homes</p> <p>2) parking and traffic and public transportation need to be addressed</p> <p>3) reduce the density of the buildings to reduce immense pressure on public service, eg trains, schools</p>			
3	LEA	<p><b>1. Do you have any comments on the proposed vision?</b> It is confused. Takes no account of past consultations from local residents</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> Height proposals of 15 storeys inappropriate. AFFIRDABLEFamily homes not flats required</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> None selected</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> N/A</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>	4	This response seems to be relating to proposals currently being prepared by Galliards for the Lee Gate site and is not part of this Local Plan consultation. Residents will have the opportunity to express their views on the scheme through the Development Management process.	No change.
3	LEA	<p><b>1. Do you have any comments on the proposed vision?</b> We live on Dallinger Road and are very concerned about the lack of transparency regarding the latest proposals for the Leegate Centre. Instead we have had to rely</p>	1	The Local Plan consultation was carried out in accordance with our Statement of community Involvement.	Lewisham has updated it tall building evidence and the Tall Building policy has been amended accordingly.

	<p>on emails from community groups to keep us informed as the council has sought to prevent the proposals being made fully public while the Local Plan consultation remains open.</p> <p>We understand that the current proposals - which have had no formal public consultation, merely informal consultation with a few selected groups - will now include almost 650 new homes with building heights reaching 15 storeys. This is completely inappropriate for the area and the council is setting a dangerous precedent for other proposed allocated sites in the Lee area. Lee Manor is an important Conservation Area and these proposals are not in keeping with the existing buildings.</p> <p>We appreciate something need to be done with this site - but it has to be done in a sympathetic way to the existing historic buildings. it is a strategic site and one that will have long term implications for those of us who live here. It also should not be used as precedent for other smaller sites which are in residential areas, in our case the Travis Perkins site which sits within a residential area on a residential road.</p> <p>Lewisham has looked at it's evidence and explicitly excluded Lee Green from it's Tall Building opportunity areas in its draft Local Plan. Yet Galliard Homes are proposing building up to 15 storeys high, exceeding maximum existing local height by 37%. This is against the wishes of the community as expressed in the Lee Neighbourhood Plan which has been widely consulted on. We would want to see the height of the new development reflect better the character of the historic buildings in Lee Green.</p> <p>Also there are no public proposals about how this development will affect the already highly congested crossroads at Lee Green. Thanks to bungled policies like LTN (with more to come when Greenwich close Weigell Road) - this crossroads is not only congested but highly dangerous - adding an additional 650 homes with the added car movements will exacerbate the problem and we note the Lee Forum says no funding has been allocated for Lee Green for infrastructure improvements, which seems highly short sighted give this is supposed to be a strategic site. Clearly no council officers or Councillors ever use this junction.</p> <p>We are also opposed to the redevelopment of the Sainsburys site as this will only make issues at Lee Green in terms of car movements, congestion and pollution worse. We would also oppose the council using the redevelopment of the Leegate to set a precedent for further 15 storey+ buildings on this site.</p> <p>We would be supportive of a sympathetic redevelopment of the Travis Perkins site and Citroen garage site - one which completed the street scene of Holme Lacey Rd in the same style of Victorian housing that currently exists and at the garage site, helps to complete the shop frontage around the station. However we fear that the council will simply allow a developer to build a huge block of flats, totally out of keeping with the area.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> No we don't support the objectives - for reasons stated above - what's the point in consulting if the council is going to ignore it's own policy?</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> LEA2: Lee Green district centre and surrounds LEA1: East Area place principles</p>		<p>This response seems to be relating to proposals currently being prepared by Galliards for the Lee Gate site and is not part of this Local Plan consultation. Residents will have the opportunity to express their views on the scheme through the Development Management process.</p> <p>The tall building evidence accompanying the Reg 18 consultation does suggest that Lee Green could be suitable for tall buildings albeit it recognises that there are sensitivities. Further work has been carried out to ensure our approach to tall buildings aligns with the now adopted London Plan.</p> <p>We note you objection to the redevelopment of Sainsburys – The London Plan directs Local Authorities to allocate surface carparks and single storey retail for redevelopment in order to make best use of available land within the capital.</p> <p>All development within Lee Green will be car-free or car-lite in accordance with the London Plan parking requirements.</p>	
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		<p>LEA4: Linear network of green infrastructure LEA5: East Lewisham Links</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Leegate Shopping Centre Sainsbury's Lee Green Travis Perkins and Citroen Garage</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> Not opposed to the redevelopment of Leegate centre in principle but it must be done with reduced heights - we fear the council is simply using the Galliard application as a way of creating a precedent for taller and inappropriate buildings on other sites in Lee.  Opposed to Sainsburys site - together with the Leegate redevelopment it would cause total chaos to the Lee Green area - and given what the council has already done with LTN we would have no confidence in the council's competence to manage this.  Not opposed to redevelopment of Travis Perkins and car showroom site, however this should be done sympathetically and it would be much better to complete Holme Lacey Road in the same style of housing as already exists rather than blocks of flats which would be totally out of keeping with the low height Victorian housing that currently exists. The car showroom site should be used to complete the shop frontage - not blocks of flats - and we agree that this would complement the existing commercial area around the station.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>			
3	LEA	<p><b>1. Do you have any comments on the proposed vision?</b> N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> LEA5: East Lewisham links</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> I strongly support this, and the proposal to de-culvert the Quaggy near Lee High Rd. Development of the East Lewisham Links proposal must minimise conflicts between pedestrians, cycles and motor traffic, with pedestrians and cycles prioritised at junctions to make the routes genuinely useful. Very careful thought needs to be given to the route in the centre of Blackheath village, which is currently too narrow and polluted for the number of people and the amount of traffic, and is horrific for cyclists. Closing Blackheath to through motor traffic except buses, would make more</p>	1	Support noted. We will pass your detail comments onto our Transport team.	No change.

		<p>space for pedestrians, a safe route for cyclists, and transform the polluted, cramped centre.</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>None selected</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>N/A</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>N/A</p>			
3	LEA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p>N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p> <p>LEA2: Lee Green district centre and surrounds</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b></p> <p>Safe, direct cycling routes to and from Lee Green are desperately needed. The A20 east and west of Lee Green and the A2212 north and south of Lee Green need segregated cycle lanes.</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>Leegate Shopping Centre Sainsbury's Lee Green Land at Lee High Rd and Lee Rd</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>I support the development and improvement of Lee Green, but it is important that (a) transport is improved (more buses and segregated cycle lanes), (b) safe, pleasant public space is created set back from the polluted junction, (c) shopping and facilities are retained and improvement, and (d) building heights are limited to the height of existing local buildings.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>N/A</p>	3	<p>We acknowledge that improving streets throughout the borough including within Lee Gate and Blackheath is important. We will continue to work with our transport colleagues and TFL to deliver this.</p> <p>The Local Plan is underpinned by a Transport Assessment and other key documents such as the Councils Transport Strategy and Local Implementation Plan.</p>	No change.
3	LEA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>How can you hope to improve on the 'vision' of Blackheath, when it has a tailback up Lee Road from Tigers Head junction for a few hours each day, including the weekends? And this is only going to get worse if you build densely packed in tower blocks on the Leegate, BMW and Sainsbury sites? Blackheath an area with conservation areas and listed buildings looking down the hill on a dense ghetto being built to meet Lewisham's house building targets without any consideration to</p>	4	<p>We acknowledge that improving streets throughout the borough including within Lee Gate and Blackheath is important. We will continue to work with our transport colleagues and TFL to deliver this.</p> <p>The Local Plan is underpinned by a Transport Assessment and other key documents such as the</p>	No change.

		<p>those who have lived for many years in the area surrounding this development? You want to build communities in the area that bring joy not despair.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b>  Re-establish Lee Green district centre as a welcoming and thriving hub of commercial and community activity.</p> <p>- How can it be welcoming when the buildings are packed in with hardly any green spaces and dark alleyways between the proposed towers?</p> <p>Deliver public realm improvements and high quality, mixed-use developments through the renewal of Leegate</p> <p>- High quality and densely packed housing are at distinct opposite ends of the spectrum in a housing development plan. No idea what you mean by public realm?</p> <p>Shopping Centre and other town centre sites.</p> <p>There is already a Sainsbury which we would like to keep with the car park. Shops and places such as art studios, yoga and keep fit centres are coming to the area directly due to the lower rents charged, which will force them out when Galliard starts charging high rents and the chain stores such as Starbucks arrive.</p> <p>Address the dominance of vehicular traffic at the centre's main junction.</p> <p>- Not sure how you will achieve this when Lee Green is consistently underfunded from the infrastructure budget, when trains and buses are already packed in preCOVID times. And if you bring in more than 450 new households and don't provide them with car parking they will still buy cars which will then cause more stress to local streets for traffic and parking. Maybe you need to invest in infrastructure not road blocks.</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b>  <b>Select topic(s) and comment below</b>  LEA2: Lee Green district and surrounds</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b>  The proposal for 15 storeys is ridiculous. There is a severe risk of daylight and sunlight being blocked at the junction and buildings at Tiger's Head junction. The site will be totally out of keeping for the area, an area many of which are in conservation areas with listed buildings inhabited by families who stay for many years. It will cause a significant change to the skyline of the area which will be severely detrimental and not an enhancement in any way.</p> <p>This is not an area that can be compared with developments at Lewisham roundabout or Kidbrooke and therefore a similar plan of dense tall buildings is distinctly inappropriate for the area.</p>		<p>Councils Transport Strategy and Local Implementation Plan.</p> <p>Much of this response seems to be relating to proposals currently being prepared by Galliards for the Lee Gate site and is not part of this Local Plan consultation. Residents will have the opportunity to express their views on the scheme through the Development Management process.</p> <p>As part of the Local Plan preparation an Infrastructure Delivery Plan (IDP) is published. The IDP sets out the necessary infrastructure (schools, health care facilities, road and public transport improvements etc) that is required to accommodate the level of growth anticipated through the Local Plan.</p>	
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		<p>cause a significant change to the skyline of the area which will be severely detrimental and not an enhancement in any way.</p> <p>This is not an area that can be compared with developments at Lewisham roundabout or Kidbrooke and therefore a similar plan of dense tall buildings is distinctly inappropriate for the area.</p> <p>The Lee green area cannot cope with the proposed increase in the number of housing units for a number of reasons:</p> <ul style="list-style-type: none"> <li>-Traffic already queues for lengthy periods at the junction, with queues half way up Lee Road at several times of the day including weekends causing increased pollution, and along Lee High Road to Sutcliffe Park.</li> <li>-Public transport is already at breaking limits with the trains pre-COVID resembling cattle trucks at the peak hours of the day.</li> <li>-Schools already have waiting lists. Until the plans include a primary school you cannot expect young families to be adequately served.</li> </ul> <p>In essence:</p> <p>Please make sure the height does not exceed those of the buildings currently in Leegate</p> <p>Include homes for elderly as well as young families</p> <p>Make sure the lead building is not at the north side blocking out light on the junction.</p> <p>The Sainsbury and BMW garage sites must be lower than that of the current low level buildings at Leegate.</p> <p>Improve the infrastructure available with more trains running through Blackheath and Lee.</p> <p>Include plans for an expansion of existing primary and secondary schools to accommodate more children without taking up more land.</p> <p>It is extremely upsetting to face the prospect of Lee Green looking like Lewisham roundabout. I cannot believe that Lewisham Council has not set out strict criteria already to stop wasting more time on this project, when so much should have been learnt from the St Modwen applications.</p> <p>Finally Galliard is well known for selling flats in Hong Kong and Asia to buyers at discount bulk prices who 'mothball' the flats. This in no way contributes to solving the lack of housing in Lewisham nor achieving the Mayor of London's housing targets. So I would also like an undertaking that all flats that are for sale should be sold in the UK via local agents to British residents.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>Listen to the people who live there. Ask them if you are not sure (unlikely). Approach us in a way that is not pushing these absurd plans on intelligent people who care about their community.</p>			
3	LEA	<b>1. Do you have any comments on the proposed vision?</b>	5	Improving the quality and access to our existing green spaces is a key objective in the Local Plan. We have also	No change.

		<p>Where are the plans to create more green spaces in the vision? It would be better if the development sites were allocated for open green space rather than more housing, more people, more pressure on the already over crowded infrastructure and transport.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Land at Lee High Rd and Lee Rd Sainsbury's Lee Green Leegate Shopping Centre</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> Low rise buildings and more green space in the site rather than more housing.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>		<p>sought where practical the development of new open spaces as part of the redevelopment of large sites.</p> <p>As part of the Local Plan preparation an Infrastructure Delivery Plan (IDP) is published. The IDP sets out the necessary infrastructure (schools, health care facilities, road and public transport improvements etc) that is required to accommodate the level of growth anticipated through the Local Plan.</p> <p>Lewisham like all London boroughs is dealing with a housing crises and is required by the London Plan to accommodate 1,667 homes per annum across the plan period. We believe that locating these homes in our opportunity areas and town centres that have access to good public transport connections, local facilities and jobs is a sensible and sustainable approach. This approach also means that large areas of our suburban neighbourhoods and conservation areas can be conserved and enhanced.</p>	
3	LEA	<p><b>1. Do you have any comments on the proposed vision?</b> N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> LEA2: Lee Green district centre and surrounds</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> With regard to the Leegate centre, please avoid buildings with the same height as around Lewisham Station. These would be too high and out of keeping with the area. I'd suggest of medium height structures of no more than 5 floors);</p> <p>For retail, building a replica of the types of shops found in Lewisham would probably not be sustainable, and the Sainsbury's remains the main focus in the area. An alternative may be to develop a hub of independent shops. This is challenging, but even in it's current run-down state, it still manages to house some innovative and individual shops. This may also help make the area a "destination" site. Please include some green space amenities integrating paths and cycle routes and children's play areas. (this works well around the new Kidbrooke station development, and has transformed the areas).</p>	4	<p>In response to the consultation the Council has prepared additional evidence on Tall Buildings.</p>	<p>Tall building policy amended in response to additional evidence base.</p>

		<p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Leegate shopping centre</p> <p><b>6. Please provide your comments on the site allocation(s) selected above. See above</b></p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> No</p>			
3	LEA	<p><b>1. Do you have any comments on the proposed vision?</b> The area has become dated so does need some new ideas to regenerate it and make it prosper for the community as a whole.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> No</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> LEA2: Lee Green district centre and surrounds</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> The plans proposed by Galliards are too big for what is a local area. If this were along the river in a derelict location then they would be considered reasonable. If you consider the height of the proposed tallest tower at 15 stories, that dwarfs the buildings on the other side of the road, namely Eltham Road, Lee Road and Lee High Road. How are these plans cohesive in the slightest? Also, where would all the retailers go during a 4 year development. The new sight would be a generic block of flats with a small convenience store and maybe a costa underneath. This would not preserve the status of a district centre. The primary schools are already full in the local area. How will they manage if the developer gets 600 flats in total.</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> None selected</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> The plans proposed by Galliards are too big for what is a local area. If this were along the river in a derelict location then they would be considered reasonable. If you consider the height of the proposed tallest tower at 15 stories, that dwarfs the buildings on the other side of the road, namely Eltham Road, Lee Road and Lee High Road. How are these plans cohesive in the slightest? Also, where would all the retailers go during a 4 year development. The new sight would be a generic block of flats with a small convenience store and maybe a costa underneath. This would not preserve the status of a district centre. The primary schools are already full in the local area. How will they manage if the developer gets 600 flats in total. The parking is insufficient as well. Leyland Road, Cambridge and Dorville will be full of cars.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p>	4	<p>This response seems to be relating to proposals currently being prepared by Galliards for the Lee Gate site and is not part of this Local Plan consultation. Residents will have the opportunity to express their views on the scheme through the Development Management process.</p> <p>With regard to the indicative capacity for the site allocations within Lee Green we appreciate that this will be a step change in density from the existing character. However the council is responding to a housing crisis and the need to respond to London Plan requirements in terms of housing targets and making best use of available land within the capital.</p>	No change.

		Less density of housing achieved by reducing the height or having more space between blocks. Phased developments so the local economy doesn't just cease to exist during a transition period			
3	LEA	<p><b>1. Do you have any comments on the proposed vision?</b>  Its great to identify sites for increased capacity but these should be considered with the local environment in mind and how locals will use. Landscaping is really important. It hardly ever works to squeeze as much development on a site without proper consideration for the use ongoing. Though the area does have a lot of open space most is closed off as is private playing fields. So developments need to have communities in mind and to include decent open space</p> <p><b>2. Do you have any comments on the proposed key objectives?</b>  N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b>  <b>Select topic(s) and comment below</b>  LEA2: Lee Green district centre and surrounds</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b>  Need to be careful on density of developments with out the necessary contributions to schools, community use, GPs/medical centres etc Also the architecture /urban design is key for future generations that should enjoy the areas. People flock to blackheath village because of its charm and this needs to be replicated but not necessarily in any traditional sense but in design and usability.</p> <p>Better pedestrian flow. better use of zebra crossings for example better /improved street furniture. I'd suggest including locals in discussions - a working group - all in to together would be better. The recent side street closures due to covid-19 i feel have worked and removed rat runs. Much better for pedestrians. Hope they stay too.</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b>  Leegate shopping Centre</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b>  It's a shame Leegate is still in the state it is. After 12 years of living in Burnt Ash Road such potential wasted. As Lee Green is designated district shopping area (though with times a changing with how high streets are in decline with regular shopping) it would be great to see any redevelopment put the local community at its heart. To have a destination like those of Blackheath village or Greenwich town centre. To have public space and interesting architecture and public and landscaping such as trees and shrubbery. It should be safe guarded for community space for local community groups and for local independent retailers. For example providing workshop studios with a little retail space too. It would be good for any redevelopment to think about how locals will and can use it with daytime and nighttime uses. Leegate should provide housing which currently is forecasted as being needed however, this shouldnt be at the cost of decent architect and design with decent public open space and landscaping.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p>	5	<p>With regard to the indicative capacity for the site allocations within Lee green we appreciate that this will be a step change in density from the existing character. However the council is responding to a housing crisis and the need to respond to London Plan requirements in terms of housing targets and making best use of available land within the capital.</p> <p>As part of the Local Plan preparation an Infrastructure Delivery Plan (IDP) is published. The IDP sets out the necessary infrastructure (schools, health care facilities, road and public transport improvements etc) that is required to accommodate the level of growth anticipated through the Local Plan.</p>	No change.



		Developments should not necessarily just be about tall buildings as the answer to development. Balances between density, size, and local environment must be maintained.			
3	LEA	<p><b>1. Do you have any comments on the proposed vision?</b> N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> LEA2: Lee Green district centre and surrounds</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Leegate shopping centre Sainsbury's Lee Green</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> There is no provision to increase capacity of trains at Lee and Hither Green stations to cope with the increased population with the high density residential building.  There is no provision to increase provision of primary and secondary schools in the area.  The high density building will increase traffic and air pollution in the area.  There is insufficient consultation with the local community on replacing Leegate with 15-storey buildings and up to 450 new homes. That is too dense. We can only have max 6-storey buildings and 200 new homes, no more!</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> We need more green spaces, more schools, fewer cars in the area.</p>	6	<p>With regard to the indicative capacity for the site allocations within Lee green we appreciate that this will be a step change in density from the existing character. However the council is responding to a housing crisis and the need to respond to London Plan requirements in terms of housing targets and making best use of available land within the capital.</p> <p>The Local Plan does not propose a 15-storey building – this relates to the proposals currently being prepared by Galliards for the Lee Gate site and is not part of this Local Plan consultation. Residents will have the opportunity to express their views on the scheme through the Development Management process.</p> <p>As part of the Local Plan preparation an Infrastructure Delivery Plan (IDP) is published. The IDP sets out the necessary infrastructure (schools, health care facilities, road and public transport improvements etc) that is required to accommodate the level of growth anticipated through the Local Plan.</p>	No change.
3	LEA	<p><b>1. Do you have any comments on the proposed vision?</b> N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> LEA2:Lee Green centre and surrounds</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Leegate shopping centre</p>	4	<p>This response seems to be relating to proposals currently being prepared by Galliards for the Lee Gate site and is not part of this Local Plan consultation. Residents will have the opportunity to express their views on the scheme through the Development Management process.</p> <p>With regard to the indicative capacity for the site allocations within Lee green we appreciate that this will be a step change in density from the existing character. However the council is responding to a housing crisis and the need to respond to London Plan requirements in terms of housing targets and making best use of available land within the capital.</p> <p>As part of the Local Plan preparation an Infrastructure Delivery Plan (IDP) is published. The IDP sets out the necessary infrastructure (schools, health care facilities,</p>	No change.

		<p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>We are writing to voice our opposition to the new development proposed by Galliard Homes at Leegate. As residents of SE12, we would like a solution to the Leegate area. However, the plans that were put forward by Galliard are at a significant cost to the area. 450 homes and tower blocks at 15 stories (or higher!!!) is not an appropriate development for the area. Leegate should not be turned into another Lewisham central with tall block towers and overcrowded streets. The buildings should be 5 - 10 stories in height. No higher than that. 10 stories MAX in height.</p> <p>The proposed structures would dwarf the surrounding areas and not to mention, there is a distinct lack of greenery in their proposal. All we see is a few scattered trees and lots of pavement. 50% of the buildings in Lee are listed buildings and the proposal does not fit with the architecture of the area. This sets a precedent that other developers would build tall towers and blight our community. Now, what about the infrastructure? Where will the children of the development go to school? Our neighbouring schools are at capacity and we would need a new school built to accommodate those children. Leybridge Estate was built and Brindishe Lee was built to educate those children. There is nothing in the plans as to where the children would go to school. Will there be more bus services to and from Lewisham to accommodate the new residents? What about a new secondary school? There is no discussion on how or what kind of infrastructure will be built.</p> <p>What would we like to see in the Leegate area? An area that looks similar to what was done to the Leybridge Estate. You have 1 - 2 towers of 10 stories and lots of greenery around the area. Or perhaps 4 - 5 towers of 6 stories in height? Greenery and spaces for residents and locals to enjoy. Have a look at the Conington Road area and you will see a small development that doesn't feel like it is intrusive. Housing should be adequately spaced with lots of light and greenery. Space of walking, cycling, and limit the use of cars since our area can't cope with any more cars. More local shops, not another Sainsbury's. We need a space to encourage local shops with discounted rents and revive the area with a bustling high street. We have a few great shops on Lee Road and we don't see why we can't encourage more locals to open their own businesses.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>N/A</p>		road and public transport improvements etc) that is required to accommodate the level of growth anticipated through the Local Plan.	
Lewisham East Area		<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>Lack of joined up approach to all the councils priorities and failure to set vision in the context of an interconnected se london makes this rather limited in scope and vision. Planners talking about Leegate without much mention of how these massive developments will impact on the residential areas is so disapointing. Proposing to have 15 story high tower block in the sensitive area around the Tigers Head whilst pushing all efforts to show Blackheath is protected is likely to lead to widening inequalities (geographically) and making Blackheath and immediate surrounds ever more unafforable whilst Lee contines to be spoilt - especially given the proposal to develop in the conservation area. NO mention of Manor House gardens which local community has done much to support (volunteer gardeners etc)</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p>	0	<p>This response seems to be relating to proposals currently being prepared by Galliards for the Lee Gate site and is not part of this Local Plan consultation. Residents will have the opportunity to express their views on the scheme through the Development Management process.</p> <p>Employment and skills – please refer to Part 2 Section 8 of the plan Economy and Culture and in particular Policy – EC9 training and job opportunities.</p> <p>Public health – we liaise on an ongoing basis through our duty to corporate and Infrastructure planning with</p>	The Local Plan and Infrastructure Plan have been amended to make specific reference to Urban National Park, forming part of an integrated District Park.

		<p>IN general best to let form/structure follow function and these objectives dont seem to be backed up by clear outline of how the areas functioning will be improved - there are some feel good elements but dont really get a feel of how these fit with the "living and breathing area". Certainly not much sense of how population through the lifecycle of ages fit into this structural plan. In particular complete absence of the fact this area abuts greenwich and well know poor relationship with greenwich council shows up in this plan. Lewisham doesnt exist in isolation and more should be made of how these proposals will work with greenwich and compliment those develoments.</p> <p>Lack a sense of how these developments work to improve employment and skills for local residents - what are the gaps and what employment will be attracted here - need to link to thinking on how the structures need to take account of the opportunties and challenges for work in this area.</p> <p>Lack much consideration of public health and like impact on pandemic and future pandemics (more dense areas worse rates of infection)- suggests there is a lack of discussion and linkage between the public health dept of the council and planners - see good work done in Catford by Rushey Green Timebank/Lewisham Local and lack of action on allotments (see papers below which show lewisham in a poor light)</p> <p>Notable lack of consideration of how people can be encouraged to grow their own - and poor running of allotments by Lewisham which has been highlighted as doing particularly poorly in this area. especially good for those who are older and isolated as well as new arrivals (including asylum seekers).</p> <p><a href="https://www.imperial.ac.uk/news/204133/thousands-chasing-london-allotments-supply-dwindles/">https://www.imperial.ac.uk/news/204133/thousands-chasing-london-allotments-supply-dwindles/</a></p> <p><a href="https://www.sciencedirect.com/science/article/abs/pii/S1618866720306403?via%3Dihub">https://www.sciencedirect.com/science/article/abs/pii/S1618866720306403?via%3Dihub</a></p> <p><a href="https://www.imperial.ac.uk/news/215713/imperial-researchers-develop-unique-roadside-barrier/?utm_source=linkedin&amp;utm_medium=social&amp;utm_content=e28ed342-d10e-403d-93a9-0a5daca8ccfc&amp;utm_campaign=news">https://www.imperial.ac.uk/news/215713/imperial-researchers-develop-unique-roadside-barrier/?utm_source=linkedin&amp;utm_medium=social&amp;utm_content=e28ed342-d10e-403d-93a9-0a5daca8ccfc&amp;utm_campaign=news</a></p> <p>Given the high profile death of Debra AK daughter would have thought more consideration would be given to this - making Lee High road better for cycling when there is so much pollution shows a lack of joined up thinking - and silo approach to planning.</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b>  <b>Select topic(s) and comment below</b>  LEA2: Lee Green district centre and surrounds  LEA3: Strategic Area for Regen, Grove Park  LEA5: East Lewisham links</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b>  Dont support massive high towers - should not go above 10 note what happened in Greenfel - and note this isn't the best way to build a community. Very little evidence of community engagement over these developments - just official inaccessible consultation - very dissapointing approach.</p>	<p>our public health colleagues who have provided comments on the plan.</p> <p>Allotments – Please see policy on allotments and the Parks and Open space strategy which underpins the plan.</p> <p>With regard to the indicative capacity for the site allocations within Lee green we appreciate that this will be a step change in density from the existing character. However the council is responding to a housing crisis and the need to respond to London Plan requirements in terms of housing targets and making best use of available land within the capital.</p>	
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3	LEA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p>N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p> <p>LEA2: Lee Green district centre and surrounds</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b></p> <p>The lack of human scale or public realm in the proposed Galliard Homes development at the Leegate Shopping Centre is a huge concern. It appears that hitting Lewisham targets for the growth of residential units is taking precedence over the genuine needs of the local population of Lee Green.</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>Leegate Shopping Centre</p>	3	<p>This response seems to be relating to proposals currently being prepared by Galliards for the Lee Gate site and is not part of this Local Plan consultation. Residents will have the opportunity to express their views on the scheme through the Development Management process.</p>	<p>No change.</p>

		<p><b>6. Please provide your comments on the site allocation(s) selected above.</b> The proposed height and mass of the buildings increase the destructive environmental impact of the proposed development on the construction process. The proposed development will change the nature of the current neighbourhood and appears to take account of developer ambition rather than local regeneration needs.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> Please ensure that you listen to residents and deal with this eyesore that we have been suffering for years without action by the council or the site's previous owners, but do not make it worse by insensitive and intensive development.</p>			
3	LEA	<p><b>1. Do you have any comments on the proposed vision?</b> N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> LEA1: East Area place principles LEA2: Lee Green district centre and surrounds</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> The proposed height, density and massive scale of the proposed building development at Leegate Centre are out of keeping with your LEA1 East Area place Principle F – “The sensitive intensification of established residential neighbourhoods will be supported where new development responds positively to their distinctive local character, including the landscape setting”.</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Leegate Shopping Centre</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> There is no attempt at matching any of the local neighbourhood's characteristics in the development proposal from Galliard Homes and no green space to match that of the Leybridge Court estate which is just across a minor road from the site.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> Most local people agree that the Leegate Shopping Centre has been mismanaged and left to deteriorate, but a sensitive and viable development, taking account of the limited local infrastructure, need for shops, community facilities and job opportunities is what we need</p>	2	This response seems to be relating to proposals currently being prepared by Galliards for the Lee Gate site and is not part of this Local Plan consultation. Residents will have the opportunity to express their views on the scheme through the Development Management process.	No change.
3	LEA	<p><b>1. Do you have any comments on the proposed vision?</b> N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p>	1	We do not believe that the intensification of sites within the Lee Green district centre contradicts making the best use of land and facilitating Good Growth.	No change.

		<p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p> <p>LEA1: East Area place principles</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b></p> <p>While the redevelopment of the Leegate Centre as an intensive residential site complies with your blanket Principle E (“The intensification of sites within the Lee Green district centre”), it clearly contradicts your LEA1 East Area place Principle A – “Development proposals must make the best use of land in helping to facilitate Good Growth”.</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>Leegate shopping Centre</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>The principle outlined in LEA1 East Area place Principle A – “Development proposals must make the best use of land in helping to facilitate Good Growth” - is already made ineffective by plans to intensify residential development at the Leegate Shopping Centre. ‘Good growth’ (there is no definition in your draft Local Plan glossary) is not facilitated by intensive residential development at the expense of commercial and community infrastructure.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>Council site allocations and planning decisions should follow the principles outlined in the draft Plan. The Leegate Shopping Centre desperately needs to be tackled in an effective way to meet local requirements for good quality housing, employment and community facilities.</p>			
3	LEA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>The smileys are an easy way for a developer to claim community response which totally negates any local nuance.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p>New developments should be planned in relation to each other and in keeping with the low rise buildings here. Leybridge at 10 stories is an anomaly and should NOT be considered a baseline. Current leegate height should not be exceeded.</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p> <p>LEA2: Lee Green district centre and surrounds</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b></p> <p>No buildings taller than existing leegate.</p> <p>Plans ensuring no additional pollution.</p> <p>Developer to pay for social costs (new schools, GP etc).</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>None selected</p>	2	In response to the consultation the Council has prepared additional evidence on Tall Buildings.	Tall building policy amended in response to additional evidence base.

		<p><b>6. Please provide your comments on the site allocation(s) selected above.</b> N/A</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> Don't let developers try and nice us up with fancy promotional materials.</p>			
3	LEA	<p><b>1. Do you have any comments on the proposed vision?</b> Lee Green</p> <p>The proposed housing units make this a very high density development.</p> <p>The proposed height of the development is way out of scale with surrounding buildings.</p> <p>The pollution from work traffic, CO2, dust and noise for existing residential roads would be intolerable.</p> <p>The existing infrastructure of schools, doctors and social support is insufficient to support the proposed development.</p> <p>Parks, open spaces, cycle tracks and the preservation of quiet residential roads do not feature highly in the plans.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> Providing affordable homes is fine as long as developers take into consideration the existing residential roads</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> LEA2: Lee Green district centre and surrounds</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> The proposed development is out of scale with the local area, offers no attractive features and could result in a concrete wind tunnel attracting no one but loiterers.</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Leegate Shopping Centre</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> The sight needs development but the current proposals do not enhance and improve the site</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> Dorville Road will be used as a main access road to the site. Currently the increased traffic from road closures is intolerable. On development the traffic from work lorries etc will be horrendous.</p>	1	<p>This response seems to be relating to proposals currently being prepared by Galliards for the Lee Gate site and is not part of this Local Plan consultation. Residents will have the opportunity to express their views on the scheme through the Development Management process.</p>	No change.
3	LEA	<p><b>1. Do you have any comments on the proposed vision?</b> I am responding to the Local Plan regarding the future development of the Leegate Shopping Centre.</p>	3	<p>All development proosals will be assessed against draft policy QD1 Delivering high quality design in Lewisham which states:</p> <p><i>All new development must follow a</i></p>	No change.

	<p>It is very important that the Centre is redeveloped into a good community area for local businesses to have affordable rent and new housing. As a neighbouring resident, I'm raising concerns about the current proposals suggested by Galliard Homes.</p> <p>Lewisham Council is planning to develop three sites:-</p> <p>The Leegate Shopping Centre,</p> <p>The BMW garage, and</p> <p>Sainsbury's.</p> <p>Guidance in the Local Plan doesn't ensure that all these sites are developed in ways that link up with each other and enhance Leegate. The Plan should state clearly that new developments in the area must fit in with existing older buildings at the Lee Green Cross Roads. These buildings average two storeys and have a maximum height of four storeys. They include a Grade II listed fire station and a locally listed Old Tigers Head pub.</p> <p>The River Quaggy alongside the BMW site and the back of Weigall Road playing Fields is opened up with access for all as nature is very important for people's health. The work of the Friends of The Quaggy and Lewisham Council has seen some wonderful greening and better flood control (Ladywell Fields, Sutcliffe and Manor Park) and that work should continue and be of benefit now to the residents of Lee.</p> <p>My main concern is the planning of up to 630 new homes , their height and the infrastructure regarding them in Lee. The proposed height of the new buildings in the Leegate development by Galliard Homes, is i proportional to existing buildings and the current structure. Their proposed block heights will reach 15 storeys high, which far exceeds the height of any other building in the area and is fifty percent higher than the other highest nearby buildings - the flats on the Leybridge Estate - they are 10 storeys high. Any new Local Plans should set a 3-storey maximum height limit for any single building planned for the Lee Green area. It should also state an expectation that most new housing developments should be in keeping with existing buildings of 3-storeys. This will ensure public areas provided for walking, sitting and shopping would not be overpowered by an array of high buildings, over crowding and helps to ensure safety. Tall buildings reduce natural light in surrounding areas - may I see a light study test please?Very tall buildings will make the area unwelcoming, unattractive and deter people from using the shops and facilities being planned for the site. With up to 630 new homes, this increases crime and shall place a big burden in already over-subscribed services such as schools, GPs and hospitals. Most trains do not run very frequently and most mornings (prior to lock down) it was impossible to fit into an overly crowded train carriage. The amount of new people into Lee will place a burden on services.</p> <p>How is the building work, particularly large lorries, gas and electrical digging, going to affect local residents? With Local roads closed off and traffic congestion, particularly school runs, this is going to exasperate traffic standing still and poor air quality.</p> <p>There is an opportunity now to develop Lee Green into the 'vibrant, more welcoming and accessible' centre as the Plan suggests on page 633 para 16.7. Developments need to respect the proportions and community feel of the</p>		<p><i>design-led approach to contribute to delivering high quality, inclusive, safe, healthy, liveable and sustainable neighbourhoods in Lewisham. This requires the consideration of design options at the early stage of the development process informed by an understanding of the local context, including through effective engagement with the local community. These design options should then be used to determine the most appropriate form of development that responds to the local context, along with the optimal use of land to support the delivery of the spatial strategy for the Borough.</i></p> <p>The rest of the response seems to be relating to proposals currently being prepared by Galliards for the Lee Gate site and is not part of this Local Plan consultation. Residents will have the opportunity to express their views on the scheme through the Development Management process.</p> <p>As part of the Local Plan preparation an Infrastructure Delivery Plan (IDP) is published. The IDP sets out the necessary infrastructure (schools, health care facilities, road and public transport improvements etc) that is required to accommodate the level of growth anticipated through the Local Plan.</p>	
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		<p>local area and not create the highrise blocks of parts of Kidbrooke Village and Lewisham town centre.</p> <p>I believe it is essential that the infrastructure should be developed so it can match the number of new residents with increased medical services, schools, green spaces, play areas, a good size community centre for people to use and sufficient parking facilities which will be especially needed by older people.</p> <p>The plan should state the importance of developing new green spaces and also improving existing ones for leisure use as more families come into the area. For example, the Edith Nesbit Gardens on Leyland Rd. provide a small but well landscaped area for people to walk and exercise dogs but the play area is in great need of refurbishment. As more young families move into the area they will need more play areas and safe green spaces for their children. The infrastructure improvements needed for Lee Green's development should be explicitly outlined in Lewisham's Local Plan.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> Select topic(s) and comment below LEA2: Lee Green district centre and surrounds</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> I am responding to the Local Plan regarding the future development of the Leegate Shopping Centre.</p> <p>It is very important that the Centre is redeveloped into a good community area for local businesses to have affordable rent and new housing. As a neighbouring resident, I'm raising concerns about the current proposals suggested by Galliard Homes.</p> <p>Lewisham Council is planning to develop three sites:-</p> <p>The Leegate Shopping Centre,</p> <p>The BMW garage, and</p> <p>Sainsbury's.</p> <p>Guidance in the Local Plan doesn't ensure that all these sites are developed in ways that link up with each other and enhance Leegate. The Plan should state clearly that new developments in the area must fit in with existing older buildings at the Lee Green Cross Roads. These buildings average two storeys and have a maximum height of four storeys. They include a Grade II listed fire station and a locally listed Old Tigers Head pub.</p> <p>The River Quaggy alongside the BMW site and the back of Weigall Road playing Fields is opened up with access for all as nature is very important for people's health. The work of the Friends of The Quaggy and Lewisham Council has seen some wonderful greening and better flood control (Ladywell Fields, Sutcliffe and Manor Park) and that work should continue and be of benefit now to the residents of Lee.</p> <p>My main concern is the planning of up to 630 new homes , their height and the infrastructure regarding them in Lee. The proposed height of the new buildings in</p>			
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		<p>the Leegate development by Galliard Homes, is i proportional to existing buildings and the current structure. Their proposed block heights will reach 15 storeys high, which far exceeds the height of any other building in the area and is fifty percent higher than the other highest nearby buildings - the flats on the Leybridge Estate - they are 10 storeys high. Any new Local Plans should set a 3-storey maximum height limit for any single building planned for the Lee Green area. It should also state an expectation that most new housing developments should be in keeping with existing buildings of 3-storeys. This will ensure public areas provided for walking, sitting and shopping would not be overpowered by an array of high buildings, over crowding and helps to ensure safety. Tall buildings reduce natural light in surrounding areas - may I see a light study test please?Very tall buildings will make the area unwelcoming, unattractive and deter people from using the shops and facilities being planned for the site. With up to 630 new homes, this increases crime and shall place a big burden in already over-subscribed services such as schools, GPs and hospitals. Most trains do not run very frequently and most mornings (prior to lock down) it was impossible to fit into an overly crowded train carriage. The amount of new people into Lee will place a burden on services.</p> <p>How is the building work, particularly large lorries, gas and electrical digging, going to affect local residents? With Local roads closed off and traffic congestion, particularly school runs, this is going to exasperate traffic standing still and poor air quality.</p> <p>There is an opportunity now to develop Lee Green into the ‘vibrant, more welcoming and accessible’ centre as the Plan suggests on page 633 para 16.7. Developments need to respect the proportions and community feel of the local area and not create the highrise blocks of parts of Kidbrooke Village and Lewisham town centre.</p> <p>I believe it is essential that the infrastructure should be developed so it can match the number of new residents with increased medical services, schools, green spaces, play areas, a good size community centre for people to use and sufficient parking facilities which will be especially needed by older people.</p> <p>The plan should state the importance of developing new green spaces and also improving existing ones for leisure use as more families come into the area. For example, the Edith Nesbit Gardens on Leyland Rd. provide a small but well landscaped area for people to walk and exercise dogs but the play area is in great need of refurbishment. As more young families move into the area they will need more play areas and safe green spaces for their children. The infrastructure improvements needed for Lee Green’s development should be explicitly outlined in Lewisham’s Local Plan.</p> <p>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below LeeGate Shopping Centre</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> Buildings shouldn’t be taller than 3 storeys</p> <p>Concern about up to 630 new homes, increases burden on local infrastructures, increases crime. Tall buildings removes light and community feel.</p>			
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3	LEA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>This is a positive vision for the area although it's not always clear how this can be achieved. The desire to intensify Blackheath's night-time economy needs to be considered in the light of residents' concerns about noise, etc.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p>Many of these are good, but there are no practical solutions to reducing vehicular traffic and turning some major arterial roads into healthy streets. Moreover, the need for people using the re-developed Leegate centre and Sainsbury's site to be able to take home their shopping is not addressed in a practical manner. Simply wishing away cars by reducing the amount of parking available could ultimately lead to these shopping areas being unviable. Please remember that many elderly, frail and other people who cannot carry heavy shopping do not necessarily own blue badges and after the Covid epidemic is over I doubt as many younger people will have the time to walk and cycle to the shops. Public transport must be improved.</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b>  <b>Select topic(s) and comment below</b>  LEA2: Lee Green district centre and surrounds</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b></p> <p>The stated approach to the Lee Green district centre, that new development should be in keeping with the character of the area, is laudable, but there is no evidence that this is being taken into account when looking at new proposals for the Leegate centre or the Mayfield's hostel. Optimising the use of land is fine but there should be strict requirements as to the proportion of affordable housing which is to be provided in any development and the consequences for local services, including schools, doctors, dentists, etc. must be taken into account. How is the rebuilding work at Leegate and the Sainsbury's site going to be coordinated so that there will be one large supermarket in the area at any given time?</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b>  Leegate Shopping Centre  Sainsbury's Lee Green  Mayfields Hostel, Burnt Ash Hill</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>In all three cases there is an issue about the height of proposed buildings and the extent to which they will be out of character with the rest of their surroundings. As the scoping letter for the Leegate centre states, views from different directions will also need to be taken into account. If the Leegate shopping centre is going to have 630 rather than 450 residential units then support services will need to be increased substantially in the area. As outlined under key objectives, there is a problem about creating a large shopping centre without providing adequate parking or some method for transporting shopping home.</p>	1	<p>We acknowledge that improving streets throughout the borough including within Lee Gate and Blackheath is important. We will continue to work with our transport colleagues and TFL to deliver this.</p> <p>The Local Plan is underpinned by a Transport Assessment and other key documents such as the Councils Transport Strategy and Local Implementation Plan.</p> <p>The Local Plan outlines our policy HO3 on genuinely affordable housing – this seeks to achieve a strategic target of 50% and maximise the number of genuinely affordable housing delivered in the borough.</p> <p>All proposals are subject to viability as set out in the National Planning Policy Framework.</p> <p>With regard to the indicative capacity for the site allocations within Lee green we appreciate that this will be a step change in density from the existing character. However the council is responding to a housing crisis and the need to respond to London Plan requirements in terms of housing targets and making best use of available land within the capital.</p> <p>The Councils approach to LTNs is outlined in more detail on the Council's website.</p>	No change.

		<p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>I do not feel that the traffic question has been taken seriously enough. There is talk of turning key roads into healthy streets, yet those very same roads now receive a lot more traffic as a result of the Lee Green LTN. The congestion around the Lee Green crossroads will be made even worse by construction vehicles. Some imaginative scheme needs to be found to cope with traffic coming from central London out to Kent and vice versa which necessarily comes via Lewisham. It is not acceptable simply to hope that this traffic will disappear (evaporate) if you make life difficult enough for drivers. Many local businesses could also be affected by these plans, especially if parking is not provided. This is not to say that cycling and walking should not be supported too, and plans for the Quaggy and green spaces are laudable.</p>			
3	LEA	<p><b>1. Do you have any comments on the proposed vision?</b> N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> LEA1: East Area place principles</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> The decision to significantly intensify the residential use of the Leegate Centre is in direct contradiction to your stated LEA1 East Area place principle A (a) to “secure the centre’s long-term vitality and viability and to enhance its role as key focal point for community activity, in line with Policy LEA2 (Lee Green district centre and surrounds)”.</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Leegate Shopping Centre</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> The over-development of the Leegate Centre site as an intensive residential area with buildings out of scale with the immediate surrounding neighbourhood does not contribute to the “vitality and viability” of the centre or its role as a “key focal point for community activity” (LEA1 East Area place principle A).  There are few community focused opportunities for local activities within the proposed site and the over-development of housing will lead to an imbalance in facilities in the local area.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> LEA1 East Area place principle A is a good one and your site allocations and planning decisions should follow this. The Leegate Centre desperately needs to be tackled in an effective way to meet local requirements for good quality housing, employment and community facilities.</p>	2	We do not see a contradiction in providing high-density, mixed use development and securing the long-term vitality and viability of the town centre.	No change.
3	LEA	<p><b>1. Do you have any comments on the proposed vision?</b></p>	1	This response seems to be relating to proposals currently being prepared by Galliards for the Lee Gate	No change.

		<p>Yes, in the case of the Galliard Homes proposal for Lee Green, please explain how the current planning proposal meets the vision? I am concerned that the vision has been made to sound positive, but that the reality will be very different.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> Select topic(s) and comment below LEA4: Linear network of green infrastructure</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> LEA4 - fantastic proposal, yes please, it is important for climate change and the future of our planet, and for the health and well-being of the people of Lewisham</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> None selected</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> N/A</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>		<p>site and is not part of this Local Plan consultation. Residents will have the opportunity to express their views on the scheme through the Development Management process.</p> <p>With regard to the indicative capacity for the site allocations within Lee green we appreciate that this will be a step change in density from the existing character. However the council is responding to a housing crisis and the need to respond to London Plan requirements in terms of housing targets and making best use of available land within the capital.</p>	
3	LEA	<p><b>1. Do you have any comments on the proposed vision?</b> Worried it will become over developed on an already very busy junction.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> Select topic(s) and comment below LEA2: Lee Green district centre and surrounds</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> I don't think anything should be built any higher than the the existing surrounding building currently are.</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Sainsbury's Lee Green</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> I am very keen for this sainsburys to remain. It is so important to the local community.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>	2	<p>With regard to the indicative capacity for the site allocations within Lee green we appreciate that this will be a step change in density from the existing character. However the council is responding to a housing crisis and the need to respond to London Plan requirements in terms of housing targets and making best use of available land within the capital.</p> <p>In response to the consultation the Council has prepared additional evidence on Tall Buildings.</p>	Tall building policy amended in response to additional evidence base.

3	LEA	<p><b>1. Do you have any comments on the proposed vision?</b> Better Streets for Grove Park, a group of 60 residents living in Grove Park, support the objectives of the proposed vision, but believe they should be prioritised in order to make the south eastern part of the borough more equitable.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> Page 635 Key Spatial Objective 6 in the main document refers to “transform the South Circular (A205, Baring Road) and Lee High Road (A20) into a Healthy Street”. We would suggest the wording of this is altered to “adopt the healthy streets approach along the A205, Baring road and A20 corridor” and encourage the planning team to follow TfL guidance on this which is clear and unequivocal. This should also form part of the strategic planning document for the whole corridor, and form conditions of planning along the corridor, including CIL contributions to part fund improvements.</p> <p>LEA1 East Area place principles; In order for the council to meet Policy TR3 in the East area, LEA1 sections D, G and K need to state the requirement for public realm to be provided with the Healthy Street approach adopted throughout the corridor from Blackheath Village, via Lee Road, through Lee Green junction, along Burnt Ash Road and Baring Road upto and including Grove Park town centre.</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> LEA3: Strategic Area for Regen, Grove Park LEA5: East Lewisham Links LEA4: Linear network of green infrastructure</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> LEA3, Regeneration in Grove Park should adhere to the Grove Park Neighbourhood plan.  For LEA4, development should provide CIL contributions to remedy severance by the railway line and include S106 provision for a new disabled accessible bridge from Grove Park nature reserve connecting Railway Children walk.  LEA5: East Lewisham links and any upgrade of green chain walk to cater for walking and cycling should meet London Cycle Design Standards to cater for future walking and cycling demand.</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Sainsbury’s / Land west of Grove Park Station</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> In order for the council to meet policy TR3 in the East area, Development requirements (16.51) should take into account plans for strategic cycle routes identified in the Council Transport Strategy running north-south along Baring Road as integral to providing access to high quality public realm and adopting the Healthy Streets approach.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p>	4	<p>Noted</p> <p>The Grove Park Neighbourhood Plan is now adopted policy and will be used in conjunction with Local Plan and London Plan policies to assess planning applications.</p> <p>CIL – the spending of strategic CIL will be agreed by cabinet members.</p> <p>NCIL – spending on NCIL was agreed by Mayor and Cabinet.</p> <p>Cycleways – the Local Plan identifies key cycle routes throughout the borough underpinned by the Councils Cycle Strategy.</p>	<p>Wording changed to “adopt the healthy streets approach along the A205, Baring road and A20 corridor”</p>
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		Action be travel should be prioritised along with mitigation measures to protect residents against any displacement effects from the introduction of ULEZ. This should include infrastructure for active travel, bus priority and healthy neighbourhoods			
3	LEA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>I am not a member of Make Lee Green, but I support their statement which may be found here. <a href="https://makeleegreen.wordpress.com/2021/04/09/our-response-to-the-lewisham-local-plan-consultation/">https://makeleegreen.wordpress.com/2021/04/09/our-response-to-the-lewisham-local-plan-consultation/</a></p> <p>We need the full Lee Green LTN reinstated ASAP and we need additional LTNs rolled out across the borough urgently - especially in light of the council's own declaration of a climate emergency. This needs to happen this year.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p>I endorse the statement made by Make Lee Green, even though I am not a member. <a href="https://makeleegreen.wordpress.com/2021/04/09/our-response-to-the-lewisham-local-plan-consultation/">https://makeleegreen.wordpress.com/2021/04/09/our-response-to-the-lewisham-local-plan-consultation/</a></p> <p>Action on Main Roads</p> <p>The Plan recognises that the “strategic corridors”, the A20, A21 and South Circular are major barriers to progress and are the cause of significant health, social and environmental problems in the Borough. I support the stated aim of transforming them in to “well functioning and healthy streets”. But no solutions are proposed in the Plan. These roads should not be A-roads. They are not fit for purpose. The plan needs to recognise them for what they are – in large part residential roads with excessive traffic on them. Diverting this traffic on to B and unclassified streets is not a solution. A radical re-think is required. Either they need to be reclassified and traffic managed down to normal levels, or they need to radically upgraded to cope with the volumes of cars on them. All three of these roads are planning errors from the 1960s that need to be corrected, and a failure to acknowledge this will seriously hamper the ability of the Council to deliver on the objectives of the Plan.</p> <p>Action on Parking</p> <p>Part of the solution to uncontrolled car use should be to gradually restrict parking. London has two parking spaces for every car and not enough homes for every person. Our priorities need to change.</p> <ul style="list-style-type: none"> <li>● Car-free residential developments should be the norm rather than the exception.</li> <li>● Residents’ car-parking charges should reflect the full cost of the pollution and environmental damage caused by specific vehicle types.</li> <li>● Residents should be able to install secure bicycle and mobility scooter parking anywhere that privately owned cars can be parked</li> </ul> <p>Action for Pedestrians</p> <p>In Lee Green, I would like to see the following principles applied to all new developments so that walking is enabled and encouraged.</p>	4	<p>Further detail on the Councils approach to LTNs can be found on the Councils website.</p> <p>The Local Plan is a strategic policy document. Details of individual road improvements will come forward separately. The Local Plan is underpinned</p> <p>The Local Plan is underpinned by a Transport Assessment and other key documents such as the Councils Transport Strategy and Local Implementation Plan.</p> <p>The Local Plan sets out a clear policy on Parking which is aligned with the London plan. All proposals will be car-free or car-lite.</p> <p>With regard to the indicative capacity for the site allocations within Lee green we appreciate that this will be a step change in density from the existing character. However the council is responding to a housing crisis and the need to respond to London Plan requirements in terms of housing targets and making best use of available land within the capital.</p> <p>In response to the consultation the Council has prepared additional evidence on Tall Buildings.</p>	No change.

		<ul style="list-style-type: none"> <li>● Gear Change and LTN 1/20 include bicycles as vehicles and that cyclists and pedestrians should not share the same spaces – this new guidance should apply to all shared public and private realm.</li> <li>● Maintain at least 60mm kerbs to separate pedestrians from vehicles (including bicycles) with white painted tops. This not only re-enforces safe separation but also helps children, people with vision impairment and dogs to identify the kerb edge.</li> <li>● Developments should be permeable for people walking – this means increased permeability so that residents are facilitated in walking in any direction from development.</li> <li>● Minimise the amount of hard surface and maximise natural, planted areas in order to reduce rainwater runoff into the wastewater system.</li> <li>● Place all residential parking to the edges so that if private vehicle ownership declines then that space can be re-purposed as green space.</li> <li>● "Easy to live in and difficult to drive in" should be adopted by the designers - or "better for people and better for the planet".</li> <li>● Residential and commercial waste should not be stored on the footway at any time.</li> <li>● Designers should read and understand the Create Streetsdocument "The bin-lorry effect" and reduce the amount of space given over to service functions. Lighting columns should be placed so the footway maintains comfortable widths for people walking.</li> <li>● Service boxes should not be located on the footway.</li> <li>● Footways on new developments should be wide enough to allow two people to walk alongside each other, wheelchair users and buggies to pass and for people to comfortably pause and linger without feeling as though they are obstructing others.</li> <li>● Each off-street motor vehicle parking space must have electric- vehicle charging functionality (the current plan is for a rather poor 20%).</li> </ul> <p>Action on Cycling</p> <p>Lewisham’s record on safe cycling is particularly poor and this needs to change urgently.</p> <ul style="list-style-type: none"> <li>● Segregated cycle lanes should be installed on all main roads under both TfL and Council control. All new developments along corridors such as the A21, A20, A205 and A2212 should have strategic planning conditions required by S106 or CIL contributions from developers to provide funding for the necessary infrastructure to meet Council Transport and Cycle Strategies.</li> <li>● Cycling infrastructure should be fully integrated with the public transport network. There should be safe cycling routes to and from all train and tube stations. This should be designed in line with TfL Cycling Action Plan requirements, meeting or exceeding London Cycle Design Standards.</li> <li>● Adequate, secure bike racks should be installed at every station, high street, residential development and school exceeding current London Plan requirements.</li> </ul>			
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		<ul style="list-style-type: none"> <li>● The Plan should incorporate the recommendation of the London Cycling Campaign’s Climate Safe Streets report.</li> </ul> <p>Action on Green Space</p> <p>The Plan identifies the importance of green space for health and wellbeing. I agree that access to nature and shared open space should be a priority for this Plan.</p> <ul style="list-style-type: none"> <li>● New green space should be a mandatory requirement for any new development. The redevelopment of the Kidbrooke estate is a good example of how green space can significantly enhance new residential areas.</li> <li>● The Council should consider re-wilding of existing green space and rivers to enhance biodiversity.</li> <li>● Community applications for street tree planting should be prioritised over car parking.</li> </ul> <p>Action on Housing and the Built Environment.</p> <p>Buildings contribute half of all carbon emissions in Lewisham, the vast majority it from the existing building stock, yet the Plan is largely silent on this issue.</p> <ul style="list-style-type: none"> <li>● The Plan should set mandatory targets for social and affordable housing (as well as identify the current baseline levels).</li> <li>● There should be a much greater focus on upgrading the existing building stock to improve energy efficiency and more to low- carbon heating and electricity.</li> <li>● Planning policies should encourage on-site renewable heat and energy generation, such as rooftop solar and ground and air-sourced heat pumps.</li> <li>● The same requirements for zero- carbon buildings should apply to extensions as to new buildings.</li> <li>● Commercial developments should have mandatory space for community-focused and not for profit organisations. Priority should be given to cooperatives and environmentally-focused organisations.</li> </ul> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p> <p>LEA2: Lee Green district centre and surrounds</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b></p> <p>Large increases in housing need corresponding increases in infrastructure. This does not look forthcoming in the Plan. Lee Green is not currently allocated any money from Lewisham council’s major infrastructure spending pot. Other wards are. Lee Green also receives the lowest amount of all Lewisham’s wards from the much smaller ‘community’ infrastructure pot. Galliard Homes proposals for Leegate have over 450 housing units; more units than the Leybridge Estate behind Leegate has. When the Leybridge Estate was built Brindishe Lee was built to educate its children. If the Sainsburys and BMW garage sites are developed to similar density as Galliards proposed Leegate plans, demand for local infrastructure will be tripled. We need drastic improvements in our roads and pavements to support this large increase in population, segregated cycle lanes to allow for active travel and wider pavements</p>			
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		<p>with on-pavement parking banned. We need a better train service and more buses or trams connecting Lee Green with Lewisham, Greenwich and Eltham.</p> <p>The London Plan states that tall buildings should only be built in places with transport links and other infrastructure that can support them. Lewisham has looked at it's evidence and it appears you have explicitly excluded Lee Green from your Tall Building opportunity areas in the Plan. This must be addressed. Galliard Homes are proposing building up to 15 storeys high, exceeding maximum existing local height by 37%. This is against the wishes of the community as expressed in the Lee Neighbourhood Plan which has been widely consulted on. This may set a precedent for developers wanting to redevelop the Sainsburys and BMW sites, who would think they could also exceed existing local height by 37%. Cumulatively, this will increase height in Lee Green considerably. The height of the buildings should be in line with the agreed height in the existing Lee Neighbourhood plan. Additionally, the infrastructure needs to be vastly upgraded to manage such a huge increase in population.</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>Leegate Shopping Centre Sainsbury's Lee Green Land at Lee High Rd and Lee Rd</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>The London Plan states that tall buildings should only be built in places with transport links and other infrastructure that can support them. Lewisham has looked at it's evidence and it appears you have explicitly excluded Lee Green from your Tall Building opportunity areas in the Plan. This must be addressed. Galliard Homes are proposing building up to 15 storeys high, exceeding maximum existing local height by 37%. This is against the wishes of the community as expressed in the Lee Neighbourhood Plan which has been widely consulted on. This may set a precedent for developers wanting to redevelop the Sainsburys and BMW sites, who would think they could also exceed existing local height by 37%. Cumulatively, this will increase height in Lee Green considerably. The height of the buildings should be in line with the agreed height in the existing Lee Neighbourhood plan. Additionally, the infrastructure needs to be vastly upgraded to manage such a huge increase in population.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>Lower rise buildings AND a speedy improvement in infrastructure (cycling and walking in particular)</p>			
3	LEA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>Vision leads us into the hands of developers.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p>Lets make Lewisham a genuinely cultural and creative hub not an overbuilt centre like Croydon and all the troubles that, that has brought.</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p> <p>LEA2: Lee Green district centre and surrounds</p>	3	<p>The Local Plan has clear policies on protecting and enhancing the boroughs cultural institutions and creative industries.</p> <p>The Local Plan also has a strong policy on affordable workspace.</p> <p>Much of the remaining comments relates to proposals currently being prepared by Galliards for the Lee Gate site and is not part of this Local Plan consultation.</p>	No change.

		<p><b>4. Please provide your comments on the topic(s) selected above?</b>  "The network of green infrastructure within the East Area and its surrounds, including outside of the Borough, contributes to the area's distinctive character and environmental qualities. Development proposals should contribute to protecting and enhancing this network of green infrastructure, including</p> <p>by integrating greening measures that establish new linkages and greater continuity between green and other open spaces, in line with Policy LEA4 (Linear network of green infrastructure). " How does the proposed Sainsbury's and Leegate support this ?</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b>  Leegate Shopping Centre  Sainsbury's Lee Green</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b>  Building excessive flats in an area designed for family housing will ruin the attractive, family and community based culture of Lee Green and Hither Green. There is no justification for a 44% increase in accommodation at Leegate and a 15 story building that will change the historical and cultural importance of the area. In addition they will place an unacceptable burden on already oversubscribed resources, schools health services and amenities. Lewisham should not be influenced by the the false rewards of the Neighbourhood Community Infrastructure Levy (NCIL) grant as this is trivial compared to the amounts that developers such as Galliard make.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b>  Leegate and the surrounding area of Hither Green are beginning to develop a rich and varied independent based shopping, alternative services and creative resources that attract and reflect the existing residents. Any new development should support these offering affordable studios and workshops. These areas are what attract people to build and sustain living locally mass high density accommodation was tried before in Leegate please learn from that disaster and not replicate it.</p>		Residents will have the opportunity to express their views on the scheme through the Development Management process.	
3	LEA	<p><b>1. Do you have any comments on the proposed vision?</b>  I do not feel comfortable with any thing more than a 4 story development on these sites. The density of living and lack of infrastructure (schools, hospitals etc) is deeply concerning.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b>  They should be significantly downsized with investment alternatively in more schools and social services for the current Lewisham residents and a small increase of new residents at these sites</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b>  LEA2: Lee Green district centre and surrounds</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b></p>	3	With regard to the indicative capacity for the site allocations within Lee green we appreciate that this will be a step change in density from the existing character. However the council is responding to a housing crisis and the need to respond to London Plan requirements in terms of housing targets and making best use of available land within the capital.	No change.

		<p>The proposals do not reflect the community or consider the infrastructure demands of an increased population in Lewisham.</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> None selected</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> N/A</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>			
3	LEA	<p><b>1. Do you have any comments on the proposed vision?</b> Yes I like the vision</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> Yes I like these</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> LEA2: Lee Green district centre and surrounds</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> I really like this approach, all the principles seem to me to be very sound. I am especially disturbed by the decline of the Leegate in the hand of the previous Landlord, and the opportunity for the new redevelopment under a new owner is great.</p> <p>I really like the opportunity for a new vibrant Leegate commercial, service and creative centre, and the obvious support and enthusiasm this i think could get from the local community. I have lived in the area for 30 years, when we first moved the Leegate was a brilliant place to go. That it has been allowed to decay in such a way is a terrible indictment of the previous landlord. Putting this right will be a major achievement.</p> <p>That said I am now very concerned about what may be allowed under the 'intensification of sites' without reference to the surrounding character of the area. Specifically with reference to the Leegate, to put between 450 and 630 new residential units on that space with vibrant commercial, arts, creative, services with enhanced public realm seems very ambitious. The 'accepted' working solution appears to be to go up. A 15 storey residential block is surely much too tall for the area, and seems to go against national government guidance which reigns back tall developments . It also appears that this 'intensification' builds on tacit uncritical acceptance of previous terrible redevelopments - Leegate and Sainsburys, and does not take into account the scale and character of the surrounding area.</p> <p>Furthermore I am extremely concerned by levels of traffic and pollution at the Tiger's Head junction. This seems to me to be a major challenge to be overcome before significant residential blocks are put anywhere near Burnt Ash Road and Eltham Road. It's simply unfair to the new residents, in whichever economic</p>	0	<p>This response seems to be relating to proposals currently being prepared by Galliards for the Lee Gate site and is not part of this Local Plan consultation. Residents will have the opportunity to express their views on the scheme through the Development Management process.</p>	<p>No change.</p>

		<p>category they fall. And as a recent local case has established excessive pollution does cause early deaths.</p> <p>This is an opportunity to stand back and put something really good and lasting in place. So a new development should certainly not take the St Modwen 2018 planning application as the starting point for the new plan. That would be a travesty, this needs a solution that is agreed - or at least consented - with and by the local community. Developers riding roughshod and stripping such valuable community assets for the benefit of their own interests is so wrong.</p> <p>I have commented here about the Leegate. However, these principles apply for future developments of Sainsburys and the BMW garage site.</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>Leegate Shopping Centre Sainsbury's Lee Green Land at Lee High Rd ad Lee Rd</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>I really like this approach, all the principles seem to me to be very sound. I am especially disturbed by the decline of the Leegate in the hand of the previous Landlord, and the opportunity for the new redevelopment under a new owner is great.</p> <p>I really like the opportunity for a new vibrant Leegate commercial, service and creative centre, and the obvious support and enthusiasm this i think could get from the local community. I have lived in the area for 30 years, when we first moved the Leegate was a brilliant place to go. That it has been allowed to decay in such a way is a terrible indictment of the previous landlord. Putting this right will be a major achievement.</p> <p>That said I am now very concerned about what may be allowed under the 'intensification of sites' without reference to the surrounding character of the area. Specifically with reference to the Leegate, to put between 450 and 630 new residential units on that space with vibrant commercial, arts, creative, services with enhanced public realm seems very ambitious. The 'accepted' working solution appears to be to go up. A 15 storey residential block is surely much too tall for the area, and seems to go against national government guidance which reigns back tall developments . It also appears that this 'intensification' builds on tacit uncritical acceptance of previous terrible redevelopments - Leegate and Sainsburys, and does not take into account the scale and character of the surrounding area.</p> <p>Furthermore I am extremely concerned by levels of traffic and pollution at the Tiger's Head junction. This seems to me to be a major challenge to be overcome before significant residential blocks are put anywhere near Burnt Ash Road and Eltham Road. It's simply unfair to the new residents, in whichever economic category they fall. And as a recent local case has established excessive pollution does cause early deaths.</p> <p>This is an opportunity to stand back and put something really good and lasting in place. So a new development should certainly not take the St Modwen 2018 planning application as the starting point for the new plan. That would be a travesty, this needs a solution that is agreed - or at least consented - with and by the local</p>			
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		<p>community. Developers riding roughshod and stripping such valuable community assets for the benefit of their own interests is so wrong.</p> <p>I have commented here about the Leegate. However, these principles apply for future developments of Sainsburys and the BMW garage site.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>Yes. It is incredibly important that this is done with a good transparent and fair process. We are in difficult times, where many people are off balance, now more than ever lets have a good process that enables good consultation and as much as possible win - win options.</p>			
3	LEA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>Judging by the horrible assing of plans on Blackheath Hill the Planning Committee has already decided what they want.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p>N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b></p> <p><b>Select topic(s) and comment below</b></p> <p>LEA4: Linear network of green infrastructure</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b></p> <p>A new Lewisham Park ..no building</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>Blackheath Hill LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>The Chair of planning has already voted for mmature tree removal and another tower block on the industrial land off Black Heath Hill.</p> <p>So diabled tenents next door get a brick wall replacing alive. mature nourishing trees and wildlife, the bee business is snookered and there is yet more removal of units for the development of small business units for what...tower blocks, concrete, loss of light, higher CO dioxide... NO SOUL</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>N/A</p>	0	This response seems to relate to a planning application for Blackheath Hill. Please refer to the committee decision on the reasons for its approval.	No change.
3	LEA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p>N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b></p> <p><b>Select topic(s) and comment below</b></p> <p>None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b></p>	1	As part of the Local Plan preparation an Infrastructure Delivery Plan (IDP) is published. The IDP sets out the necessary infrastructure (schools, health care facilities, road and public transport improvements etc) that is required to accommodate the level of growth anticipated through the Local Plan.	No change.

		<p>N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>Leegate Shopping Centre</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>There does not seem to be anything that acknowledges the need for infrastructure to support such a large number of new homes on the Leegate site: this number of new homes impacts upon transport capacity for buses, train and road, and is there enough capacity at local schools for this? Furthermore, I am unhappy about the proposed height of the buildings at Leegate - I am not happy for this introduction of high rise properties to set any kind of precedent for this to be the norm. The high rise nature of Lewisham town centre is awful, and has not turned out as was originally proposed .</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>N/A</p>			
3	LEA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>Full of nice words, light on detail. And where there is detail it seems to belie the stated aims.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p>There already seems to be a disconnect between the nice words and the proposals for the area in the current plans for the Leegate Centre.</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p> <p>LEA2: Lee Green district centre and surrounds</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b></p> <p>The existing proposals are completely out of scale with the current area. The Leegate proposals now seem to include plans for 600+ dwellings rather than the, already out of scale, 450 that are in the published Local Plan. Where is the infrastructure to support this many households going to be situated, schools and GPs just to start with ?</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>Leegate Shopping Centre Sainsbury's Lee Green Land at Lee High Rd and Lee Rd</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>The Leybridge blocks are part of an earlier town planners' enthusiasm. But are well spaced out and set back from the road. The Leegate proposals are a huge clump of closely spaced tower blocks that will totally dominate the surrounding area. They have taken the Leybridge 'marker' of 11 floors and added nearly 50% (15 floors). Will the development of Sainsburys and the Land at Lee High Road also take the local</p>	2	<p>This response seems to be relating to proposals currently being prepared by Galliards for the Lee Gate site and is not part of this Local Plan consultation. Residents will have the opportunity to express their views on the scheme through the Development Management process.</p> <p>With regard to the indicative capacity for the site allocations within Lee green we appreciate that this will be a step change in density from the existing character. However the council is responding to a housing crisis and the need to respond to London Plan requirements in terms of housing targets and making best use of available land within the capital.</p>	No change.

		<p>'marker' and add 50%. So will the Land at Lee High Road be able to justify 22 floors (15 + 7), and then the Sainsbury site go to 33 floors (22 +11) ?</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>Where are the improvements to the public realm and green spaces going to come from if you build on any space bigger than a postage stamp ?</p>			
3	LEA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>The vision is fine, but the level of growth at Lee Green should be very carefully considered. A local centre is not a district centre and over development of Leegate will be detrimental to the neighbourhood.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p>N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b></p> <p><b>Select topic(s) and comment below</b></p> <p>LEA2: Lee Green district centre and surrounds</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b></p> <p>The Council should establish maximum building heights and housing density and commercial provision for the three redevelopment sites, especially Leegate, and agree what associated communit infrastructure is required. These principles should be incorporated into a Lee Green SPD asap. I fear it is already too late given the existing consents for Leegate.</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>Leegate Shopping Centre Sainsbury's Lee Green Land at Lee High Rd and Lee Rd</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>The East Area draft Plan suggests the development capacity of Leegate is c450 homes, already a high numbers. It now seems that Galliard Homes are seeking permission for up to 630 homes, 33% more. Lewisham need to establish proper parameters for an appropriate scale of development for all sites to ensure the quality and size of the new homes is in accordance with the high quality design it seeks on these new developments.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>All three sites should be required to included retail and commercial space at the ground floor in order to encourage active frontages on this busy pedestrian intersection. Despite the impact of COVD on retail, it is important that Lee Green remains, and is encouraged to be an improved local retail centre. The addition of residential units on the three sites will mean that shops will be more viable and local residents, as now, will walk from Blackheath and Manor House to use them. Loss of shops and any food retail would mean increased driving to supermarkets causing</p>	2	<p>This response seems to be relating to proposals currently being prepared by Galliards for the Lee Gate site and is not part of this Local Plan consultation. Residents will have the opportunity to express their views on the scheme through the Development Management process.</p>	<p>No change.</p>



		more congestion. Lewisham should ensure appropriate local retail and commercial provision at Lee Green is retained in the Plan.			
3	LEA	<p><b>1. Do you have any comments on the proposed vision?</b>  Forgive me, but the vision for Leegate Shopping Centre cannot be described as merely 'redevelopment'. The 'vision' actually consists of high-rise, high-density housing on a massive scale - that's what I see in the actual plans. If building 'up to 630' new homes is part of the vision - or even, frankly, say 200 new homes, it is more of a nightmare than a vision. Just go to downtown Lewisham to see the hideousness that would result.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b>  This is just waffle. All this material contains huge quantities of waffle, presumably there to camouflage bad proposals.</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b>  <b>Select topic(s) and comment below</b>  LEA2: Lee Green district centre and surrounds</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b>  The latest proposals for replacing the Leegate Centre seem to be far worse than earlier ones. It seems to be all concrete and no space, totally out of character with the surrounding area. Has it occurred to anyone to actually reinstate a green at Lee Green?</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b>  Leegate Shopping Centre</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b>  The latest proposals from Galliard Homes are appalling. It looks line a mini Canary Wharf. The cynicism is breathtaking.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b>  Earlier proposals for the Leegate redevelopment were much more acceptable.</p>	4	<p>This response seems to be relating to proposals currently being prepared by Galliards for the Lee Gate site and is not part of this Local Plan consultation. Residents will have the opportunity to express their views on the scheme through the Development Management process.</p>	No change
3	LEA	<p><b>1. Do you have any comments on the proposed vision?</b>  The proposal to regenerate the LeeGate centre is fantastic as its an eyesore.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b>  N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b>  <b>Select topic(s) and comment below</b>  LEA2: Lee Green district centre and surrounds</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b>  The Galliard homes development has too many houses! You can't fit another 630 homes in to the area when the infrastructure is already broken. There will have to be new dr surgeries along with schools created. Lee / Hither Green stations can't cope with the current amount of commuters (pre Covid) so there's no way another 630 homes will help that.</p>	0	<p>This response seems to be relating to proposals currently being prepared by Galliards for the Lee Gate site and is not part of this Local Plan consultation. Residents will have the opportunity to express their views on the scheme through the Development Management process.</p>	No change.

		<p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Leegate shopping centre</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> I am so pleased you are finally going to grant planning permission to fix this eyesore. Please don't back down because of minority local groups thinking they know best. The area has been run in to the ground in the time people have been arguing about it.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> I object to the height of the development. I believe it should be low rise i.e 8-10 stories to stay in keeping with the local area. Please consider adding an area for cafe culture and restaurants</p>			
3	LEA	<p><b>1. Do you have any comments on the proposed vision?</b> Agree with vision in principle and particularly support improved permeability for pedestrians/ cyclists. Too many current sites (eg Sainsbury's, chiltonian) are only accessible from one or two directions and with a bit more thought and planning could be much easier to access.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> LEA2: Lee Green district centre and surrounds LEA4: Linear network of green infrastructure</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> Strongly support green corridor idea and better access to the Quaggy.</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Sainsbury's Lee Green Leegate Shopping Centre Land at Lee High Rd and Lee Rd</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> Agree with permeability proposals. I would like to see height restrictions to about 5 storeys on the Sainsbury's Leegate and Lee high road sites. More in keeping with existing historic buildings.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>	4	<p>Support noted regarding vision.</p> <p>With regard to the indicative capacity for the site allocations within Lee green we appreciate that this will be a step change in density from the existing character. However the council is responding to a housing crisis and the need to respond to London Plan requirements in terms of housing targets and making best use of available land within the capital.</p>	No change.
3	LEA	<p><b>1. Do you have any comments on the proposed vision?</b> limit the height of the developments - it is a bit ironic that there are so many constraints for houses with a large part of this territory being conservation areas</p>	3	Tall building policy amended in response to additional evidence base.	The Local Plan is underpinned by a Transport Assessment and other key documents such as the Councils

		<p>when those developments can pretty much do what they want. Allow at the same time garages in conservation areas to be transformed into granny houses as there is a real demand and not enough care homes.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> they are very good - This part of London is a jewel and should not be ruined by developments that will destroy its appearance, greenness and the local community spirit that goes beyond the Lee/Blackheath separation or Greenwich/Lewisham boroughs separation, which is a big success.</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Sainsbury's Lee Green Leegate Shopping Centre</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> Height should be limited to 6 floors. Buildings should have a bike garage each and bike roads and trees promoted to try to get families without cars or limit their use, with also a nursery and small primary school within the building. A look and feel like the Riverstone School on Eltham Road would be even better.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> Traffic jams - Without adding a tunnel under the crossing I cannot see how this would work. Or there must be something to force the Lee High road users &amp; vans to take the A205.  Lack of bike pathways in the whole area and lack of child-safe crossings on Lee High Road between Lee Green and Blackheath  Improve the security and the look and feel of the Hither Green station (adding an environmentally-friendly glass bridge for example to exit the station directly from the station platform to the Fernbrook road)</p>		<p>The Local Plan supports the London Plan target of ensuring that 90% of all trips in London are made by sustainable modes of transport.</p> <p>All development within Lee Green will be car-free or car-lite in accordance with the London Plan parking standards.</p>	Transport Strategy and Local Implementation Plan.
3	LEA	<p><b>1. Do you have any comments on the proposed vision?</b> Any developments must fit with the character of the area and avoid the excessive over-building of architecturally dubious blocks of flats that have rendered The area around Lewisham station hideous.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> The character of local areas should be maintained and nothing should happen without proper consultation with residents living in those areas.</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> LEA2: Lee Green district centre and surrounds</p>	3	<p>With regard to the indicative capacity for the site allocations within Lee green we appreciate that this will be a step change in density from the existing character. However the council is responding to a housing crisis and the need to respond to London Plan requirements in terms of housing targets and making best use of available land within the capital.</p> <p>In response to the consultation the Council has prepared additional evidence on Tall Buildings.</p>	Tall building policy amended in response to additional evidence base.

		<p><b>4. Please provide your comments on the topic(s) selected above?</b> The council must resist building excessive residential provision without strengthening the infrastructure that supports those extra residences. Rather than building blocks of flats the council should focus on building family homes.</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Leegate Shopping Centre Sainsbury's Lee Green Land at Lee High Rd and Lee Rd Mayfields Hostel, Burnt Ash Hill</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> Care should be taken with any planning applications for these sites so that they are not over-built with more residences than the local area can sustain. Consideration should only be given to projects that add architecturally worthy buildings that add to the streetscape rather than buildings which emulate those that have been built round Lewisham station. Family homes should be prioritised over and above blocks of flats or high density housing.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> Electric vehicle infrastructure should be strengthened and residents encouraged to make the change to battery powered vehicles.</p>			
3	LEA	<p><b>1. Do you have any comments on the proposed vision?</b> I understand that new properties have to be constantly be built to meet the demand for new homes however I am deeply concerned about the additional density in an already built up area with no plans/conditions for additional infrastructure, schools, med facilities, traffic management, parking, road infrastructure etc. To be implemented alongside. The sites highlighted as suitable for additional homes could add considerable demands on an already overstretched community. We do not have sufficient space in existing schools to cater for more children. Already it is difficult to get into a school in your immediate vicinity. Equally doctors are overstretched. Our roads are congested and there is little parking. If we are to add to the housing stock all of this needs to be addressed within the local plan and within any planning applications.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Leegate Shopping Centre</p>	3	<p>With regard to the indicative capacity for the site allocations within Lee green we appreciate that this will be a step change in density from the existing character. However the council is responding to a housing crisis and the need to respond to London Plan requirements in terms of housing targets and making best use of available land within the capital.</p> <p>As part of the Local Plan preparation an Infrastructure Delivery Plan (IDP) is published. The IDP sets out the necessary infrastructure (schools, health care facilities, road and public transport improvements etc) that is required to accommodate the level of growth anticipated through the Local Plan.</p> <p>In response to the consultation the Council has prepared additional evidence on Tall Buildings.</p>	Tall building policy amended in response to additional evidence base.

		<p>Sainsbury's Lee Green Land at Lee High Rd and Lee Rd Southbrook Mews Travis Perkins and Citroen garage</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> As above plus - Leegate should remain as mixed use ( housing/retail/community) to ensure it can fulfill it's original purpose as a town centre destination. It should not be turned just into with additional housing as this will mean the area loses a focus and town centre - and then just becomes residential with a supermarket totally changing the character of the area. To this end I strongly object to anything being built over the height of the current tallest buildings ie Leybridge estate directly behind Leegate. Nothing should be taller than current buildings. This height should be the maximum to maintain the current town centre feel and not turn the area into a new high rise centre which will overshadow the current surroundings. Leegate development should be a mix of heights with the height of Leybridge being the maximum. If the other areas are developed I believe that the heights should actually be lower - maybe max 5 stories to fit in with the surrounding and neighbouring houses and not overshadow them.5 stories will already do this so I believe the height for these areas should be included and restricted in the local plan. I also believe that if those areas are developed then they should have a mix use - residential above retail - to increase the interest and potential of the area for small businesses. With regard to the Sainsbury's site I think it should be stipulated that this area must include a supermarket regardless of what other development takes place at the site .</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>			
3	LEA	<p><b>1. Do you have any comments on the proposed vision?</b> I am worried that Leegate does not have a maximum height included in its site allocation. I would all the site allocations to include an actual number of maximum stories.</p> <p>I am also worried that there is no mention of building to human scale, with generous public realm, set backs and articulations to reduce any sense of scale. I would like all these details spelled out in policies and site allocations</p> <p>Here is the kind of text I would like to see included (taken from Houslow's Great Western Corridor Masterplan and Capacity Study 2019)</p> <p>' 'Where the height differential between areas with different height approaches is more than two storeys, the abrupt change in height creates an imbalance and breaks the coherence of the urban fabric''. "Higher development may feel domineering and undermine the integrity of buildings with lower height". "Generally heights should overcome strong height differentials through the stepping down of development at the interface with public realm". "Buildings may have one or two set-back storeys behind the main frontage. Due to their limited visibility from the street space set-back storeys have little impact on the perceived building height or enclosure of the street space". "The approach is to promote mid-rise buildings rather than very tall buildings, as they will be better able to avoid or limit harm to heritage assets". "There will be occasions where a tall or bulky development of a certain scale is simply unacceptable due to the potentially destructive effects on the</p>	4	<p>In response to the consultation the Council has prepared additional evidence on Tall Buildings.</p> <p>As part of the Local Plan preparation an Infrastructure Delivery Plan (IDP) is published. The IDP sets out the necessary infrastructure (schools, health care facilities, road and public transport improvements etc) that is required to accommodate the level of growth anticipated through the Local Plan.</p>	Tall building policy amended in response to additional evidence base.

		<p>setting of heritage assets”. “The higher a building, the greater will be its propensity for harm, fuelled by developer ambition rather than any genuine pressing economic, regenerative or environmental driver”.</p> <p>I would also like to see this kind of wording from Historic England's Tall Building guidance included in Lewisham's Local Plan "There will be some locations where the existing qualities of a place are so distinctive or sensitive that new tall buildings will cause harm regardless of the perceived quality of the design" and that "conservation area appraisals identify areas of increased sensitivity to tall buildings"</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> I am worried that Lewisham has no infrastructure levy planned spending in Lee Green yet has site allocations that will bring around 2,000 new homes to the area. I would the plan to clearly spell out where and how increased infrastructure will be brought about</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> None selected</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> N/A</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> Developers are required by planning policy to design height, mass, scale, detailed design (including materials) and public realm appropriately in response to local context. Lee Green has significant heritage assets and average transport links. Lewisham has excluded Lee Green from its Tall Building opportunity areas in its draft Local Plan. No buildings in Lee Green should therefore be taller than the 11 storey Leybridge. Moreover, the Leybridge Estate is set back from public realm with plenty of space between the towers. So too should any proposed taller buildings be. Building must be on a Human Scale with generous and contextual public realm, setbacks, articulation and materials that reduce the impression of scale Green.</p>			
3	LEA	<p><b>1. Do you have any comments on the proposed vision?</b> N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b></p>	5	<p>With regard to the indicative capacity for the site allocations within Lee green we appreciate that this will be a step change in density from the existing character. However the council is responding to a housing crisis and the need to respond to London Plan requirements in terms of housing targets and making best use of available land within the capital.</p> <p>All development within Lee Green will be car-free or car-lite in accordance with the London Plan parking standards.</p>	No change.

		<p>N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>None selected</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>N/A</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>Agree in principal with regenerating the area and creating new homes but this needs to be strategically planned and big questions considered. How will we be living 20 years from now? Currently demand for green space, houses with gardens and local amenities are high as people are working from home more.</p> <p>The climate emergency is much bigger than the Covid-19 pandemic and carrying on as we are is not sustainable. Any changes to Leegate need to take these factors on board. Any new dwellings need to be eco friendly and use renewable energy. They need to be places where people want to live - probably houses or low rise flats with gardens.</p> <p>Sainsbury's is a good sized store, not too big nor too small. The small, friendly businesses sprouting up are also good. The New Tiger's Head grocery store is superb. These serve the community well and attract people from further afield. What is missing is more green space and (CO2 emission mitigating) trees for people to enjoy. This could easily be factored in when designing new homes on Leegate.</p> <p>Please don't build high density, high rise units and open a superstore. This is unsustainable and, logistically, could not be supported by Lee Green. Ask yourself, who would want to live in a high rise block on the Lee Green junction where air and noise pollution is pretty appalling? This is not kind to people desperate to find somewhere nice to live.</p> <p>Finally, consider the traffic problems. Any amendments to Lee Green will have traffic implications. The area already struggles with high traffic and this needs to be carefully considered. How do we optimise our limited space? Do we want new homes for people or car parks?</p>			
3	LEA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p>N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p> <p>LEA2: Lee Green district centre and surrounds</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b></p> <p>The proposed development is disproportionate for the area. Obviously Leegate needs improvement but this development is too big, too high and will negatively impact the area in terms of traffic which is already bad and not being addressed by</p>	2	<p>This response seems to be relating to proposals currently being prepared by Galliards for the Lee Gate site and is not part of this Local Plan consultation. Residents will have the opportunity to express their views on the scheme through the Development Management process.</p> <p>All development within Lee Green will be car-free or car-lite in accordance with the London Plan parking standards.</p>	No change.

		<p>LBC. The plans for Leegate appear to be depressingly similar to the high rise development of central Lewisham which I think have been a wasted opportunity. Are flats even the right solution for the community? ....a smaller development of houses with great spaces for small business to thrive would be more appropriate. Lee Sainsbury's is a vital supermarket for the area which allows people to shop locally without driving.....any threat to this would be appalling and again in sharp contradiction to LBC aims to drive down car use. Any plans need to also factor in the negative impact on these areas of the LTNs which has concentrated traffic and pollution in these roads.</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>Leegate Shopping Centre Sainsbury's Lee Green Land at Lee High Road and Lee Rd</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>This is an over development of an already busy area. These roads are already clogged with traffic and recent LTNs have made this much worse. The addition of a large number of homes will ruin the area. Given LBC are anti car will these new homes be built without car parking space? If built with car parking space then this is completely out of line with your environmental goals.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>Too many residential units.</p> <p>Buildings are too high and not aligned with the character of the area.</p> <p>What provision is being made to increase public transport, schools, doctors etc etc in line with this large population increase?</p>			
3	LEA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p>N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p> <p>LEA2: Lee Green district centre and surrounds</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b></p> <p>Leegate redevelopment should not be too large. There isn't sufficient infrastructure to support it</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>Leegate Shopping Centre</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p>	2	<p>This response seems to be relating to proposals currently being prepared by Galliards for the Lee Gate site and is not part of this Local Plan consultation. Residents will have the opportunity to express their views on the scheme through the Development Management process.</p>	<p>No change.</p>



		<p>I have seen a plan with 450 new residences at Leegate. Far too high, far too large. The area simply won't be able to accommodate that many new people, not enough supporting infrastructure</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>Redevelop Leegate but in a controlled and sensible manne</p>			
3	LEA	<p><b>1. Do you have any comments on the proposed vision?</b> N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Leegate Shopping Centre</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> Leegate will be a test of the ambitions to preserve heritage, good design reflecting the local character, greening, improving air quality, taller buildings meaning only 1-2 storeys higher than surrounding buildings. I hope these ambitions are honoured.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>	2	Any proposals submitted for planning will be assessed against relevant planning policies.	No change.
3	LEA	<p><b>1. Do you have any comments on the proposed vision?</b> I am neutral about this as we have had this "vision" discussed for so long and still nothing has happened to improve Leegate, so why should I think it is going to happen this time? If you want these areas - Grove Park, Lee, Blackheath Village to be welcoming and for the local shops to thrive, there must be provision for the parking of cars. No everyone can cycle walk or use public transport. LTNs are hindering this "vision".</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> The green spaces definitely need to be preserved with better access for everyone. The opening up of the River Quaggy will need support from neighbouring Greenwich. The South Circular and Lee High Road will never be "healthy streets" as they are the main way in and out of Catford &amp; Lewisham.</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> Lea2: Lee Green district centre and surrounds LEA4: Linear network of green infrastructure</p>	1	<p>The Local Plan has to be in broad conformity with the London Plan which sets a target for 90% of trips in the Capital to be by sustainable modes. The draft Local Plan policies support the aspiration of reducing car use where ever possible including supporting Healthy Streets and reducing carparking.</p> <p>With regard to the indicative capacity for the site allocations within Lee green we appreciate that this will be a step change in density from the existing character. However the council is responding to a housing crisis and the need to respond to London Plan requirements in terms of housing targets and making best use of available land within the capital.</p> <p>In response to the consultation the Council has prepared additional evidence on Tall Buildings.</p>	Tall building policy amended in response to additional evidence base.

		<p><b>4. Please provide your comments on the topic(s) selected above?</b></p> <p>All the sites are at a cross roads junction and any development should not be higher than 5 storeys to keep the height of the new buildings in line with the old buildings ie Old &amp; New Tiger Head pubs, the police station which is now flats and the fire station on Eltham Road.</p> <p>This should be accessible to everyone with good signage cafe &amp; public toilets.</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>Leegate shopping centre Sainsbury's Lee Green Land at Lee High Road and Lee Rd Mayfields Hostel, Burnt Ash Rd</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>This needs to be developed so new business' want to come. There needs to be public space preferably in the locations that have sunshine; the 3 London Plane trees must NOT be destroyed. There needs to be parking for shoppers and 450 new flats/houses are too many for this site as another high rise should NOT be built and any residents will need parking allocated. The Community Centre should be part of this development and be on the ground floor.</p> <p>Why is this being redeveloped for more housing, when Sainsbury's is the only supermarket in the area now that Iceland has gone from Leegate Shopping Centre. Don't waste money developing a site that serves the community well.</p> <p>Any development should include access to the River Quaggy, and any new buildings should be kept to the height and design of the existing terrace, including the kept which should be retained.</p> <p>What happened to the plan for this site that were discussed at the Lee Green Assembly back in 2018? The new buildings should not be more than 5 storeys high so they <b>do not overshadow the church.</b></p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>There should be a direct bus route to Greenwich.</p>		<p>With regard to the Sainsburys site the London Plan directs Local Authorities to allocate surface car parks and single storey retail for redevelopment in order to make best use of land. The indicative capacities for the site make provision for the Sainsburys to be reprovided on site.</p>	
3	LEA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>I am very pleased to see that you want to improve cycle networks, but these must be permanent fully connected and segregated cycle lanes. Painted lines will not keep cyclists safe and will not result in beginner or family cycle uptake. Areas need to be connect by SAFE cycle routes in order to encourage cyclist who do not fall in the advanced category. We need to move away from vehicle travel for the able, so this needs to be more than a gesture. Funding needs to go in to providing something of substance for cyclists.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p>All of the mention of cycle routes is fantastic, but they need to provide safety away from cars. There is no mention of the route designs or structure.</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p> <p>None selected</p>	2	<p>The Local Plan is a strategic policy document. Proposals for cycle routes are beyond its remit. We will pass your comments onto our Transport team.</p>	<p>No change.</p>

		<p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> None selected</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> For every 1 mature street tree you have cut down in the last 5 years, you need to plant 5 to replace them.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>			
3	LEA	<p><b>1. Do you have any comments on the proposed vision?</b> N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Sainsbury's Lee Green</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> The Sainsbury's Lee Green allocation should be amended to require the re-provision of a large food store of at least 2,000 sq.m gross suitable for main and bulk food shopping. The existing store provides an invaluable facility that must be replaced with an appropriate alternative. The loss of this vital facility will result in more/longer car borne shopping trips from the Lee Green area to food stores further afield. This will increase traffic congestion and air pollution.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>	2	The indicative site capacities makes provision for Sainsburys to be reprovided on the site.	No change.
3	LEA	<p><b>1. Do you have any comments on the proposed vision?</b> N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p>	5	The indicative site capacities makes provision for Sainsburys to be reprovided on the site.	No change.

		<p>None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Sainsbury's Lee Green</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> Reading between the lines, it seems there's consideration to getting rid of the Sainsbury's in Lee Green for mixed use development. This is the only supermarket in the local area, and a considerably long way from any other in terms of travel time. Has there been any consultation with local residents on this? I would be surprised if even 1 person said this supermarket isn't needed.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>			
3	LEA	<p><b>1. Do you have any comments on the proposed vision?</b> It lacks of detail and just talks about same old, safe claims....</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> LEA3: Strategic Area for Regen, Grove Park</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> I'd like you to commit to ensuring Grove Park supports local community and also helps to tackle poverty in the area. I am most certain that one of the main things to look at which would help achieve the above goals is to consider what role in community and how it supports the residents businesses such as Coral betting shop and way too many unhealthy fast food shops in such a small area of Grove Park station junction. Also, very important to keep the grade listed Baring Hall Hotel as a pub or similar social venue.</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Sainsbury's / Land west of Grove Park Station</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> It would be interesting to consider if Grove Park really needs two local stores of the main supermarkets as well as numerous off-licence shops. Also, care should be taken of dormant businesses such as a Polish shop on Downham Way side of the junction. The shop has been closed for several years now with shatters down. It adds to the grim look of the Grove Park station area and doesn't serve any purpose to the community.</p>	2	<p>The Local Plan is a strategic Policy document and has to be proportionate in terms of detail.</p> <p>The Local Plan has policies to control the proportion of fast food takeaways and betting shops within any centre. Please see policy EC17 Concentration of Uses</p>	No change.

		<b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A			
3	LEA	<b>1. Do you have any comments on the proposed vision?</b> In the summary document items, 2 and 10 are exactly the same!  I would also suggest planting more trees or plants, especially in built-up areas.  Blackheath Village can benefit from attracting more visitors with arts and literary festivals or routine markets around the All Saints Church for example.  <b>2. Do you have any comments on the proposed key objectives?</b> N/A  <b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> LEA1: East Area place principles LEA2: Lee Green district centre and surrounds  <b>4. Please provide your comments on the topic(s) selected above?</b> It would be a great shame to replace Leegate Shopping Centre with copycat highrise development stuck on top of a supermarket. What we need is somewhere that will provide housing but also give the opportunity for the independent local businesses to thrive.  <b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> None selected  <b>6. Please provide your comments on the site allocation(s) selected above.</b> N/A  <b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A	4	With regard to the indicative capacity for the site allocations within Lee green we appreciate that this will be a step change in density from the existing character. However the council is responding to a housing crisis and the need to respond to London Plan requirements in terms of housing targets and making best use of available land within the capital.	No change.
3	LEA	<b>1. Do you have any comments on the proposed vision?</b> Disappointing lack of detail on Blackheath Village and options for pedestrianisation, including removing the unsafe and unnecessary one way system, which puts cars first with little space for pedestrians and cyclists.  <b>2. Do you have any comments on the proposed key objectives?</b> Absence of detail on Blackheath village, one of the Boroughs most popular tourist destination. I hope this is an oversight and not because Blackheath village sits on the boundary of the borough.  <b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> None selected  <b>4. Please provide your comments on the topic(s) selected above?</b> N/A	3	The Local Plan is a strategic policy document. The plan has introduced a more granular approach with policies and spatial strategy for each sub area. It is not possible to have detailed strategies for each neighbourhood within the borough. This could be pursued through the Neighbourhood Planning process.	No change.

		<p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>None selected</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>N/A</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>N/A</p>			
Lewisham East Area		<p>1. Do you have any comments on the proposed vision? Following the implementation of the LTN the Grove Park Ward has suffered disproportionately through the displaced traffic, turning a significant number of roads into new rat runs. Therefore, any improvement plans will be set against the problems residents face in getting around their immediate area and will not use the proposed improvements, such as Lee Green as you simply can't get there !!</p> <p>2. Do you have any comments on the proposed key objectives?  The objectives are supported, but Lewisham's ability to implement these is questionable, given how the LTN has been handled with what appears to be a total lack of understanding if the plans/proposals don't work. If they adopt the same attitude it will simply be a nightmare if they don't listen and react residents concerns either during or once implemented</p> <p>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below  LEA3: Strategic Area for Regen, Grove Park</p> <p>4. Please provide your comments on the topic(s) selected above?  The Grove Park Ward suffers from a high level of commuter traffic and unless that is addressed and at the heart of any proposal, everything implemented will not serve the residents as they simply can't take advantage of it or move around the ward freely in a safe and pleasant way</p> <p>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below  None selected</p> <p>6. Please provide your comments on the site allocation(s) selected above.  N/A</p> <p>7. Are there any other issues and/or approaches for the area that you feel should be considered?</p>	1	<p>The Councils latest position on LTNs can be found on the Councils website.</p> <p>The Local Plan sets out a number of policies to reduce traffic within the borough and take a healthy street approach to routes within the borough.</p>	No change.

		Measures to address commuter traffic existing the A2 and A20 across the Grove Park Ward would bring immediate benefits open up the green spaces and increase use of local amenities			
3	LEA	<p><b>1. Do you have any comments on the proposed vision?</b> N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> LEA3: Strategic Area for Regen, Grove Park LEA4: Linear network of green infrastructure LEA5: East Lewisham Links LEA2: Lee Green district centre and surrounds</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> Good, but does not go far enough. No mention of the value of the Quaggy river that runs through this area and is an important green corridor. I'd like to see improvements to the green chain walk which is really uninviting - particularly where it crosses the railway into Downham. Traffic calming on Baring Road and Burnt Ash Hill has not worked and more is needed to slow traffic and separate cyclists from traffic. A dedicated cycle way on this route would have benefit of narrowing the road and slowing traffic. More should be done to open up the green corridor alongside the railway line between Grove Park station and the South Circular for walking, cycling. Are by bus station and garage in Gove Park needs wholesale greening. I would also like to see footpath in front of the shops opposite Grove Park station closed and diverted along the shop fronts. This would be safer as traffic pulling into and out of the parking has seen lots of near misses and the old path could be planted to improve air quality. The large open space on corner of Chinbrook road and Baring road should also have raised bedding added to improve the environment and improve pedestrian safety and isolation from road traffic.</p> <p>Regarding Lee Green regeneration. The main traffic junction here is dangerous for all users and needs major redesigning. A solution must be found for Lee Gate which produces a genuine community hub but also provides extensive greening to reduce impacts of pollution.</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> None selected</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> N/A</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>	3	<p>Noted</p> <p>The Local Plan is underpinned by the Parks and Open Space strategy that outlines a series of improvements to the borough's green infrastructure. We will pass your comments on to our Parks team.</p>	Reference to Quaggy river included throughout the plan.
3	LEA	<p><b>1. Do you have any comments on the proposed vision?</b> Who would want to come here if you can't drive and park. Not everybody can cycle or walk</p>	1	Lewisham has declared a climate emergency and is committed to reducing private vehicular traffic to reduce carbon emissions and improve air quality.	No change.

		<p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> None selected</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> N/A</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>			
3	LEA	<p><b>1. Do you have any comments on the proposed vision?</b> Healthy Neighbourhoods in all areas should be a priority, to ensure safe and healthy passage to school for all children, less polluted residential areas, more options for exercising with safe cycling and walking routes for all ages. Smaller residential roads not built for the volumes of cut-through traffic, and larger main roads still requiring traffic reduction measures.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> The Leegate centre is in desperate need of development to make it a more desirable and usable shopping destination and area for community facilities.</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> None selected</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> N/A</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>	7	The Local Plan sets out strong policies on Health Streets in accordance with TFL guidance.	No change.
3	LEA	<p><b>1. Do you have any comments on the proposed vision?</b> N/A</p>	4	The Local Plan is a strategic policy document underpinned by evidence such as the Transport	No change.



		<p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> None selected</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> N/A</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> Concerning improving the road network. Please can you put more effort into enforcing the existing 20mph limit, how many fines have been issued? As far as I can tell more drivers ignore the limit than observe it. Please can you put in more table style speed humps like there are on Burnt Ash Hill on Lee Road. Also to make life easier for pedestrians remove the on pavement parking on Lee Rd and replace it with on street parking. In Blackheath Village take steps to limit through traffic. At well know bottlenecks , where traffic queues, ensure that regualtions are in place to prohibit standing with idling engines and then enforce strongly.</p>		Strategy and Local Implementation Plan. We will pass your comments onto our Transport team.	
3	LEA	<p><b>1. Do you have any comments on the proposed vision?</b> Just that 2 and 10 are the same</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> None selected</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> N/A</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>	1	Disagree	No change.

3	LEA	<p><b>1. Do you have any comments on the proposed vision?</b> Not sure about the structure of the area. How much local knowledge went into the thinking?</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> None selected</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> N/A</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>	1	The Local Plan was underpinned by the Characterisation study 2019. This was prepared in collaboration with our Neighbourhood Forums, Amenity and Heritage societies and other neighbourhood groups. It was then subject to public consultation where anyone could have their say. If there are specific errors in the document then please let us know.	No change.
3	LSA	<p><b>1. Do you have any comments on the proposed vision?</b> N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> LS!4: A21 corridor / Bromley Rd</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> Concern re claim to create green streets on Bromley Rd - MUF recommended no new housing on Bromley Rd unless back from the road and units had alternative windows to open away from main road</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Downham co-op Beadles Garage</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> Downham Way Co-op with Downham Tavern  The proposal which seems to require demolition of the existing Co-op and Downham Tavern as well as use of the car park for housing for re-provision of the co-op on ground floor with it not being clear what if anything would replace the pub</p>	0	<p>Downham Way Co-op with Downham Tavern – The site allocation has a development requirement - Retention or appropriate re-provision of the public house, in line with Policy EC19 (Public houses).</p> <p>The indicative site capacities make provision for the coop to be reprovided.</p> <p>Beadles Garage – the indicative capacity indicates a small proportion of ground floor town centre uses.</p> <p>Known Sites not included in South Area – There is little in the way of substantial sites (those over 0.25ha) in the South of the borough other than around Lower Sydenham / Bell Green.</p> <p>Other sites can come forward through the development management.</p> <p>We have also prepared a small sites SPD to encourage sensitive intensification of our more suburban areas in the borough including in the south.</p> <p>With other sites we are not including additional site allocations at this stage in the plan process. However</p>	No change.

		<p>has caused the largest response locally and seems to go against the council's own policy to protect and retain pubs.</p> <p>Loss of the co-op for a considerable time would seriously impact on older people, anyone with mobility issues.</p> <p>Beadles Garage</p> <p>In relation to retail on the ground floor. It seems reasonable to have some retail on Bromley Hill that would be useful for locals I,e newsagent/ corner shop/ launderette/ community run unit with launderette/ cafe / advice services ?</p> <p>It seems unnecessary to extend that to Avondale Rd which is exclusively residential. Housing units on the ground floor on Avondale seem preferable.</p> <p>7. Are there any other issues and/or approaches for the area that you feel should be considered?</p> <p>Known Sites not included in South Area</p> <p>Concerned about absence of a number of housing sites from this Local Plan which are likely to proceed, some on council-owned land whilst a predominance of sites in South area seem to be privately owned sites which may never see any housing development on.</p> <p>Chingley Close, BR1 – Phoenix have told locals that they are in process of putting in planning application (April 2021) yet this development is missing from South Area. If the rumours that LB Bromley are negotiating with LB Lewisham to extend Bromley Hill Cemetery into the dis-used allotments behind Chingley Close are false and the development is continuing can it please be included in the finalised Local Plan.</p> <p>I applaud the development for its high energy-efficiency but have major concerns about Phoenix adopting the 'shared ownership' model for a significant number of units on this site – as Cllr Paul Bell recently commented that they can be a 'license to print money' if unless they can be regulated more tightly. Concern re parking in adjacent roads as not sufficient parking on development and it is not a car-free development.</p> <p>Hildenborough Gardens, BR1 - Phoenix have only recently announced purchasing this site which might explain its absence from Local Plan. Can it be included in the finalised Local Plan. Concerns that with increase in units in Chingley Close and Hildenborough will result in a large increase in vehicles parking in adjacent streets as well as concerns about the increase in road traffic in the very narrow Swiftsden Way which has parking on both sides and the access into Hildenborough gardens being pretty narrow. Hoping that green spaces in the area are not encroached upon.</p> <p>Downham Community Centre (Wesley Halls), Shroffold Rd. plus adjacent empty site (Bankfoot Rd) BR1</p> <p>Cannot understand why these two distinct sites that border each other have been left out of the Local Plan. The Bankfoot site has been empty and ready for development for a number of years now yet has been left undeveloped from what I can understand because it was deemed more viable to develop only in combination with the entire Wesley Hall site. I have heard at previous online meetings for the Local Plan that 'land-banking' was not happening much currently – but this appears</p>	these could be reviewed as part of a Local Plan review in the future.	
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		<p>to be exactly an example of this – leaving a site empty until it becomes more viable (profitable) to develop. It could be housing people from the housing list by now.</p> <p>Leaving the two sites off the Local Plan might lead local people to think that the Wesley Hall site was now safe from demolition – when I first moved to Downham in 2013 I recall the large public outcry and petition to save the halls as the only community facility in the entire Downham ward. The increase in housing with a decrease in community facilities seems very short-sighted and provision of community facilities under housing would dramatically impact the kind of activities that can take place and the days and times that they could take place and therefore are not like for like replacement of a facility. A council officer at one of the recent online meetings for the Local Plan stated that where community facilities were removed for housing that the replacement would be as good as or enhanced.</p> <p>Can Wesley Halls and Bankfoot Rd site please be included in the finalised Local Plan.</p> <p>Baring Hall Hotel</p> <p>As a privately owned site that has put in repeated planning applications it seems that it should feature somewhere in the Local Plan in order to see what the council could or wouldn't consider on this site in future.</p> <p>Can the Baring Hall site please be included in the final Local Plan.</p>			
3	LSA	<p><b>1. Do you have any comments on the proposed vision?</b> Thank you for providing residents with the opportunity to contribute to the Local Plan. I agree entirely with the Plan's intention to ensure that planning decisions are made in the best interests of neighbourhoods and communities.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> See below</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> LSA4: A21 corridor/ Bromley Rd</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> See below</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Beadles Garage</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> Whilst acknowledging that the Beadles Garage Re-development presents a number of opportunities for Lewisham, not least new residential units, based on the existing 'Site Allocation' I have a number of concerns which primarily centre on:</p> <p>A) The likely greater danger at the junction (A21/Avondale Road) itself, where there have been a number of accidents over the years (most recently on the 28 February);</p> <p>B) The likely increase in on-street parking , especially towards the western end of Avondale Road (and which is already used by Beadle's as an effective 'overspill car park');</p>	0	<p>Support for vision noted.</p> <p>It is considered that there is scope for the sensitive intensification of the Beadles Garage site, which the Local Plan supports in order to help meet local needs for housing and commercial floorspace. The indicative development capacity of the site has been established using a standard methodology, as set out in the Site Allocations Background Paper. The actual capacity of the site will be derived through the development management process, where applicants must demonstrate how they will achieve the optimal capacity of the site using the design-led approach, and ensure no significant adverse impact on local amenity, in line with other draft Local Plan policies.</p> <p>The site allocation provides for mixed use development residential, commercial and main town centre uses. The detailed nature of uses within these categories will be established at the planning application stage. Commercial uses in Class E light industrial may be supported subject to amenity/transport considerations, main town centre uses are defined by the NPPF (and broadly include retail, leisure, community and cultural uses). b</p> <p>The Council has consulted statutory consultees on the Local Plan proposals, including Greater London Authority / Transport for London, Metropolitan Police</p>	No change.

		<p>C) The likely increase in traffic on Avondale Road, possibly resulting in more cars exceeding the speed limit and creating additional danger (our road is already a recognised – by the Authorities -speeding ‘hotspot’)</p> <p>The current Council Notice states that its ‘Site Allocation’ expectations are that the Beadles Re-development will be for mixed use. It would be helpful if local residents (of both Lewisham and Bromley) could be notified as soon as possible as to the intended actual use of the Site.</p> <p>Whatever the Site's eventual use, parking and traffic considerations must be addressed and improve on the existing situation.</p> <p>It would be helpful to know if the Metropolitan Police and highway authority for the A21 ( as a red route and an A road , TfL is the authority) have been approached for their input and, if so, what their feedback has been.</p> <p>I look forward to receiving the Council’s response to my and other contributor’s feedback into the Consultation/Planning invitation for comments</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>N/A</p>		<p>Service and Bromley Council. Their feedback will be used to inform the Regulation 19 stage document.</p> <p>Speed limits are outside the scope of the Local Plan. However, the plan does advocate for Healthy Streets principles in support of sustainable travel, to reduce vehicular dominance and improve safety. The Plan also recognises that transport assessments must be submitted with applications for major developments.</p>	
3	LSA	<p><b>1. Do you have any comments on the proposed vision?</b> I really support the regeneration of the south.</p> <p>Great to see the Council looking at the whole borough.</p> <p>I would just like to see regeneration happen sooner down here.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> I support them but would like to see more mention of how Perry Hill fits into it.</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> Perry Hill LSA5: South Lewisham Links</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> More focus on Perry Hill as a place. It used be a cute little high street in the 90's/naughties with an independent toy shop and two pubs. But sadly alot of it shops have been lost to ground floor flats and estate agents.</p> <p>Encourage a strong link between Bellingham and Perry Hill.</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Perry Hill Tesco</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> There could be some flats on top of this one storey supermarket. It's only short bus ride/cycle into Catford or Beckenham.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p>	0	<p>Support for south area vision and key spatial objectives noted.</p> <p>The Perry Hill Tesco site has been considered for an additional site allocation – further details are set out in the Site Allocations Background Paper.</p> <p>The Local Plan is broadly supportive of the sensitive intensification of established residential areas. It is agreed that these areas should not function singularly as dormitories. The Part 1 spatial strategy and Part 2 Economy and Culture policies support the 15-minute neighbourhood concept, and seek to enable a wider range of uses to locate within the town and local centres that support residential areas. At a strategic level, there are key locations that the Local Plan is seeking to promote night-time economic activities.</p>	Local Plan amended to include additional key spatial objective for Perry Hill.

		<p>I know it's a more suburban area but why can't the suburbs have more night life and stuff for young people to do.</p> <p>The assumption that suburbs should be geared towards the nuclear family is dated and heteronormative.</p>			
3	LSA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>I think the proposed vision looks great, my concern would be that there's a heavy assumption on the Bakerloo line extension but this has been ongoing for a long time and given the current crisis, seems likely to be shelved, and there's no where near enough focus on cycling infrastructure and focus on sustainable transport.</p> <p>I think its hugely important to focus on cycling and walking and this can only happen if roads and routes are massively overhauled. For people to take up cycling in any serious way, it needs to be a realistic alternative to driving, this means no cycle barriers or having to dismount at key points, uninterrupted and direct cycle routes, wide cycle only paths and roads. Whole roads (as appropriate) need to be made cycle and pedestrian only. It's not going to be enough just to make pavements mixed use - cycle pedestrian - this just makes pedestrians resent cyclists and vice versa. It's so important to make cycling as easy and accessible as possible but this isn't the case even in areas such as Waterlink Way where mixed use and busy footfall often causes issues and resentment. No one is going to stop driving unless there is an easier and safer way to get around. Roads need to be cycling and pedestrian focused - more pedestrianized streets etc.</p> <p>Lewisham Council must not let a small vocal minority (Alliance of British Drivers etc) override serious positive change. Lewisham has declared a climate emergence and must not let plans be watered down or abandoned (such as the LTNs).</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p>MUCH more focus is needed on sustainable transport - CYCLING and WALKING - not just lots of buses.</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b>  <b>Select topic(s) and comment below</b>            LSA3: Bell Green and Lower Sydenham            LSA4: A21 corridor / Bromley Road            LSA5: South Lewisham Links</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b></p> <p>Much more cycling safe routes - this means uninterrupted direct cycle routes and cycle filter traffic lights, segregated cycle lanes and so forth. Cycling should not be considered just for leisure and gentle rides - it needs to cater for commuters and people needing to get places quickly - this means direct, safe and dedicated routes for cyclists - not using back residential roads or long hilly detours. People are resistant to behavior change so the way to do this is to make it an easy choice for them rather than still allowing motor vehicles to be the priority.</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>None selected</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p>	0	<p>Support for vision noted.</p> <p>The Regulation 18 Local Plan document set out several spatial strategy options, recognising that some or all phases of the BLE may not be delivered in the plan period (including for reasons of funding). The preferred approach for the spatial strategy is therefore not dependent on the BLE. However the spatial strategy and the Local Plan policies aim to facilitate the delivery of the BLE, and provide flexibility to respond to it. This includes provision for an uplift in site development capacities enabled by the BLE through higher public transport access levels, particularly in the Bell Green and Lower Sydenham area. The Council is committed to supporting and enabling the delivery of the BLE through the Local Plan, but a pragmatic approach is necessary to ensure the spatial strategy is sound.</p> <p>The Local Plan will help give effect to the London Plan objective for 90% of journeys in inner-London to be made by walking, cycling and the use of public transport. The promotion of sustainable transport modes are central to the Local Plans ambitions and policies and are set out clearly in Part 2 Transport policies, including policy TR3 Healthy streets as part of healthy neighbourhoods.</p> <p>The draft Local Plan includes a new Lewisham Links policy, which seeks to promote and secure new and improved links to and between green/open spaces. Waterlink Way features prominently in the plan, including the South Area section.</p>	No change.

		<p>N/A</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>More green corridors such as Waterlink way to link parks such as Beckenham Place Park - at the moment you have to cross a busy, dangerous and polluting main Southend road. theres no crossing and its too car focused. There needs to be prime focus on cycling and green routes but also make direct fast cycling routes.</p> <p>Lowering pollution should also be a huge key priority.</p>			
3	LSA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p>N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b></p> <p>LSA2: Bell Green and Lower Sydenham</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b></p> <p>Bell Green is already overly congested: dangerous, speeding, noisy traffic is a blight on the local area. There is very little provision for pedestrians and cyclists. Perry Rise and Perry Hill are both already severely congested by traffic: I am very concerned that redevelopment could make this problem even worse. It is welcome that the Local Plan aims to repurpose the site into a mixed residential site, but if this is to be achieved, the issues around road layout, traffic, congestion, and pedestrian access must be resolved first. As a first small step, speed limit signs and enforcements should be improved. There should be a way in which traffic can be diverted so as to make the area more pleasant for local residents and for pedestrians.</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>Former Bell Green Gas holders Bell Green Retail Park Sainsbury's Bell Green</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>The Bell Green retail site, whilst providing important and well-used shops, is a very unattractive and neglected tract of land. This is partly because it is not designed for pedestrian-use: there is only one pedestrian crossing, situated in an unhelpful position, and the level of traffic is extremely prohibitive to pedestrians, cyclists, and families. The bus stops are in an appalling state of misuse. One small but significant issue is the fact that so many refuse bins in Lewisham do not have lids! They are left to overflowing, especially over the weekends, and rubbish is blown by the wind across Bell Green, as well as being disrupted by birds and animals. Access to/from the Waterlink Way to Sainsburys and Bell Green is also unpleasant: the bus turning circle blocks off access to this important and much-loved green space.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p>	0	<p>The Local Plan acknowledges the issues of traffic and pollution, connectivity and poor quality public realm within parts of the Bell Green and Lower Sydenham area. To help address this, the South Area vision, objectives and policies (including strategic site allocations) provide the basis for the comprehensive regeneration of the out-of-centre retail park and other sites to create a new high quality and mixed-use neighbourhood. The Council will continue to liaise with key stakeholders, including the Mayor of London / Transport for London to address issues around the road network and public transport improvements required to support the levels of planned growth.</p> <p>Speed limits are outside the scope of the Local Plan. However the Local Plan policy TR3 Healthy streets as part of healthy neighbourhoods seeks measures to reduce vehicular dominance and both encourage and enable movement by walking and cycling.</p> <p>The draft Local Plan broadly seeks to protect and enhance Lewisham network of green infrastructure, including parks, open spaces and waterways. It includes a new Lewisham Links policy, which seeks to promote and secure new and improved links to and between green/open spaces. Waterlink Way features prominently in the plan, including the South Area section.</p>	Local Plan amended to include additional key spatial objective on Perry Rise / Perry Hill.

		<p>Traffic/speeding/congestion/noise and air pollution are my principal concerns. South Area feels like it is a mass cut-through for large numbers of traffic. Local residents, especially families, and pedestrians are disadvantaged. The noise and air pollution is a serious concern. It is important to address this problem to ensure that the volume of traffic can be absorbed in a way which ensures the safety and comfort of local residents. The green areas (Beckenham Place, Waterlink Way and River Pool) are wonderful local assets which must be protected and enhanced by creating more local green spaces, planting more trees, and more habitats for local wildlife. These green spaces also need to be connected up. Pedestrian and cyclist access to these green spaces must be improved: at the moment residents of Sydenham and Catford are discouraged from walking/cycling to Beckenham Place because of the busy roads so they often drive, thus adding to the congestion problems. Improving walking and cycling routes will connect the borough, deal with congestion, and make the local area far more pleasant.</p>			
3	LSA	<p><b>1. Do you have any comments on the proposed vision?</b>            LTN on Gleneagles road means traffic increasing on Rangefield Road Valeswood and Alexandra Crescent, Avondale. It doesn't seem popular and many locals couldn't afford fines.</p> <p>Grove Park Corridor /Nature Reserve should be valued.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b>            Locals throughout Lewisham are wary of too much intensification.</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b>  <b>Select topic(s) and comment below</b>            LSA3: Bell Green and Lower Sydenham</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b>            This area will always have a lot of motorized traffic. New road layout, crossing points welcome.</p> <p>Half of Sainsburys car park should be turned into a Park to offset the fumes not built on for more housing.</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b>            None selected</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b>            N/A</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b>            All Lewisham and other London plans are based on population increases. BUT people are having less children, life expectancies are static or lowering, COVID deaths and deaths associated with Covid, like untreated cancers etc., long Covid etc. SO THIS MIGHT NOT HAPPEN. There is a human need for a healthy environment..not brick and concrete, more greening and open spaces (even car parks count). However much it's pushed, cycling is for the few not the many. Older people, cars being status symbols, disabled, those with work tools, the rain, snow convenience, time, shopping, young children etc, etc,,</p>	0	<p>Noted. Low Traffic Neighbourhoods are outside the scope of the Local Plan.</p> <p>The draft Local Plan broadly seeks to protect and enhance Lewisham network of green infrastructure, including parks, open spaces and waterways. The Council has commissioned evidence base studies to inform the designation of open spaces and nature sites, including in the Grove Park area.</p> <p>Support for proposals concerning transport improvements noted.</p> <p>The site allocation for the Sainsbury's site in Bell Green sets out requirements for the delivery of new public open space and river restoration. The amount of open space will be considered through the preparation of a masterplan and the planning approval process.</p> <p>The Local Plan covers a 20-year period. The draft Local Plan was largely prepared before the peak of the Covid-19 pandemic. Additional evidence will be prepared following the Regulation 18 consultation taking account the latest information on the impact of Covid-19, Brexit and related issues</p> <p>The Council is required to review its adopted Local Plan every 5 years and consider the scope for changes informed by monitoring and new evidence. The review process will allow for consideration of the longer term impacts of Covid-19 and Brexit.</p>	<p>Additional evidence base documents will be prepared and inform the next stages of plan production, taking into account the latest baseline information. This includes a new Retail and Town Centres Study, Strategic Housing Market Assessment and updated GLA population projections.</p>



3	LSA	<p><b>1. Do you have any comments on the proposed vision?</b> How will the vision be realised? It was made clear in the briefings that these were just guidelines and not firm plans. Where will the money come from to execute the vision?</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> LSA2: Strategic Area for Regeneration LSA1; South Area place principles LSA3: Bell Green and Lower Sydenham LSA4: A21 corridor / Bromely Road LSA5: South Lewisham Links</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> Please can you ensure that you maintain the excellent local retail shops including those at Bell Green.</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Bell Green Retail Park Sainsbury's Bell Green Lidl, Southend Lane Worsley Bridge Rd LSIS Homebase / Argos, Bromley Rd Downham Co-op</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> <b>Please ensure that these excellent facilities are maintained.</b></p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> Yes please ensure that there is sufficient water pressure for the planned house/flat developments. There is insufficient pressure now in the South Catford area and adding more homes without fixing the infrastructure will only make things worse. I don't remember seeing provision of water included in the vision nor increase in doctors, schools, hospital beds etc etc</p>	0	<p>Noted. Part 4 of the Local Plan sets out details on plan delivery. In short, the Local Plan will be delivered by a wide range of partners including the Council, developers/landowners, government bodies and other key stakeholders.</p> <p>The Infrastructure Delivery Plan (IDP) provides further information on the key infrastructure projects (including for social infrastructure) and funding required to support the levels of growth planned.</p> <p>The draft Local Plan Part 2 policies on Sustainable Design and Infrastructure include provisions around wastewater and water supply, and will ensure that new development proposals consider and are appropriately supported by this type of infrastructure.</p> <p>The Local Plan proposals for the Bell Green and Lower Sydenham area provide for the comprehensive regeneration of existing out-of-centre retail units and park. The policies enable an element of retail and commercial floorspace will be retained/re-provided through new mixed-use developments.</p>	No change.
3	LSA	<p><b>1. Do you have any comments on the proposed vision?</b> Adequate lighting, green bus stops with sedum roofs which absorb pollution and more trees planted along all main roads. Protected cycle ways, along main routes.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> Adequate lighting, green bus stops with sedum roofs which absorb pollution and more trees planted along all main roads. Protected cycle ways, along main routes.</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> LSA3: Bell Green and Lower Sydenham LSA4: A21 corridor / Broomley Rd</p>	0	<p>Noted. The Local Plan will help give effect to the London Plan objective for 90% of journeys in inner-London to be made by walking, cycling and the use of public transport. The promotion of sustainable transport modes are central to the Local Plans ambitions and policies and are set out clearly in Part 2 Transport policies, including policy TR3 Healthy streets as part of healthy neighbourhoods.</p> <p>The draft Local Plan Part 2 design policies seeks to ensure that developments make appropriate provision for adequate lighting, particularly in the public realm.</p>	No change.

		<p>LSA5: South Lewisham Links</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> Adequate lighting, green bus stops with sedum roofs which absorb pollution and more trees planted along all main roads. Protected cycle ways, along main routes.</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> None selected</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> Adequate lighting, green bus stops with sedum roofs which absorb pollution and more trees planted along all main roads. Protected cycle ways, along main routes.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> Adequate lighting, green bus stops with sedum roofs which absorb pollution and more trees planted along all main roads. Protected cycle ways, along main routes.</p>		<p>Provision of bus stops is normally made by Transport for London. The Local Plan is broadly supportive of greening measures, including on these structures where feasible.</p>	
3	LSA	<p><b>1. Do you have any comments on the proposed vision?</b> I welcome the idea that the redevelopment of Bell Green area will be "informed by the local community, ensuring the area is well integrated with existing neighbourhoods and communities." At the moment, it's clear to see that development in this area was not thought through, resulting in huge car parks, poor pedestrian access and busy, polluted roads. But while it's good to see proposed improvements to this area, I am concerned about whether the local area can support the "significant amount of new housing" proposed, especially if public transport is not prioritised.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> I was pleased to see that protecting and enhancing green spaces are a priority  I worry that the designation of Bell Green as an "opportunity area" will lead to over development - as seen all over London where small flats are crammed in to ensure maximum profits for the developers. This would create even more traffic, pollution and rubbish problems in an already congested area. I would welcome a consideration for longer-term, more considered development which takes into account people's quality of life, access to green space and amenities, etc.</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> LSA3: Bell Green and Lower Sydenham</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Former Bell Green Gas Holders Bell Green Retail Park Sainsbury's Bell Green</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p>	1	<p>Noted.</p> <p>The Local Plan acknowledges the issues of traffic and pollution, connectivity and poor quality public realm within parts of the Bell Green and Lower Sydenham area. To help address this, the South Area vision, objectives and policies (including strategic site allocations) provide the basis for the comprehensive regeneration of the out-of-centre retail park and other sites to create a new high quality and mixed-use neighbourhood. The Council will continue to liaise with key stakeholders, including the Mayor of London / Transport for London to address issues around the road network and public transport improvements required to support the levels of planned growth.</p> <p>The Local Plan proposals for the Bell Green and Lower Sydenham area provide for the comprehensive regeneration of existing out-of-centre retail units and park. The policies enable an element of retail and commercial floorspace will be retained/re-provided through new mixed-use developments.</p> <p>In general, the Council is seeking to make a more optimal use of the existing retail parks in Bell Green and considers there is scope for the sensitive intensification of this area, with key opportunities linked to the delivery of the Bakerloo line extension. The Local Plan has set out indicative development capacities for site allocations in Bell Green and Lower Sydenham using a standard methodology – further details are in the Site Allocations Background Paper. The optimal capacity of these sites, and appropriate building heights, will be</p>	<p>Local Plan amended to include additional key spatial objective on Perry Rise / Perry Hill.</p>

		<p>While it is useful to have these large supermarkets nearby - there are not many larger stores within a walking distance - the retail park and gas holder sites do need improvements. It's poorly designed, ugly, pedestrian access is very poor (or non existent), and more needs to be done to improve access to the Waterlink Way. For this reason, I would support the removal of the Bell Green gyratory, in favour of a less high-density solution.</p> <p>I welcome the use of brownfield sites for redevelopment, rather than greenfield, but I worry about the large numbers of housing proposed on the gas holders. I am concerned they would not be integrated into the local area without significant re-design of the roads - they could be unconnected at the end of the cul-de-sac, creating yet another cut off estate. High-rise developments like we have seen in Catford and Ladywell would not go well with the 'suburban' residential character of the area.</p> <p>I also worry that large amounts of housing/retail would disrupt the quiet nature of the Waterlink Way. The area is already littered with rubbish from the retail park and this affects wildlife and river life.</p> <p>I am also concerned about the comment that parking for these new developments will reflect future public transport provision. Parking and over-reliance on cars is a huge issue in the borough, but the solution is not to provide parking for residents. This will not stop people from having a car; they will simply push the problems into nearby residential roads. I would urge you to join up improvements in public transport and infrastructure with large developments, rather than relying on them to happen in a few years' time.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>Perry Hill and Perry Rise are already extremely busy roads, where no one obeys the 20mph limit. This is particularly worrying due to the Brent Knoll special school. I am concerned about the increase in traffic and the pressure on these routes from new developments at Bell Green, both in terms of the residents, and the construction vehicles.</p>		<p>established through the design-led process at the planning application stage.</p> <p>The draft Local Plan broadly seeks to protect and enhance Lewisham network of green infrastructure, including parks, open spaces and waterways. It includes a new Lewisham Links policy, which seeks to promote and secure new and improved links to and between green/open spaces. Waterlink Way features prominently in the plan, including the South Area section. It is an asset that the Local Plan is seeking to support and enhance and not compromise.</p> <p>The Local Plan will help give effect to the London Plan objective for 90% of journeys in inner-London to be made by walking, cycling and the use of public transport. The promotion of sustainable transport modes are central to the Local Plans ambitions and policies and are set out clearly in Part 2 Transport policies, including policy TR3 Healthy streets as part of healthy neighbourhoods and TR4 Parking.</p>	
3	LSA	<p><b>1. Do you have any comments on the proposed vision?</b> N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> Such a shame to lose Sainsbury's. It's always busy.</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Downham Co-op Homebase / Argos, Bromley Rd</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p>	0	<p>Noted. The Local Plan proposals for the Downham Coop and Bromley Road Retail Park will enable an element of retail and commercial floorspace to be retained/re-provided through new mixed-use developments.</p> <p>For the Bromley Road Retail Park, the site allocation would not preclude the re-provision of a similar, large format retail store or retail warehouse, however it is likely that this would require a re-configuration of the existing building and site layout. The proposals are considered to be in line with the London Plan, which provides a steer for Local Plans to deliver new housing through the mixed-use redevelopment of car parks and low-density retail parks and supermarkets.</p>	No change.

		<p>Homebase will be much missed. It's very popular. Maybe it could still have a smaller Homebase or similar store on site.</p> <p>As for the Co-op. Absolutely ridiculous idea to get rid of it. Where else are we meant to go? Remember the elderly who can't get to Burnt Ash Lane or Grove Park on their own. This is the most stupid redevelopment plan I've ever heard of. My motto is why change something if it's not broken. We've got plenty of housing in this area. I've lived here for 37 years. I remember the old Co-op. Don't be so silly as to take away an essential part of our community.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>N/A</p>			
3	LSA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>The proposal looks like a positive proposal for improving a large area of land that could create a more positive place to live and improve the wellbeing of people that live there. Bell Green lacks a centre / heart and this leads to anti social behaviour. This would create more of a community ethos. I fully support the regeneration of this area.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p>I agree with the objectives. Improved transport links will support the improvement of this area of opportunity. The proposed bakerloo line extension is a life line to this area that has do much potential. This area feels as though it is a significant distance from central London but it actually isn't. The investment would create a new residential and commercial hub tht would be incredibly exciting to live in. I fully support the proposal for the regeneration of this area.</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p> <p>LSA1: South Area place principles LSA2: Strategic Area for Regeneration LSA3: Bell Green and Lower Sydenham LSA5: South Lewisham Links</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b></p> <p>I agree with the approaches for the area. It is a sensible plan to connect this area to the surrounding areas and make this area an attractive place to live. The concept of the garden city provides a fitting and exciting proposal for the area and will connect with the history of the area. The transport links are poor and the bakerloo line extension would provide a life line for this area. Improved pedestrian access and pathways will make the area a much better area for people to live in</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>Former Bell Green Gas Holders Bell Green Retail Park Sainsbury's Bell Green Worsley Bridge Rd LSIS Homebase / Argos, Bromley Rd</p>	0	<p>Support for South area vision and key spatial objectives and area-based policies noted.</p> <p>The Local Plan proposals for Bell Green retail park and other surrounding site allocations will enable an element of retail and commercial floorspace to be retained/re-provided through new mixed-use developments. It is recognised that the existing businesses provide important amenities and job opportunities for local residents, and the Council is seeking to ensure that the comprehensive regeneration of sites in Bell Green and Lower Sydenham continue to make such provision through the creation of a new town or local centre, albeit in a different format from the existing out of centre retail park.</p> <p>The proposals are considered to be in line with the London Plan, which provides a steer for Local Plans to deliver new housing through the mixed-use redevelopment of car parks and low-density retail parks and supermarkets.</p> <p>Any proposal for the redevelopment of community infrastructure will be assessed against existing London Plan and Local Plan policies and draft Policy CI1 Safeguarding and securing community infrastructure.</p>	<p>Following the Regulation 18 stage consultation, a new Retail Impact Assessment and Town Centre Trends Study has been commissioned. This has assessed the potential scope for a new town centre at Bell Green and impact this would have on neighbouring centres. The Local Plan has been amended to reflect the objective for a new local centre at Bell Green.</p>

		<p><b>6. Please provide your comments on the site allocation(s) selected above.</b> These areas have been well thought out and utilise the spaces well to include the essential amenities including b and q and Aldi and some of these should be kept in the area to support jobs and investment. The shops on the bell green estate are an important hub for the area that cannot be found nearby. These should be considered as part of the regeneration plan and could form part of commercial/retail area in the plans. The range of supermarkets enable this area to be affordable for key workers and those on lower incomes.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> The bridge leisure centre. A sports / fitness facility is vital for the well-being of this area. To close or not replace it with an affordable alternative would be detrimental to the community's wellbeing. The newest swimming pool is at the north of the borough and this would be a shame to loose this one.</p>			
3	LSA	<p><b>1. Do you have any comments on the proposed vision?</b> I see no mention of a sports centre, particularly for sports such as badminton that cannot be played outdoors.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> LSA3: Bell Green and Lower Sydenham</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> Again no mention on The Bridge sports centre, can this be re-built to a modern spec?</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> None selected</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> N/A</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> Just an indoor sports facility for badminton and exercise classes</p>	1	Any proposal for the redevelopment of community infrastructure will be assessed against existing London Plan and Local Plan policies and draft Policy CI1 Safeguarding and securing community infrastructure.	No change.
3	LSA	<p><b>1. Do you have any comments on the proposed vision?</b> While it is exciting that the Borough have plans to spruce up Bell Green &amp; Lower Sydenham, it is frightening to read that you intend to redevelop the existing commercial infrastructure (such as the supermarket &amp; retail park) without any details of their prospective replacement.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> The proposals are very ambitious but I fear there is a possibility that whatever replaces the current infrastructure will be less convenient for local residents. Perhaps our little corner of the Borough isn't as aesthetically pleasing as other areas but it serves us well.</p>	2	Noted. The Local Plan proposals for Bell Green retail park and other surrounding site allocations will enable an element of retail and commercial floorspace to be retained/re-provided through new mixed-use developments. It is recognised that the existing businesses provide important amenities and job opportunities for local residents, and the Council is seeking to ensure that the comprehensive regeneration of sites in Bell Green and Lower Sydenham continue to make such provision through the creation of a new	Following the Regulation 18 stage consultation, a new Retail Impact Assessment and Town Centre Trends Study has been commissioned. This has assessed the potential scope for a new town centre at Bell Green and impact this would have on neighbouring centres. The Local Plan has been amended to reflect the objective for a new local centre at Bell Green.

		<p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p> <p>LSA3: Bell Green and Lower Sydenham</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b></p> <p>Could you please clarify if you will be allowing the existing retailers to remain in the retail park (Sainsbury's, Next, B&amp;Q etc.)? They employ a great many local residents and are very conveniently located. Removing the supermarket and B&amp;Q in particular would not be convenient for many local residents. The layout of the car parks and roadways can and should be modified into something more elegant &amp; intuitive to navigate, however.</p> <p>The opportunity is there to integrate whatever residential or commercial structures you develop in the Gas Holders &amp; modify the existing retail park.</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>Sainsburys Bell Green</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>N/A</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>The Bridge Leisure Centre requires investment from the council. Before the pandemic it was in desperate need of repair but it was still essential for residents' health and well-being. If it is to be closed permanently then I might suggest a replacement swimming pool and leisure centre be built nearer the proposed 'town centre', perhaps at one of the gas holder sites. My young children need swimming lessons &amp; other services (such as gymnastics) that the Bridge provided, and as it stands we will need to drive to other parts of the Borough, clogging up roads and polluting our way there.</p>		<p>town or local centre, albeit in a different format from the existing out of centre retail park.</p> <p>The proposals are considered to be in line with the London Plan, which provides a steer for Local Plans to deliver new housing through the mixed-use redevelopment of car parks and low-density retail parks and supermarkets.</p> <p>The detailed design of the redeveloped sites will be considered through the masterplan and planning application process. The site allocations set out development requirements and guidelines concerning road layout and public realm, which will help to delivery significant improvements to access and connectivity within the area.</p> <p>Any proposal for the redevelopment of community infrastructure will be assessed against existing London Plan and Local Plan policies and draft Policy CI1 Safeguarding and securing community infrastructure.</p>	
3	LSA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>The existing shops in the Bell Green retail park should remain - if it wasn't for Sainsbury's, Aldi, Next, Currys and B&amp;Q lockdown would've been a lot harder.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p>What about leisure facilities. The Bridge leisure has suffered from a lack of investment over the last 10 years and is now facing permanent closure. Why haven't leisure facilities been included in your vision or objectives? How do you expect residents to keep fit and healthy?</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p> <p>LSA3: Bell Green and Lower Sydenham</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b></p> <p>One glaring omission is any mention of The Bridge leisure centre which is facing permanent closure. The centre has suffered from a lack of investment for the past 10 years. The area needs somewhere where residents can keep mentally and physically fit.</p>	1	<p>Noted. The Local Plan proposals for Bell Green retail park and other surrounding site allocations will enable an element of retail and commercial floorspace to be retained/re-provided through new mixed-use developments. It is recognised that the existing businesses provide important amenities and job opportunities for local residents, and the Council is seeking to ensure that the comprehensive regeneration of sites in Bell Green and Lower Sydenham continue to make such provision through the creation of a new town or local centre, albeit in a different format from the existing out of centre retail park.</p> <p>The proposals are considered to be in line with the London Plan, which provides a steer for Local Plans to deliver new housing through the mixed-use redevelopment of car parks and low-density retail parks and supermarkets.</p>	No change.

		<p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>Bell Green Retail Park Sainsbury's Bell Green</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>All these stores must remain as they have been a lifeline for many residents.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>You must revise your vision and plans to include leisure facilities for residents in the Lower Sydenham area.</p>		Any proposal for the redevelopment of community infrastructure will be assessed against existing London Plan and Local Plan policies and draft Policy CI1 Safeguarding and securing community infrastructure.	
3	LSA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p>N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p> <p>LSA4: A21 Corridor / Bromley Rd</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b></p> <p>I really don't see how you could turn the busy A21 into a 'healthy street'.</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>Bell Green Retail Park Sainsbury's Bell Green Lidl, Southend Lane Excalibur estate Homebase/ argos, Bronley Rd</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>I can see there is some wasted space in these retail sites, but planning applications must include some provision for car parking, as it would be impossible to manage a family shop or purchase of heavy DIY materials on a bus.</p> <p>The current situation regarding the Excalibur estate is worrying, as a number of units remain unsold after several years. Part of the delay is due to building faults, but the sale price is probably too high for local families to afford.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>I hope the Council will insist on a good percentage of genuinely affordable properties in all applications, as that is the only way we will start to tackle the housing crisis.</p>	0	<p>Noted. The Local Plan seeks to enhance the place qualities of the A21/Bromley Road Corridor, including through delivery of significant public realm improvements to support walking, cycling and use of public transport (and reducing vehicular dominance). Whilst recognising this is a major road in London's strategic network, it is considered that there are opportunities to apply the 'Healthy Streets' principles in accordance with the London Plan. The Council is preparing the A21 Development Framework to support the Local Plan, and will provide further details on the delivery healthy streets along the corridor.</p> <p>Where existing retail sites come forward for mixed-use redevelopment, the amount of car parking provision will be established in line with the London Plan parking standards.</p> <p>The sale of properties on Excalibur estate is outside the scope of the Local Plan.</p> <p>Through the new Local Plan, the Council is proposing to set a strategic target for 50% of all new housing to be genuinely affordable homes, with affordability linked to local income levels. Further details are set out in draft Local Plan Policy HO3 genuinely affordable housing.</p>	No change.
3	LSA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>I fully support the development of new housing, particularly that which is affordable. But removing so many local amenities raises questions about driving people into cars rather than being able to walk to get what they need from garden centres and food</p>	1	<p>Support noted.</p> <p>The Local Plan proposals for Bell Green retail park and other surrounding site allocations will enable an</p>	No change.

		<p>shops. Ensuring that existing residents have access to greater numbers of amenities rather than fewer is crucial.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> LSA3: Bell Green and Lower Sydenham</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> A mixed-use approach is really important. It will be vital to ensure that there are options for small retail and hospitality businesses because currently the area around Bellingham Green really lacks both facilities and a neighbourhood, village feel.</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Lidl, Southend Lane Sainsbury's Bell Green</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> Removing both Southend Lane's supermarket and those at Bell Green are going to leave Bellingham residents with very few shopping options and drive them from being able to visit the supermarket on foot to having to travel via car, which goes against the intentions of the scheme to make the area greener and more environmentally friendly. Doing this for 23 houses doesn't seem to make a lot of sense to me.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> Ensuring there are sufficient leisure facilities to cope with the influx of people this will bring. The proposed closure of the Bridge Leisure Centre is a huge blow to the community, with the pool in particular something which can't be made up for by other centres.</p>	<p>element of retail and commercial floorspace to be retained/re-provided through new mixed-use developments. It is recognised that the existing businesses provide important amenities and job opportunities for local residents, and the Council is seeking to ensure that the comprehensive regeneration of sites in Bell Green and Lower Sydenham continue to make such provision through the creation of a new town or local centre, albeit in a different format from the existing out of centre retail park.</p> <p>The Part 2 policies on Economy and Culture seek to ensure that a wide range of business units and unit sizes are delivered in employment locations and town centres.</p> <p>Similarly, the proposals for the Lidl, Southend Lane site will allow for mixed-use development, and would enable the provision of retail uses at the ground floor level with residential above.</p> <p>Any proposal for the redevelopment of community infrastructure will be assessed against existing London Plan and Local Plan policies and draft Policy CI1 Safeguarding and securing community infrastructure.</p>		
3	LSA	<p><b>1. Do you have any comments on the proposed vision?</b> N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> None selected</p>	4	<p>Any proposal for the redevelopment of community infrastructure will be assessed against existing London Plan and Local Plan policies and draft Policy CI1 Safeguarding and securing community infrastructure.</p>	No change.



		<p><b>6. Please provide your comments on the site allocation(s) selected above.</b> N/A</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> With all the proposals for properties where will the residents have to keep healthy in body and mind if you close The Bridge Leisure Centre. This must be kept open. Why can't some funding be used to upgrade the facility to attract more people. Kangley Bridge Road and the surrounding area is very residential and with the proposed rail link to east london will be even more popular. You must keep it open</p>			
3	LSA	<p><b>1. Do you have any comments on the proposed vision?</b> I think it is really exciting</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> Very excited about the improvements to. bell green - it's an awful experience using Bell Green by foot.</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> LSA3: Bell Green and Lower Sydenham</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> This area needs a lot of investment and it can only be a good thing. I like the ambition of the plans - even if they cannot be fully realised it's great to see that the council recognised that improvement and investment are desperately needed.</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Former Bell Green Gas Holders Bell Green Retail Park Sainsbury's Bell Green</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> Yes to the proposed redevelopment of this site - it is awful. However I do understand the concerns about the alternatives for the retail provision currently provided and the associated employment</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>	1	<p>Support for South area vision and objectives noted.</p> <p>The Local Plan proposals for Bell Green retail park and other surrounding site allocations will enable an element of retail and commercial floorspace to be retained/re-provided through new mixed-use developments. It is recognised that the existing businesses provide important amenities and job opportunities for local residents, and the Council is seeking to ensure that the comprehensive regeneration of sites in Bell Green and Lower Sydenham continue to make such provision through the creation of a new town or local centre, albeit in a different format from the existing out of centre retail park.</p>	No change.
3	LSA	<p><b>1. Do you have any comments on the proposed vision?</b> I welcome the improvement of The south of the borough. We live in an area which is poorly served by buses and is stuck with a huge and ugly retail park. We have beautiful green spaces which are poorly connected. It would be great to have the opportunity to have things rethought and redesigned. I'm really shocked by the negative reaction I have seen.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> Very excited that Bellingham and Bell Green are both selected for regeneration and redesign. Excellent for the area. Also excited about the redesign of the road away from Haseltine Primary and the raised profile of the Waterlink Way</p>	0	<p>Support for South area vision and objectives noted.</p> <p>The Local Plan proposals for Bell Green retail park and other surrounding site allocations will enable an element of retail and commercial floorspace to be retained/re-provided through new mixed-use developments. It is recognised that the existing businesses provide important amenities and job opportunities for local residents, and the Council is seeking to ensure that the comprehensive regeneration of sites in Bell Green and Lower Sydenham continue to</p>	No change.

		<p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p> <p>LSA3: Bell Green and Lower Sydenham</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b></p> <p>Very exciting. Concerned about the proposed heights of some blocks- would like them kept to 6 stories, or to keep the higher blocks towards the existing high blocks around Perry Hill side rather than putting towers in the area where everything is low.</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>Former Bell Green Holders Sainsbury's Bell Green Bell Green Retail Park</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>Where will people do their home improvement shopping if B&amp;Q and Homebase are both redeveloped? I understand this concern. But I still think creating a new mixed-use town centre is a great idea. Bell Green retail park is not pleasant - it is positively unpleasant if you are a pedestrian user.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>Keep the Bridge Leisure - do not take away this important amenity.</p>		<p>make such provision through the creation of a new town or local centre, albeit in a different format from the existing out of centre retail park.</p> <p>In general, the Council is seeking to make a more optimal use of the existing retail parks in Bell Green and considers there is scope for the sensitive intensification of this area, with key opportunities linked to the delivery of the Bakerloo line extension. The Local Plan has set out indicative development capacities for site allocations in Bell Green and Lower Sydenham using a standard methodology – further details are in the Site Allocations Background Paper. The optimal capacity of these sites, and appropriate building heights, will be established through the design-led process at the planning application stage, having regard to the Part 2 design policies of the Local Plan.</p>	
3	LSA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>I find the retail park at Bell Green convenient but as a pedestrian user I hate it. Everything is run down and litter-strewn, and the car parks are rarely full. I feel that better use could be made of the spaces there without losing all the retailers currently in situ. Any way of increasing Bell Green's connectivity via public transport would be welcomed- it should be served by more bus routes.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p>The plan to make Bell Grn into a new 'town centre' is exciting- many are concerned though that it will create a large employment loss. Where would the next nearest B&amp;Q be? What opportunities would a Bell Grn town centre bring for local people to find employment?</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p> <p>LSA3: Bell Green and Lower Sydenham LSA5: South Lewisham Links</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b></p> <p>The plan to make Bell Grn into a new 'town centre' is exciting- many are concerned though that it will create a large employment loss. Where would the next nearest B&amp;Q be? What opportunities would a Bell Grn town centre bring for local people to find employment? Personally, I'm happy to shop largely online and as a resident without a car, I detest both the supermarket and walking along the gyratory and would LOVE to see the ambitious changes described in the plan. But I'm see many</p>	1	<p>Noted. The Local Plan proposals for Bell Green retail park and other surrounding site allocations will enable an element of retail and commercial floorspace to be retained/re-provided through new mixed-use developments. It is recognised that the existing businesses provide important amenities and job opportunities for local residents, and the Council is seeking to ensure that the comprehensive regeneration of sites in Bell Green and Lower Sydenham continue to make such provision through the creation of a new town or local centre, albeit in a different format from the existing out of centre retail park.</p> <p>The proposals for Bell Green would also provide for the introduction of transformational public realm improvements, including the provision of new publicly accessible open space.</p> <p>The draft Local Plan provides that any future development proposals for the Bell Green area and site allocations must be delivered through an area-wide masterplan approved by the Council, and comply with the relevant site allocation policies. However, it is acknowledged that the Local Plan could make clear that</p>	Local Plan Policy LSA3 amended to make clear that the masterplan for Bell Green area must be informed by a public consultation process.

		<p>people disagree and how will the proposed changes satisfy the fears outlined above (well-used centre /Bell Grn being untenable for development)?</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>Former Bell Green Gas Holders Bell Green Retail Park Sainsbury's Bell Green</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>I would love to see this horrible retail park (Bell Grn) transformed into a pleasant public space with more public transport. I like the ambitious vision for the site but echo the concerns of others about whether it's practical. If redevelopment meets with strong opposition, what other improvements could be implemented which allay people's fears? E.g. if the plans are dropped, can the site's pedestrian access be made better, can the gyratory be changed, can we open up the green corridor behind Aldi etc and connect it to Perry Vale and the river walk? Can we at least secure the promise that it will be less horrible?</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>Don't close The Bridge Leisure Centre, it's a HUGE loss. If you're trying to bring life to/ improve Bell Grn, please don't remove important community infrastructure without a plan to replace it</p>		<p>the masterplan must be informed by public consultation.</p> <p>Any proposal for the redevelopment of community infrastructure will be assessed against existing London Plan and Local Plan policies and draft Policy CI1 Safeguarding and securing community infrastructure.</p>	
3	LSA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>Please see below in respect of Policy LSA3 and Site Allocations 2</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p>The objective of redeveloping the Bell Green Retail Park is unrealistic and undeliverable.</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p> <p>LSA3: Bell Green and Lower Sydenham</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b></p> <p>This draft policy in so far as it relates to the Bell Green Retail Park is considered unrealistic and undeliverable. The Bell Green Retail Park contains a large number of established retailers such as Aldi, Pets at Home, Next, B&amp;Q, Halfords, Currys/PC World &amp; McDonalds. These retailers have in most cases a significant number of years left to run on their leases. It is a highly successful retail park providing an accessible and quality shopping environment which is well established.</p> <p>There is no realistic prospect of this site becoming available for redevelopment for the wide range of uses as promulgated within Policy LSA3. The policy suggests that this is a long-term development which will be guided by a Supplementary Planning Document and/or Masterplan including a reconfiguration of existing out-of-centre provision.</p> <p>There is no information on how this can be delivered over the plan period nor whether there has been any engagement with the landowner as the key stakeholder. It fails to accord with paragraph 16b) of the NPPF which states that</p>	1	<p>The Local Plan sets out a strategy and policies for growth and investment over a 20 year period. There is nothing that we have heard through the preparation of the plan and through this Regulation 18 consultation that suggests Bell Green Retail Park is not deliverable within this timeframe.</p> <p>We have had engagement with landowners in the area.</p>	Timeframe for delivery amended for each site allocation.

		<p>plans should be prepared positively in a way that is aspirational but also deliverable. It also fails to accord with paragraph 16c) of the NPPF in that there has been no early or effective engagement with businesses.</p> <p>There is no reference in the plan to stakeholder engagement in respect of these matters nor more significantly, whether the retail park will become available for redevelopment as envisaged, over any part of the plan period.</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>Bell Green Retail Park</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>The Site Allocations 2 outlines a timeframe for delivery of a mixed-use redevelopment with between 695-1,710 residential units delivered between 2020 and 2030. There is no realistic prospect of this being achieved given the existing tenants and their unexpired leases coupled with the need to prepare a masterplan or SPG. The development requirements are also challenging in seeking to deliver as part of any redevelopment, new and improved public realm, provide full integration with the surrounding area and protect and enhance green infrastructure including Metropolitan Open Land and the Pool River.</p> <p>The draft site allocation should be deleted from the plan.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>N/A</p>			
3	LSA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>I cannot see how a greener area will come about. Lewisham have already decided not to build the footbridge over Catford station which would stop everyone squeezing onto the south circular bridge to get into Catford. Instead there are to be paving stones outside the station. If this essential green item is not necessary, will Lewisham decide others aren't either?</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p>N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p> <p>LSA3: Bell Green and Lower Sydenham</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b></p> <p>N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>Land at Pool court Sainsbury's Bell Green Lidl, South end</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p>	0	<p>Noted. At its meeting on 16<sup>th</sup> September 2020 Mayor &amp; Cabinet agreed the transfer of S106 funding originally proposed for the delivery of a footbridge between Doggett Road and the Barratt's development on the former Catford Greyhound Stadium site to be used to deliver a programme of public realm and accessibility improvements to Catford Station areas. This includes looking at options to provide step free access at Catford Station. See M&amp;C report for further details.</p> <p>The National Planning Policy Framework requires the Council to identify and plan positively for the housing needs of the gypsy and traveller community through the Local Plan process. The site allocation will help to ensure these requirements are satisfied. The Council has considered site options through previous work on a standalone Gypsy and Traveller site Local Plan, which is now being absorbed into the consolidated Local Plan.</p> <p>Noted. The Local Plan proposals for Bell Green retail park and other surrounding site allocations, along with Lidl Southend Land will enable an element of retail and commercial floorspace to be retained/re-provided through new mixed-use developments.</p>	No change.

		<p>Land for travellers? The area is already extremely with lorries waiting to make deliveries to the cash and carry opposite.</p> <p>Where will we be able to do our shopping if you take both supermarkets away.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>I think if you are truly a green borough, you will reinstate the footbridge to connect the station up with the town centre.</p>			
3	LSA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>No vision for developing downham... the area is in serious need of better access to green spaces, local centre around co-op to be improved, et</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p>Doesn't go far enough to improve local smaller playgrounds/green spaces/nature reserves around grove park/downham. Many is a state of disrepair or under threat of developers. All the attention going on Beckenham Place park.</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p> <p>None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b></p> <p>Downham has been forgotten in these proposals but is area most in need of investment/development.</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>None selected</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>N/A</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>Revive and enhance downham shopping area around co-op. The area is lacking quality basic shops (bakers, butchers, grocers, etc) and is very run down. Improve and invest in the smaller playgrounds in the area. Do more to protect green spaces from developers.</p>	0	<p>Noted. The Local Plan vision for the South area includes references to Downham, particularly around reinforcing its cottage estate character and supporting the long-term viability of Downham district centre. The key spatial objectives and area-based policies support this vision. For example, Downham forms part of the proposed Strategic Area for Regeneration, where there are clear policies in place to facilitate and direct investment within the area.</p> <p>Despite a comprehensive survey of land available for potential redevelopment across the Borough, as set out in the Site Allocations Background Paper, there are a lack of potential development sites / site allocations for the Downham area. However the Council considers that there is not a lack of focus for Downham, as set out above.</p> <p>The Part 2 policies on Green Infrastructure address the protection of green and open spaces, and set out how identified deficiencies in children's play provision will be addressed.</p>	No change.
3	LSA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>We are residents of Avondale road, and we are looking to create a collective protest letter for the proposed development plan on the land owned by Beadles Bromley who is looking at proposed development with Lewisham council for multiple (about 22) residential dwellings and more commercial dwellings.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p>The proposed plan for the Avondale road area seems to have been planed with no resonance with the resident's requirements and a worsening of the emissions on this street, in addition to more traffic, parking and potential accidents that the street is already prone to.</p>	0	<p>Residents have had the opportunity to engage with the Local Plan process through the Regulation 18 consultation. The consultation has been carried out in accordance with our Statement of Community Involvement.</p> <p>We believe the site presents a good opportunity for redevelopment to improve the urban fabric of the area and deliver much needed housing.</p>	No change.

		<p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> LSA4: A21 corridor / Bromley Rd</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> Avondale Road and Bromley hill junction area as a location is a very residential space. It has had more of its fair share of accidents, (a couple of them being more recent), and huge problems associated with attracting car thieves on the street, followed by VW hogging the road space for parking their commercial cards, in some cases blocking homes. With these additional developments, there will be more pressure on parking from new residents and their guest, and from the commercial outfits thereof, in addition to the Beadles own overflows on the street.</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Beadles Garage</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> The proposed plan for the Avondale road area seems to have been planed with no resonance with the resident's requirements and a worsening of the emissions on this street, in addition to more traffic, parking and potential accidents that the street is already prone to. The proposed plan for the Avondale road area seems to have been planed with no resonance with the resident's requirements and a worsening of the emissions on this street, in addition to more traffic, parking and potential accidents that the street is already prone to.</p> <p>Avondale Road and Bromley hill junction area as a location is a very residential space. It has had more of its fair share of accidents, (a couple of them being more recent), and huge problems associated with attracting car thieves on the street, followed by VW hogging the road space for parking their commercial cards, in some cases blocking homes. With these additional developments, there will be more pressure on parking from new residents and their guest, and from the commercial outfits thereof, in addition to the Beadles own overflows on the street.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> Avondale Road and Bromley hill junction area as a location is a very residential space. It has had more of its fair share of accidents, (a couple of them being more recent), and huge problems associated with attracting car thieves on the street, followed by VW hogging the road space for parking their commercial cards, in some cases blocking homes. With these additional developments, there will be more pressure on parking from new residents and their guest, and from the commercial outfits thereof, in addition to the Beadles own overflows on the street.</p>			
3	LSA	<p><b>1. Do you have any comments on the proposed vision?</b> I get the feeling that your plan starts from the premise that what we have today is bad and everything has to change. Clearly you feel that retail parks are bad and I would like to understand why you feel that way. Will your plan include alternative shopping locations to replace the supermarket that you are removing?</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p>	0	<p>Noted. The Local Plan identifies and seeks to reinforce and enhance the different elements of the borough that make a positive contribution to Lewisham's distinctiveness, including the built and natural environments, as well as community diversity and cultural character.</p> <p>The proposals for Bell Green retail park and other surrounding site allocations will enable an element of</p>	No change.

		<p>The objectives are certainly lofty and I am sure well intentioned. BUT this manic push for cars to be banned and everybody to walk/cycle etc is flawed. Already we see that mixing cyclists and walkers on the same track is a dangerous proposition.</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> LSA4: A21 corridor /Bromley Rd</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> As you seem to be driving more and more housing in Lewisham where are the proposals for extra hospitals, doctors surgeries, schools, social services etc etc</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Bell Green Retail Park</p> <p>6. Please provide your comments on the site allocation(s) selected above. This site provides a very useful facility for all in the borough which also provides many many jobs. What will replace the jobs lost?</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> Yes a true mix of housing and services including retail. New have seen that with Lewisham's LTNs that without proper consultation things are being driven through. In this case you are consulting but will you listen? As an example my particular road, Crantock Road, was consulted on whether we wanted speed humps. We said NO and you ignored us. I worry about your ideological approach to all development. You ask for feedback on something that you have created but then very little change when objections come in.</p>		<p>retail and commercial floorspace to be retained/re-provided through new mixed-use developments. It is recognised that the existing businesses provide important amenities and job opportunities for local residents, and the Council is seeking to ensure that the comprehensive regeneration of sites in Bell Green and Lower Sydenham continue to make such provision through the creation of a new town or local centre, albeit in a different format from the existing out of centre retail park.</p> <p>The proposals are considered to be in line with the London Plan, which provides a steer for Local Plans to deliver new housing through the mixed-use redevelopment of car parks and low-density retail parks and supermarkets.</p> <p>The Local Plan will help give effect to the London Plan objective for 90% of journeys in inner-London to be made by walking, cycling and the use of public transport. The promotion of sustainable transport modes are central to the Local Plans ambitions and policies and are set out clearly in Part 2 Transport policies.</p> <p>Low Traffic Neighbourhoods are outside the scope of the Local Plan.</p> <p>The Council has prepared an Infrastructure Delivery Plan (IDP) alongside the Local Plan. This sets out the different types of infrastructure, including social infrastructure/community facilities, required to support the levels of growth planned. The IDP has informed the preparation of the Local Plan, and some site allocation policies include requirements for the provision of specific types of infrastructure.</p>	
3	LSA	<p><b>1. Do you have any comments on the proposed vision?</b> All very noble, but I am very sad that every bit of open space around existing facilities will disappear under a blanket of concrete, yet there are comments about people paving their gardens in order to park their cars.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> LSA4: A21 Corridor / Bromley Rd</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> Please do not fence us in with more overnight road closures. Respect the many people who still need to use cars, all of whom will anyway have to 'go electric' by</p>	1	<p>The draft Local Plan sets out policies to help ensure a balanced approach to managing growth in line with the Good Growth policies of the London Plan. The Part 2 policies on Green Infrastructure set out the approach to protecting and enhancing the Borough's network of green and open spaces.</p> <p>The reference to 'road closures' is assumed to refer to the Low Traffic Neighbourhoods scheme, which is outside the scope of the Local Plan.</p> <p>The proposals for Bell Green retail park and other surrounding site allocations will enable an element of retail and commercial floorspace to be retained/re-provided through new mixed-use developments. It is</p>	No change.

		<p>the time your proposals come to fruition. At the moment, cars idling in traffic jams caused by LTNs cause more pollution than those moving swiftly through.</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>Bell Green Retail Park Sainsbury's Bell Green Homebase / Argos, Bromley Rd Lidl, Southend Lane</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> Can we assume that businesses in these areas with the services they provide will be wiped out? Is your mission to put them out of business? Tens of thousands of people use them regularly, Where do you propose they relocate that will be accessible to us all? They need parking space as most of them sell large heavy items, not to mention the weekly shop. Will you raise the middle of Catford to make room for them there? I think not. I know, put more home delivery vans on the road!!</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> Your comments show residents concern that more leisure facilities are required yet I hear that Lewisham is closing down the Bridge Leisure Centre. Yet another blanket of concrete?</p>		<p>recognised that the existing businesses provide important amenities and job opportunities for local residents, and the Council is seeking to ensure that the comprehensive regeneration of sites in Bell Green and Lower Sydenham continue to make such provision through the creation of a new town or local centre, albeit in a different format from the existing out of centre retail park.</p> <p>The proposals are considered to be in line with the London Plan, which provides a steer for Local Plans to deliver new housing through the mixed-use redevelopment of car parks and low-density retail parks and supermarkets.</p> <p>Any proposal for the redevelopment of community infrastructure will be assessed against existing London Plan and Local Plan policies and draft Policy CI1 Safeguarding and securing community infrastructure.</p>	
3	LSA	<p><b>1. Do you have any comments on the proposed vision?</b> Seems unfair to close a leisure centre in what already seems a relatively run down area. Won't all these extra houses mean more demand for sport facilities? And what's the impact on people's health longer term? I suspect bridge was picked as the easier option, not the right option, because it's likely people in Bell Green "shout less" than those in e.g Forest Hill.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> Don't close facilities and services that promote health.</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Lidl, Southend Lane Sainsbury's Bell Green</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> Don't close supermarkets.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>	2	<p>The Council has prepared an Infrastructure Delivery Plan (IDP) alongside the Local Plan. This sets out the different types of infrastructure, including social infrastructure/community facilities, required to support the levels of growth planned. The IDP has informed the preparation of the Local Plan, and some site allocation policies include requirements for the provision of specific types of infrastructure.</p> <p>In addition, the draft Local Plan Part 2 policies set out approaches to safeguarding community/social infrastructure.</p> <p>The proposals for Bell Green Retail Park and Lidl, South End lane will enable an element of retail and commercial floorspace to be retained/re-provided through new mixed-use developments.</p> <p>The proposals are considered to be in line with the London Plan, which provides a steer for Local Plans to deliver new housing through the mixed-use redevelopment of car parks and low-density retail parks and supermarkets.</p> <p>Any proposal for the redevelopment of community infrastructure will be assessed against existing London Plan and Local Plan policies and draft Policy CI1 Safeguarding and securing community infrastructure.</p>	No change.



3	LSA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>We are very concerned that the project proposed in Bromley Hill, corner with Avondale rd t is most probably too ambitious for this specific spot, given the significant raise in the population this would bring.</p> <p>Residents of Swiftsden Way have been made aware that along the Beadles project there are other 2 developments planned by Phoenix Housing Association within very close vicinity, in Chingley Close (of 31 homes) as well as Hildenborough Gardens( numbers have not yet been specified). Should the two developments of Phoenix Housing go ahead as planned, we already anticipate at least a 50 % increase in the local population in Swiftsden way and surrounding closes.</p> <p>We feel that the supporting infrastructure is fragile at present as it is and therefore, we are highly concerned about any addition of new developments in this area. The project you are proposing is bordering a highly dense council estate, with narrow streets and an infrastructure as this was 50 + years ago: water supply, sewage issues and equally of electricity supply has not been modernised to allow extra buildings to be added to this. A very evident measure of the overcrowding we are experiencing are the total number of cars parked along in Swiftsden Way, congesting the road to the point that a fire engine cannot get though if needed. Primary and secondary school places are insufficient already for our children and GP practices have too many clients for people to feel valued as individual. Downham has a very high index of deprivation and by raising population density this can be easily pushed further and further. Furthermore, adding social houses into an already deprived area the index of deprivation would be pushed further down than it is. Noise and gas pollution would inevitably increase and so the available space for parking your car. For many of us, access to car is indispensable to travel to work and swapping it for a cycle as desirable as it is it is incompatible with the demands of the jobs we are doing. Bromley Hill has been historically an area with very poor public transport facilities, local busses are hugely overcrowded at peak hours, it is making commuting to work, school a rather unpleasant experience.</p> <p>We would like to ask you to consider this project cautiously for the sake of existing and new residents, to avoid to standardise overcrowding as a norm for urban living.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p>N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> Select topic(s) and comment below</p> <p>None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b></p> <p>further more specific information would be important to understand the proposals made</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>Beadles Garage</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p>	0	<p>We believe the site presents a good opportunity for redevelopment to improve the urban fabric of the area and deliver much needed housing.</p> <p>The council is responding to a housing crisis and the need to respond to London Plan requirements in terms of housing targets and making best use of available land within the capital.</p> <p>All development will be car-free or car-lite in accordance with the London Plan parking standards.</p>	No change.
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		<p>We are very concerned that the project proposed in Bromley Hill, corner with Avondale rd t is most probably too ambitious for this specific spot, given the significant raise in the population this would bring.</p> <p>Residents of Swiftsden Way have been made aware that along the Beadles project there are other 2 developments planned by Phoenix Housing Association within very close vicinity, in Chingley Close (of 31 homes) as well as Hildenborough Gardens( numbers have not yet been specified). Should the two developments of Phoenix Housing go ahead as planned, we already anticipate at least a 50 % increase in the local population in Swiftsden way and surrounding closes.</p> <p>We feel that the supporting infrastructure is fragile at present as it is and therefore, we are highly concerned about any addition of new developments in this area. The project you are proposing is bordering a highly dense council estate, with narrow streets and an infrastructure as this was 50 + years ago: water supply, sewage issues and equally of electricity supply has not been modernised to allow extra buildings to be added to this. A very evident measure of the overcrowding we are experiencing are the total number of cars parked along in Swiftsden Way, congesting the road to the point that a fire engine cannot get though if needed. Primary and secondary school places are insufficient already for our children and GP practices have too many clients for people to feel valued as individual. Downham has a very high index of deprivation and by raising population density this can be easily pushed further and further. Furthermore, adding social houses into an already deprived area the index of deprivation would be pushed further down than it is. Noise and gas pollution would inevitably increase and so the available space for parking your car. For many of us, access to car is indispensable to travel to work and swapping it for a cycle as desirable as it is it is incompatible with the demands of the jobs we are doing. Bromley Hill has been historically an area with very poor public transport facilities, local busses are hugely overcrowded at peak hours, it is making commuting to work, school a rather unpleasant experience.</p> <p>We would like to ask you to consider this project cautiously for the sake of existing and new residents, to avoid to standardise overcrowding as a norm for urban living.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>public transport is limited to buses , all train stations are only 30 min + walking distance</p> <p>street parking is a significant problem, most households have more than 1-2 cars / house</p> <p>access to schools</p> <p>if retail spaces are also added to Beadles Project, underground parking would be essential to address the lack of parking in this area.</p> <p>at present most customers and staff at Beadles Car dealership are taking up at least 300-400 yards of street parking.</p>			
3	LSA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>More focus should be given to improving the area around Bell Green. There is lots of under-utilised space that is perfect for new big housing developments. Roads in the area should be adjusted to help encourage walking and cycling linking with the local parks.</p>	0	Noted. The Council has undertaken a comprehensive survey of land available for potential redevelopment across the Borough, as set out in the Site Allocations Background Paper, and this has been informed by several 'call for sites' exercises. This has focussed on	No change.

		<p><b>2. Do you have any comments on the proposed key objectives?</b> More focus on housing and improving walking.</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> LSA3: Bell Green and Lower Sydenham</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Bell Green Retail Park Sainsbury's Bell Green Worsley Bridge Rd LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> There are brownfield sites In Worsley bridge road which are perfect for housing due to good transport.  Walking should be encouraged by improving and updating pavements. The Bell Green and Sainsbury's area should be improved by more high quality housing being built with improved roads and the one way system removed</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> One way system should be improved and new housing provided.</p>		<p>sites that are 0.25 ha or larger in size. The Local Plan includes several key strategic development sites which are brownfield sites around Worsley Bridge Road.</p> <p>It is acknowledged that there may be brownfield sites smaller than 0.25 ha which have not been included as site allocations, but which may be appropriate for redevelopment. These are known as 'windfall' sites. The Local Plan policies seek to ensure that development proposals on such windfall sites make the optimal use of land to support the spatial strategy for the Borough.</p> <p>The Local Plan will help give effect to the London Plan objective for 90% of journeys in inner-London to be made by walking, cycling and the use of public transport. The promotion of sustainable transport modes are central to the Local Plans ambitions and policies and are set out clearly in Part 2 Transport policies. The Part 3 South Area policies provide further details to support this, including a masterplan approach for Bell Green and Lower Sydenham to significantly improve movement and circulation within the area, with priority given to walking, cycling and the use of public transport.</p>	
3	LSA	<p><b>1. Do you have any comments on the proposed vision?</b> The vision to build more housing is welcome, but I don't think that local people or first time buyers are shown any priority in the plans. Most new developments in Lewisham, particularly in Lewisham town centre, are not affordable for a working couple with good incomes, not to mention an individual who wants to buy their first property or a local family</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Downham co-op Sainsbury's Bell Green Bell Green Retail Park</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p>	1	<p>Noted. The Local Plan identifies that housing affordability is a significant issue in Lewisham. The draft Local Plan therefore sets a strategic target for 50% of all new homes to be genuinely affordable, with affordability linked to local income levels. Further details are set out in Policy HO4 genuinely affordable housing.</p> <p>The proposals for Bell Green retail park and other surrounding site allocations, along with Downham Coop, will enable an element of retail and commercial floorspace to be retained/re-provided through new mixed-use developments. It is recognised that the existing businesses provide important amenities and job opportunities for local residents, and the Council is seeking to ensure that the comprehensive regeneration of sites in Bell Green and Lower Sydenham continue to make such provision through the creation of a new town or local centre, albeit in a different format from the existing out of centre retail park.</p> <p>The proposals are considered to be in line with the London Plan, which provides a steer for Local Plans to deliver new housing through the mixed-use</p>	No change.

		<p>The proposals reduce the amount of retail available significantly (as building work will take over a year for each site), therefore reducing the shopping opportunities for local residents. Whilst reducing the parking at the Co-Op site might not be detrimental to the area, there will be an issue with the overflow of parking from the new residents onto adjoining roads (particularly Moorside and Capstone). For the Bell Green development, particularly the Sainsbury's, it is the largest shop that many residents from numerous wards can access and parking is crucial as most people use it for large shops that cannot be carried on public transport. Shops like B&amp;Q would also suffer from a reduction in parking as their goods are difficult or even impossible to carry on public transport and the links to many areas are not great.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>Existing developments should be considered- there is a large storage place next to Bell Green that is definitely less useful to local residents than the shops, that occupies a large space and that is not in keeping with what is around it (either the housing or the shops). Reducing retail space would be a major loss to many residents.</p>		<p>redevelopment of car parks and low-density retail parks and supermarkets.</p> <p>Car parking provision will on strategic development sites in the South Area will need to be carefully managed, in line with the London Plan parking standards. Overall, the Local Plan will help give effect to the London Plan objective for 90% of journeys in inner-London to be made by walking, cycling and the use of public transport. The promotion of sustainable transport modes are central to the Local Plans ambitions and policies and are set out clearly in Part 2 Transport policies.</p>	
3	LSA	<p><b>1. Do you have any comments on the proposed vision?</b> I do not know enough about this area to comment.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> None selected</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> N/A</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>	0	Noted.	No change.
3	LSA	<p><b>1. Do you have any comments on the proposed vision?</b> N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> None selected</p>	2	<p>Noted. The Local Plan broadly seeks to ensure that the Borough is inclusive to people of all backgrounds, ages and abilities.</p> <p>The Council's Parks and Open Spaces Strategy sets out priorities for managing and improving these spaces for the benefit of the whole population, whilst ensuring their character and environmental qualities are maintained and enhanced.</p>	No change.

		<p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> None selected</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> N/A</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> Please do NOT ruin Beckenham Place Park by adding child friendly stuff like skate parks/playgrounds etc. There are plenty of other places to take children who are incapable of just enjoying nature. The beauty of Beckenham is that it is UNSPOILT, so let's keep it that way.</p>			
3	LSA	<p><b>1. Do you have any comments on the proposed vision?</b> Whilst I recognise the need for more affordable housing, the vision doesn't seem to adequately reflect the infrastructure required - schools, GP surgeries, shops etc. The density of housing suggested would put a lot of strain on local schools and surgeries, as well as increasing the local traffic on already over-stretched roads. Would there be support (and funding) for widening the railway bridge at Southend Lane?</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> Bell Green's large Sainsbury's is the only large supermarket in the area which is easily accessible for many in Perry Vale, Bellingham and Southend, as well as Sydenham, by foot and by bus. There is no other large supermarket easily accessible without a car. Smaller "local" style supermarkets usually have higher prices and a reduced range. Replacing this supermarket would be detrimental to many who live in the local area.</p> <p>The loss of the rest of the Bell Green retail park, would make many of those who can currently walk to it reliant on home deliveries or on cars to get to further away similar sites - which is not in line with reducing traffic. It's recognised that there are areas of high deprivation, yet these suggestions propose replacing a budget supermarket as well as Sainsbury's, this will contribute to wider food poverty and should be reconsidered.</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Sainsbury's Bell Green Bell Green Retail Park</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> Please see my comments above on the need for decent sized supermarkets.</p>	2	<p>The Council has prepared an Infrastructure Delivery Plan (IDP) alongside the Local Plan. This sets out the different types of infrastructure, including social infrastructure/community facilities, required to support the levels of growth planned. The IDP has informed the preparation of the Local Plan, and some site allocation policies include requirements for the provision of specific types of infrastructure.</p> <p>The proposals for Bell Green retail park and other surrounding site allocations will enable an element of retail and commercial floorspace to be retained/re-provided through new mixed-use developments. They will not preclude the retention/re-provision of medium to larger scale supermarkets. It is recognised that the existing businesses provide important amenities and job opportunities for local residents, and the Council is seeking to ensure that the comprehensive regeneration of sites in Bell Green and Lower Sydenham continue to make such provision through the creation of a new town or local centre, albeit in a different format from the existing out of centre retail park.</p> <p>The proposals are considered to be in line with the London Plan, which provides a steer for Local Plans to deliver new housing through the mixed-use redevelopment of car parks and low-density retail parks and supermarkets.</p> <p>Any proposal for the redevelopment of community infrastructure will be assessed against existing London Plan and Local Plan policies and draft Policy CI1 Safeguarding and securing community infrastructure.</p>	No change.

		<p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>The proposed closure of the Bridge Leisure Centre should be reconsidered, and the centre and sports field should be both better maintained and promoted. To make the area more welcoming better lighting and signage should be provided for Kangley Bridge Road.</p>		<p>The council recognises the potential need for the widening and increase in height at Southend Lane bridge. Whilst high level feasibility studies have been prepared in the past no detailed design work has been undertaken. The Council will work with Network Rail to explore options. This is likely to come forward as part of the BLE and/or the comprehensive redevelopment of Lower Sydenham and Bell Green.</p>	
3	LSA	<p><b>1. Do you have any comments on the proposed vision?</b> Re. Dartmouth Road and Upper Kirkdale. The area on Kirkdale up from Willow Way has been an eyesore for several years. It needs bringing up to the standard of the rest of Kirkdale.</p> <p>There is a high rise building already - the old Section House - and another nearing completion - the old Police Station. Why do we need more? Limit any building to 3 or 4 storeys. Let the garage remain. They have been part of the community for decades. And what about the infrastructure? We can't get doctor's appointments now, so it will get worse. Schools? Added issues with the Mais House project. Parking??</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> Building communities - excellent, but don't destroy what's there now</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> None selected</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> N/A</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>	0	<p>Noted. The key spatial objectives and policies for the West Area address the area around Upper Kirkdale and Dartmouth Road, particularly focussing on the local centres.</p> <p>The Council is preparing the Local Plan to set a positive strategy to deliver sustainable development and meet identified needs for homes, workspace/jobs, town centre floorspace and supporting infrastructure, in line with the National Planning Policy Framework. The London Plan also sets a housing target which the Council must seek to meet through the Local Plan.</p> <p>The Council has prepared an Infrastructure Delivery Plan (IDP) alongside the Local Plan. This sets out the different types of infrastructure, including social infrastructure/community facilities, required to support the levels of growth planned. The IDP has informed the preparation of the Local Plan, and some site allocation policies include requirements for the provision of specific types of infrastructure.</p>	No change.
3	LSA	<p><b>1. Do you have any comments on the proposed vision?</b> Whilst accepting that there is an urgent need for more housing, I strongly oppose this proposal. Local businesses will be affected, particularly The Dartmouth Service Station, a well-established and valued local garage.</p> <p>The infrastructure in the area cannot support more development. There are insufficient school places, local transport links are overcrowded, particularly at peak travel times, it is virtually impossible to get doctors' appointments.</p> <p>This would appear to have been planned with a complete lack of local involvement. I understand that the businesses affected weren't even informed. This is not the way</p>	1	<p>Following the Regulation 18 consultation the Council has held landowner meetings. Informed by these discussions the site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p>	The site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.

		<p>to build trust with the local community. I totally oppose the development in this form.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> See above.</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> See above.</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Willow Way LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> N/A</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>		<p>The Council has prepared an Infrastructure Delivery Plan (IDP) alongside the Local Plan. This sets out the different types of infrastructure, including social infrastructure/community facilities, required to support the levels of growth planned. The IDP has informed the preparation of the Local Plan, and some site allocation policies include requirements for the provision of specific types of infrastructure.</p> <p>The Local Plan is being prepared in accordance with the Council's adopted Statement of Community Involvement.</p>	
3	LSA	<p><b>1. Do you have any comments on the proposed vision?</b> N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Willow Way LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> N/A</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>	1	Noted.	No change.
3	LSA	<p><b>1. Do you have any comments on the proposed vision?</b> This is a very bad idea. More houses / flats great. But we all still need tge services of a mechanic. Since i moved into the area in 2006 i have been using tge dartmouth road garage.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p>	0	Following the Regulation 18 consultation the Council has held landowner meetings. Informed by these discussions the site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan	The site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This

		<p>We still need services. You cant just wipe out services and build houses that will come with cars and rrmove a mechanic from tge heart of the community</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p> <p>None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b></p> <p>N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>Willow Way LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>N/A</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>N/A</p>		<p>process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p>	<p>includes protections for the MOT centre and the amenity of the neighbouring public house.</p>
3	LSA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p>N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p> <p>None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b></p> <p>N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>Willow Way LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>I am the manager of the Bricklayers Arms Public House.</p> <p>The proposals to redevelop Willow Way and to build up to the perimeter of Bricklayers Arms pub will have an adverse effect on us.</p> <p>Firstly we will lose our car park. We need car parking for our deliveries. Our suppliers need to be able to deliver to our door and not have to find parking elsewhere down the road.</p> <p>Also our staff use the car park. Our staff don't leave until gone midnight every night and having the car park gives them extra security as opposed the having to walk a distance late at night in the dark.</p>	1	<p>Noted. Following the Regulation 18 consultation the Council has held landowner meetings. Informed by these discussions the site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p> <p>The Council recognises the important role that public houses play in the local economy and its Lewisham's distinctiveness. Therefore, the draft Local Plan Policy EC7 (Public houses) sets out a new 'presumption in the favour of the retention of public houses'. This will help to ensure that any future proposals for redevelopment of land within the Willow Way LSIS site fully consider the pub and its amenity through the masterplan and design-led process. However it is acknowledged that the site allocation policy could be amended to provide more clarity on the need to protect the public house and its amenity.</p> <p>The Part 2 polies on High Quality Design set out requirement for all new development to respond positively to local character.</p> <p>Car parking provision at the Willow Way LSIS and its surrounds will need to be carefully managed, in line with the London Plan parking standards. Overall, the Local Plan will help give effect to the London Plan objective for 90% of journeys in inner-London to be</p>	<p>The site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p>



		<p>Our customers use the car park. Some customers are designated drivers and rely on the car park and some like to leave their cars there securely over night.</p> <p>Building blocks of flats up to the Pub will dramatically change the aesthetics and character of the pub for the worse. A lot of the pub will no longer be visible. There will also be no privacy for our garden customers, as the flats will be directly overlooking the garden and also some of the private upstairs accommodation of the pub will lose privacy.</p> <p>The old Sydenham Police Station, opposite us on Willow Way, which has just been redeveloped and is now a large block of flats is very imposing and now dwarfs the Bricklayers Arms. We have no privacy now upstairs in the private accommodation. The blinds in the living room and bedroom now have to be permanently drawn for privacy.</p> <p>Your plans for the redevelopment of this site, to surround us with more of these overlooking flats will adversely affect us and that is why I oppose them.</p> <p>The Bricklayers like most pubs is just surviving in a tough industry and environment. These issues mentioned will seriously compromise the continued existence of the Bricklayers as a going concern and those employed.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>N/A</p>		made by walking, cycling and the use of public transport. The promotion of sustainable transport modes are central to the Local Plans ambitions and policies and are set out clearly in Part 2 Transport policies.	
3	LSA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>The Council must consider more effective measures to reduce the environmental and health impact of car use in Lewisham, such as:</p> <ul style="list-style-type: none"> <li>• Creating low-traffic neighbourhoods that are protected from motorised through-traffic (as proposed by London Living Streets in response to the Council's consultation in November 2018).</li> <li>• Increasing the use of non A &amp; B roads for pedestrianised entertainment / retail areas / pocket parks. For example, the immediate vicinity of Brockley station has been temporarily pedestrianised to allow local cafes and restaurants to offer socially-distanced outdoor seating. This has been very successful and should be made permanent. Furthermore it should be considered as a role-model for other similar areas</li> </ul> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <ul style="list-style-type: none"> <li>• Increase safety for everybody inside and around the Brockley and Ladywell Conservation Areas</li> <li>• Prioritise cyclists, pedestrians and public transport</li> <li>• Reduce pollution</li> <li>• Emphasize the tranquil &amp; residential nature of Brockley</li> <li>• Make the access points to Hilly Fields park safer for pedestrians, cyclists and public transport</li> <li>• Co-ordinate work across the Borough, and across London Boroughs, to reduce the through commuter traffic on residential roads from outer London to inner London. This traffic peaks during the morning and evening rush hours.</li> </ul>	1	<p>The Local Plan will help give effect to the London Plan objective for 90% of journeys in inner-London to be made by walking, cycling and the use of public transport. The promotion of sustainable transport modes are central to the Local Plans ambitions and policies and are set out clearly in Part 2 Transport policies.</p> <p>The Councils approach to LTNs can be found on the Councils website.</p>	No change.

		<p><b>3. Do you have any comments on the proposed approaches for the area?</b> Select topic(s) and comment below LWA2: Connected network of Town centres</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> We note that other London boroughs have made significant progress in these areas over the last 18 months, successfully rebalancing road use away from cars towards cycling, walking and public transport. Proven templates exist that can easily be applied throughout the Borough as well, in particular in Brockley and Ladywell wards, where the traditional residential road grids (in the conservation areas in particular) were designed to support local means of transport. These residential roads were never designed to support rat-running car traffic, which is always to the detriment of all residents along those routes.</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> None selected</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> N/A</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>			
3	LSA	<p><b>1. Do you have any comments on the proposed vision?</b> N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> Select topic(s) and comment below None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> None selected</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> N/A</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> Ladywell almost has the feel of a village with an interesting mix of independent shops and a railway station nearby. It could be a beautiful and relaxing centre for people to linger for a rest and a chat were it not for the amount of traffic streaming through and polluting the area with exhaust gases and noise. Closure of the road through Ladywell centre should be considered.</p>	0	<p>Noted. The draft Local Plan recognises the key role of Ladywell in supporting the neighbourhood and local community, and therefore reflects this by re-designating it as a Local Centre within the town centre hierarchy.</p> <p>The Local Plan will help give effect to the London Plan objective for 90% of journeys in inner-London to be made by walking, cycling and the use of public transport. The promotion of sustainable transport modes are central to the Local Plans ambitions and policies and are set out clearly in Part 2 Transport policies.</p> <p>Road closures are outside the scope of the Local Plan. The suggestion regarding Ladywell Road will be passed along to colleagues in the Council's Transport Service.</p>	No change.

3	LSA	<p><b>1. Do you have any comments on the proposed vision?</b> Stop building and overcrowding the area. Plant more trees instead</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> Keep things as they are all natural. It looks good and there is no need to spend the money. If you have excess budget then plant more trees and save the wildlife</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> LWA1: West Area place principles LWA2: connected network of town centres LWA3: Forest Hill district centre LWA4: West Lewisham Links</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> Stop building and overcrowding the area. Plant more trees instead</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> 111-115 Endwell Rd 6 Mantle Rd Jenner Health Centre Havelock House Land at Forest Hill Station west Clyde Vale LSIS Featherstone Lodge, Eliot Bank Former Sydenham Police Station Willow Way LSIS Land at Forest Hill Station east Perry Vale LSIS Land at Sydenham Rd and Loxley Close 113-157 Sydenham Rd 154-160 Sydenham Rd 74-78 Sydenham Rd</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> Stop building and overcrowding the area. Plant more trees instead</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> Stop building and overcrowding the area. Plant more trees instead</p>	2	<p>Noted. The Local Plan is required by National Planning Policy Framework to set a positive strategy for delivering sustainable development, and within this context, meeting identified needs for new homes, workspace and jobs, and town centre uses along with supporting infrastructure. The London Plan sets a housing target for Lewisham which the Council must seek to address through the preparation of the local plan. The proposition to stop building is not consistent with higher level policy.</p> <p>The Local Plan Part 2 policies on Green Infrastructure set out the framework for protecting and managing the Borough's network of green infrastructure, and include requirements for new development around urban greening, nature conservation and enhancement, tree protection and tree planting.</p>	No change.
3	LSA	<p><b>1. Do you have any comments on the proposed vision?</b> There are plans for a lot of housing - perhaps too much and at the expense of protecting and improving nature</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> It seems from the plans that there are a lot of residential properties being planned for. I would strongly argue for this not to be at the expense of nature and the opportunity to improve the quality of nature in the borough. I have seen far too many developments that are built solely to maximise numbers of residences and these are at the expense of providing the greenspace the borough, city and planet needs. The</p>	2	<p>The London Plan sets a housing target for Lewisham which the Council must seek to address through the preparation of the local plan. The Council recognises that meeting this target is a challenge. However, the Local Plan seeks to positively and proactively manage new development in line with the Good Growth principles set out in the London Plan. This is defined as growth that is socially and economically inclusive and environmentally sustainable.</p>	No change.

		<p>green space needs to be of high quality incorporating native species and providing wellbeing opportunities for the whole of the community.</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p> <p>None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b></p> <p>N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>None selected</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>N/A</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>N/A</p>		<p>The Local Plan Part 2 policies on Green Infrastructure set out the framework for protecting and managing the Borough's network of green infrastructure, and include requirements for new development around urban greening, nature conservation and enhancement, tree protection and tree planting.</p>	
3	LSA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p>N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p> <p>None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b></p> <p>N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>Willow Way LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>Given the relatively small extent of employment floorspace that exists on site (with most demolished or vacant), the site has real potential for short term regeneration within this part of Sydenham and lead to future investment in the adjoining Kirkdale High Street area.</p> <p>The site allocation and proposed employment floorspace/residential numbers appear achievable - if not capable of increased residential -as the wider site area is some distance from the nearest heritage assets and not subject to any local or strategic views.</p> <p>We have commented on the potential identification of the Sydenham Extension ASLC - and fail to see that the quality of Kirkdale High Street warrants such a conservation' policy - presenting a further constraint on the future regeneration of the Willow Way Locally Significant Industrial Site (LSIS). There does not appear to be</p>	0	<p>Support noted for the site allocation.</p> <p>All sites will be car-free or car-lite in accordance with the London Plan parking standards.</p>	

		<p>any specific commentary or character assessment of this area in the Lewisham Character Study - so would argue that the proposed inclusion is unwarranted. If the site boundary for the ASCC does take in the Kirkdale High Street area and neighbours the Willow Way site - we would seek its removal as a potential ASLC.</p> <p>We note that the Site allocation requires a masterplan to ensure the appropriate co-location of employment and other uses across the site. This allocation requirement appears at odds with the Policy EC5 E - which only appears to require compliance with EC5 F and G?</p> <p>The relevant policy at EC5 requires clarification and needs to tie into the relevant site allocation document - to avoid confusion.</p> <p>In the event that the Council do eventually require a formal masterplan, it is assumed that they will allow the development of early phases that do not conflict with the wider goals and principles of the Site Allocation and Masterplan.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>The Council should actively support an essential user/car free approach towards the regeneration of these PTAL site(s) encouraging developers and users to switch from car use to car clubs and bikes.</p>			
3	LSA	<p><b>1. Do you have any comments on the proposed vision?</b> Broadly support</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> Broadly support</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> LWA1: West Area place principles</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> I broadly support the principles, particularly that requiring proposals to respond to and reconnect remnants of the Great North Wood.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> I object to the designation of this remnant of the Great North Wood for development, reducing the green corridor between One Tree Hill and (through the Horniman) Sydenham Woods and damaging an important wildlife habitat. Building on green sites in general, let alone ancient woodland, should be avoided and appear contrary to objectives D8 &amp; D9 of the draft Plan. This green wooded site is adjacent to the most historic buildings in Forest Hill, and contains an Edwardian building which is one of the gate houses of the former Tewkesbury Lodge, all of which contribute to the character of the area.</p>	3	<p>Support for vision and objectives noted.</p> <p>Following the Regulation 18 consultation the Council has held landowner meetings. Informed by these discussions the site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p> <p>it is acknowledged that site constraints limit the potential developable area. Should any future planning application come forward for redevelopment on this predominantly backland site, the proposal will be considered against other Local Plan policies.</p>	The site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.

3	LSA	<p><b>1. Do you have any comments on the proposed vision?</b> N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> The proposed development of the Havelock House site appears to be at odds with objective 9 to protect and enhance the distinctive woodland character of the area.</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Havelock House</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> We are very concerned about the proposal to develop the site behind Havelock House given the impact this would have on the trees and wildlife in that space. There is of course very little information at this stage about the nature of such a proposed development or what the exact affected area would be given the visual outline in the Lewisham plan document appears to encompass a significant number of pre-existing residential buildings and gardens (up to approximately half of the outlined area). However, 30 residential units seems a very high number to be contemplating if there is any intention to protect and preserve the woodland character of this area of land and its existing low rise residential properties. Our concerns include:</p> <p>1. Landscape - the extensive green space is an important element in the wildlife habitat of the area, partial or complete removal of the tree cover and associated vegetation would constitute significant environmental harm. Are there/should there be any tree preservation orders in place to protect any of the trees?</p> <p>2. Character - the green canopy is also an important element of the character of the area and a significant visual feature at the top of the area's topography. The loss of this mature feature would constitute significant harm to the character of the area.</p> <p>3. Access - there is no obvious direct access to the site, both frontages are occupied by active uses, both would require removal of trees to allow construction and occupation - in conflict with the strategic objective to retain green cover</p> <p>4. Servicing - as an undeveloped site the anticipated provision of new utility services would further impact the substantial tree cover and wildlife habitat.</p> <p>5. Parameters - in the absence of a more specific proposal for the site, the physical parameters constitute an unknown risk, consequently matters of configuration, building height, density and plot coverage will impact access, landscape and character - in the absence of site specific guidance for this sensitive site, allocation should be considered premature.</p> <p>6. Any development of the site would have significant local impact and should not be determined without fuller community engagement - eg through local residents</p>	4	<p>Noted. Informed by feedback from the Regulation 18 consultation, the Havelock House site allocation will be removed from the Local Plan. Whilst the site area is roughly 1.5 ha and therefore warrants consideration as a strategic site, it is acknowledged that site constraints limit the potential developable area. Should any future planning application come forward for redevelopment on this predominantly backland site, the proposal will be considered against other Local Plan policies.</p>	<p>Local Plan amended to remove the site allocation for the Havelock House, Telecom site and Willow Tree House site.</p>
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		<p>associations such as the Tewkesbury Lodge Estate Residents' Association - prior to allocation. Should allocation be granted, we would want to see a community design exercise undertaken to ensure the above and any other community concerns are appropriately recognised and taken into account for any specific design proposals.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>N/A</p>			
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>I believe the proposed vision sounds ok but I'm wary about the allocation of public funds for revitalising local businesses and green spaces when there are larger problems in the area that are necessary but not necessarily revenue driving. After many years of dedicated collaboration with councillors on the traffic and safety issues of Drakefell and Gellatly Roads, we fully expected to see some mention of these roads in the detailed plan for the "West Area". However, Section 8 talks about transforming the South Circular, Brockley Rise and Brockley Road into "healthy streets" but there is not so much as a mention of Drakefell and Gellatly Roads. Perhaps we have misunderstood but it seems pretty clear from this document that our roads have been de-prioritised by Lewisham Council and no-one has taken it upon themselves to let us know.</p> <p>Again and again, Drakefell Road and Gellatly Road are ignored or overlooked by this Council. Many of us have worked hard repeatedly to provide evidence of local support for change and have even proposed ways of achieving this. And yet each time, just as we think we have finally managed to secure the funding required, things go very quiet and we learn, not from our ward councillors but through social media, that we have been pushed aside in favour of somewhere else, despite constant and indeed recent assurances from councillors that Drakefell and Gellatly are a priority for them. Last fall our car was totalled by a drunk driver speeding down Drakefell road who nearly drove into our house. We no longer feel safe living on a road that is a main thoroughfare for the council and never supported for traffic measures to be put in place.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p>There is no mention of improvements to existing traffic flow in neighbourhoods.</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p> <p>None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b></p> <p>Nothing to do with my neighbourhood</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>None selected</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>Nothing to do with my neighbourhood</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p>	0	Noted	Local Plan amended to make reference to Drakefell Road/Gellatly Road.

		Action on and around the “Drakefell Gellatly Corridor” where problems around traffic speed, safety, congestion and pollution have been more than evident for some time and reported by members of the community countless times.			
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> Vision is good but must be inclusive of all areas. The Ravensbourne Road / A205 area and parade of shops is completely ignored, that is not right. Please don't ignore Ravensbourne Road / A205 area and parade of shops which is a real trouble spot and totally NEGLECTED.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> Yes! Aim 8: Transform the South Circular (A205) and Brockley Rise / Brockley Road (B218) into ‘healthy streets’ with public realm improvements that make walking, cycling and use of public transport safer and more convenient.  Your ambition here MUST extend to the deprived parade of shops of Stansted Road numbers 295-341, not just the corner with Brockley Rise. This parade is shabby, unloved and in serious need to support. There are 3 (THREE!) chicken shops within 300m, how unhealthy is that. Shops are empty and the fronts shabby. We need serious regeneration here with greater choice. The area is ALWAYS FORGOTTEN as it falls close to the border between wards. This is unfair and you are failing a diverse community with older and disabled people living here.</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> Regeneration</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> Please include Ravensbourne Road / A205 area and parade of shops</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> None selected</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> Please don't ignore Ravensbourne Road / A205 area and parade of shops which is a real trouble spot and totally NEGLECTED.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> Please don't ignore Ravensbourne Road / A205 area and parade of shops which is a real trouble spot and totally NEGLECTED.</p>	0	<p>A comprehensive review of the borough’s town centres and Local Parades has been carried out and used to inform the Local Plan.</p> <p>The Local Plan has a policy on restricting over concentrations of betting shops and fast food takeaways.</p>	No change.
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> Good vision - improving public transport links, revitalising local centres, and above all recognising the importance of maintaining green spaces.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> On the face of it the objectives appear sound. However, not all proposals appear to meet the objectives.</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> None selected</p>	5	<p>Support for vision and objectives noted.</p> <p>Informed by feedback from the Regulation 18 consultation, the Havelock House site allocation will be removed from the Local Plan. Whilst the site area is roughly 1.5 ha and therefore warrants consideration as a strategic site, it is acknowledged that site constraints limit the potential developable area. Should any future planning application come forward for redevelopment on this predominantly backland site, the proposal will be considered against other Local Plan policies.</p>	Local Plan amended to remove the site allocation for the Havelock House, Telecom site and Willow Tree House site.



		<p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Havelock House</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> The proposal for the development of the land surrounding Havelock House seem to be at odds with the objective (point 9) to "Protect and enhance open and green spaces along with the distinctive woodland character of the area". Furthermore, it will do nothing to assist the council reaching its target to deliver net gains in biodiversity (Green Infrastructure (section 10)) because it will be reducing the area of green space within the Borough. . The Development Plan for the West Area makes important reference to the remnants of the Great North Wood that can still be seen in Forest Hill. The proposed area for development is in the best part of the Great North Wood that we have. The oak trees and natural woodland that are found here must be preserved.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> Although a relatively small area, the wild life found is diverse and special as has been mentioned by others in their comments on this site. We have, during this pandemic, especially come to realise how important these green spaces are. It's not just about retaining the space and all that lives there for the sake of the wild life, it is also about our own wellbeing, physically, mentally and spiritually. Filling in every green space is counter productive, it may help to reach a target set today but it will do nothing for the future of our area. These precious spaces can easily be destroyed and once gone, they are gone forever. Their loss will not enhance the neighbourhood, it will instead distract from its very character, something the 'Vision' appears to want to protect and it will add to the burden of traffic and demands on infrastructure. On first reading the 'Vision', I thought that was recognised.</p>			
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Willow Way LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p>	1	Following the Regulation 18 consultation the Council has held landowner meetings. Informed by these discussions the site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.	The site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.

		<p>I've been customer of Dartmouth Service Garage for many years. Closing this place will have negative impact on local society as there isn't many garages in the area, especially ones that provide solid and reliable service.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>N/A</p>			
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>Many of the proposed sites need revitalisation and are ideal for building affordable homes and workspaces apart from a few sites in the West Area, where green and wooded spaces would be reduced.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p>The main objectives in the West Area Summary are realistic and take account of how the main centres within the Area could complement each other. I particularly applaud Objective 9: "Protect and enhance open and green spaces, along with the distinctive woodland character of the area. Deliver a connected network of high quality walking and cycle routes that link these spaces." and would expect any developments to be consistent with this.</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p> <p>LWA1: West Area place principles LWA2: Connected network of town centres LWA4: West Lewisham Links</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b></p> <p>LWA1: West Area place principles</p> <p>There is scope for intensification in terms of employment and dwelling opportunities for some of the sites identified, but this should be not be at the cost of over-development in terms of the density of building and the erosion of green or wooded spaces.</p> <p>LWA2: Connected network of town centres</p> <p>Historical character is important in preserving much needed local distinctive qualities within a large metropolis. In the case of Forest Hill and its surrounds, the green spaces and wooded areas are distinctive features that would need to be preserved. In terms of public realm, social, cultural, spatial and physical characteristics are highly intertwined and the above amenities are an important contribution to how Forest Hill is experienced.</p> <p>LWA4: West Lewisham Links</p> <p>More cycle tracks would be a welcome feature and needed to complement the cycle parking mentioned.</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>Featherstone Lodge, Eliot Bank Havelock House</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p>	4	<p>Support for objectives noted.</p> <p>Informed by feedback from the Regulation 18 consultation, the Havelock House site allocation will be removed from the Local Plan. Whilst the site area is roughly 1.5 ha and therefore warrants consideration as a strategic site, it is acknowledged that site constraints limit the potential developable area. Should any future planning application come forward for redevelopment on this predominantly backland site, the proposal will be considered against other Local Plan policies.</p> <p>The Featherstone Lodge site allocation has a previous planning consent (reference DC/14/086666) although this has lapsed. The site allocation reflects the land use principles and site capacity established through the lapsed consent, also recognising that site specific matters have been addressed through the design-led approach and planning approval process. It is therefore considered appropriate to allocate this site to help address the Borough's identified housing need.</p>	Local Plan amended to remove the site allocation for the Havelock House, Telecom site and Willow Tree House site.

		<p>Proposals for the majority the sites identified are welcome and would greatly improve the functionality and attractiveness of some areas that have become run down and not used to their potential. However, there are particular concerns regarding the proposals for two sites: Havelock House and Featherstone Lodge, Eliot Bank.</p> <p>In the case of Havelock House (which includes the Telecom site and Willow Tree House near Horniman Drive), development of 30 housing units within the backland portion would significantly erode what is currently a green and wooded area which, as a remnant of the Great North Wood, is also of historic significance. The proposal for this site is inconsistent with the principles stated in the proposed vision: the above remnants need be retained - not destroyed. There is also the need to maintain biodiversity and wildlife and the reduction of habitat and the wildlife corridor implicated in the proposal for this site would compromise this.</p> <p>Similar issues would arise from the provision of new buildings and the proposed development of 33 housing units for the Featherstone Lodge site.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>N/A</p>			
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> Revitalisation in terms of affordable homes and workspaces is welcome provided it is sensitive to the environment and does not at cost to the amenities that encourage local living – in particular green and wooded spaces.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> The main objectives in the West Area Summary are realistic and take account of how the main centres within the Area could complement each other. I particularly applaud Objective 9: (“Protect and enhance open and green spaces, along with the distinctive woodland character of the area. Deliver a connected network of high quality walking and cycle routes that link these spaces.”) and would expect any developments to be consistent with this.</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> LWA1: West Area place principles LWA2: Connected network of town centres LWA3: Forest Hill district centre LWA4: West Lewisham Links</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> LWA1: There is scope for intensification in terms of employment and dwelling opportunities for some of the sites identified, but this should be not be at the cost of over-development in terms of the density of building and the erosion of green or wooded spaces.</p> <p>LWA2 + LWA3: Historical character is important in preserving much needed local distinctive qualities within a large metropolis. In the case of Forest Hill and its surrounds, the green spaces and wooded areas are distinctive features that would need to be preserved. In terms of public realm, social, cultural, spatial and physical</p>	5	<p>Support for vision and objectives noted.</p> <p>Informed by feedback from the Regulation 18 consultation, the Havelock House site allocation will be removed from the Local Plan. Whilst the site area is roughly 1.5 ha and therefore warrants consideration as a strategic site, it is acknowledged that site constraints limit the potential developable area. Should any future planning application come forward for redevelopment on this predominantly backland site, the proposal will be considered against other Local Plan policies.</p> <p>The Featherstone Lodge site allocation has a previous planning consent (reference DC/14/086666) although this has lapsed. The site allocation reflects the land use principles and site capacity established through the lapsed consent, also recognising that site specific matters have been addressed through the design-led approach and planning approval process. It is therefore considered appropriate to allocate this site to help address the Borough’s identified housing need.</p>	Local Plan amended to remove the site allocation for the Havelock House, Telecom site and Willow Tree House site.

		<p>characteristics are highly intertwined and the above amenities are an important contribution to how Forest Hill is experienced.</p> <p>LWA4: More cycle tracks would be a welcome feature and needed to complement the cycle parking mentioned.</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>Havelock House Featherstone Lodge, Eliot Bank</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>Proposals for the majority the sites identified are welcome and would greatly improve the functionality and attractiveness of some areas that have become run down and not used to their potential. However, there are particular concerns regarding the proposals for two sites: Havelock House and Featherstone Lodge, Eliot Bank.</p> <p>In the case of Havelock House (which includes the Telecom site and Willow Tree House near Horniman Drive), development of 30 housing units within the backland portion would significantly erode what is currently a green and wooded area which, as a remnant of the Great North Wood, is also of historic significance. The proposal for this site is inconsistent with the principles stated in the overall proposed vision: the above remnants need be retained - not destroyed. There is also the need to maintain biodiversity and wildlife and the reduction of habitat and the wildlife corridor implicated in the proposal for this site would compromise this.</p> <p>Similar issues would arise from the provision of new buildings and the proposed development of 33 housing units for the Featherstone Lodge site.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>N/A</p>			
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>MORE FOCUS ON CYCLING! - make it MUCH easier - cycle only major roads and routes that are direct, uninterrupted and segregated from cars/vehicles. - reduce / ban parking (apart from loading/disabled parking) on all high streets and main roads and put in segregated cycle routes instead.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p>N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p> <p>None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b></p> <p>N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>None selected</p>	3	<p>The Local Plan will help give effect to the London Plan objective for 90% of journeys in inner-London to be made by walking, cycling and the use of public transport.</p> <p>The Local Plan supports and seeks to promote cycling through the Healthy Streets Approach (see the Part 2 Transport policies for further details). The specific nature of cycleways and cycle provision will be considered on a case-by-case basis, however this may include segregated lanes.</p>	No change.

		<p><b>6. Please provide your comments on the site allocation(s) selected above.</b> N/A</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>			
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Havelock House</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> We have carefully considered the proposal and we think that it is contrary to many of the principles that are set out in the Council's Development Plan.</p> <p>1. Within the Green Infrastructure (Section 10) section of the plan is the statement that "The Council will seek to deliver net gains in biodiversity (and support the London Plan to be 50% green by 2050". The proposed development of The Telecom Site will reduce the area of green space within the Borough by more than any other development plan being considered for Lewisham West and possibly by more than any other area of Lewisham as well.</p> <p>2. Similar points are made in GR3 (page 355) "development proposals need to maximise opportunities to retain these trees and avoid compromising and encroaching on available space for trees,"</p> <p>3. More specifically for the West Area, Point 9 of the objectives is to "Protect and enhance open and green spaces along with the distinctive woodland character of the area" This of course is reflected in place names - most notably Forest Hill. The proposed development is slap bang in the middle of the Forest on our Hill!</p> <p>4. The Development Plan for the West Area makes welcome reference to the remnants of the Great North Wood that can still be seen in Forest Hill (see paras 18.2, 18.8, 18.9, 18.13). These remnants form a wildlife corridor between Sydenham Woods and One Tree Hill, both of which are recognised as Nature Reserves in the London Borough of Southwark. The proposed development site is in the best part of the Great North Wood that we have in Forest Hill and for that matter in Lewisham. The Council should make sure that it retains not only all the Oak trees on the skyline but also the other areas of natural woodland that lie between The Telecom Mast, Willow Tree House and Havelock House.</p>	5	Noted. Informed by feedback from the Regulation 18 consultation, the Havelock House site allocation will be removed from the Local Plan. Whilst the site area is roughly 1.5 ha and therefore warrants consideration as a strategic site, it is acknowledged that site constraints limit the potential developable area. Should any future planning application come forward for redevelopment on this predominantly backland site, the proposal will be considered against other Local Plan policies.	Local Plan amended to remove the site allocation for the Havelock House, Telecom site and Willow Tree House site.

		<p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>6. The Oak trees on the development site are part of a wildlife corridor which traces the course of the Great North Wood from Sydenham Woods to Horniman Triangle, to Horniman Gardens, to the development site, to One Tree hill. Woodland birds migrate along this corridor. In Spring there are Chiffchaff, Willow Warblers and Blackcap (regularly), Buzzard (occasionally) and Firecrest (rarely). In late Summer there are Chiffchaff, Willow Warblers and Garden Warblers (regularly) and Pied Flycatchers (rarely), and in Winter there are Redwing (regularly) and Brambling, Siskin and Redpoll (rarely)</p> <p>7. Downland grasses, plants and invertebrates have been found on the nearby Honor Oak Road Reservoir Site, and a similar survey of the grassy slopes of the proposed development site would be prudent.</p> <p>8. We recommend that additional native trees be planted on the proposed development site. Street Trees for Living is already fundraising for Oak trees on the Horniman Triangle. We as a Residents' Association have worked with Street Trees for Living to fund raise for 50 trees on the streets around the proposed development site. We would be happy to volunteer to raise funds for Oak trees on the development site. Such planting would support the Council in its Plan. "The Council will seek to deliver net gains in biodiversity (and support the London Plan to be 50% green by 2050)".</p>			
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> The vision refers to the woodland character yet one of these proposals would directly and significantly affect the remaining woodland and green area between the Telecom site at Horniman Drive and Havelock House in Honor Oak Road.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Havelock House</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> The area referred to as Havelock House in the document is a cause for concern for several reasons. The proposal to build up to 30 housing units in this place is deeply disturbing.</p> <p>The green area between Havelock House and the Telecom site in Horniman Drive contains 15 mature oaks which are a remnant of the Great North Wood. The Great North Wood has been reduced over the years and this remnant must be retained not just for historical reasons but also because we need the trees. They provide an</p>	6	<p>Noted. Informed by feedback from the Regulation 18 consultation, the Havelock House site allocation will be removed from the Local Plan. Whilst the site area is roughly 1.5 ha and therefore warrants consideration as a strategic site, it is acknowledged that site constraints limit the potential developable area. Should any future planning application come forward for redevelopment on this predominantly backland site, the proposal will be considered against other Local Plan policies.</p> <p>The Council has prepared an Infrastructure Delivery Plan (IDP) alongside the Local Plan. This sets out the different types of infrastructure, including social infrastructure/community facilities, required to support the levels of growth planned. The IDP has informed the preparation of the Local Plan, and some site allocation policies include requirements for the provision of specific types of infrastructure.</p>	Local Plan amended to remove the site allocation for the Havelock House, Telecom site and Willow Tree House site.

		<p>important function. They absorb carbon dioxide. They are good for our mental health too.</p> <p>There are also other trees in this place which also play an important part in creating the identity of this green area.</p> <p>The area is very significant because it supports wildlife. Any development here would threaten the trees and wildlife even if the trees are preserved. The council favours biodiversity and this proposed development would result in a significant loss of biodiversity.</p> <p>The area attracts people who visit the area and others who would like to live here. The area has magnificent views. These views should be protected rather than spoiled. This green space must be protected and preserved and this proposal would certainly result in the loss of important green space and the loss of health benefits such as the air quality.</p> <p>Fairlawn Primary school and Horniman school are both very popular and oversubscribed. The increased population would lead to more pressure on the schools and other services.</p> <p>The roads within this area have experienced problems with the number of cars racing through. The council has been informed of these problems but very little attention has been given to it to address it. We cannot afford to have even more road traffic as a result of this development.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>N/A</p>			
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> A good vision, but developing the site behind Havelock House would ruin it.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> See below</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> See above</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Havelock House</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> We have lived in this area for 40 years, and over that time have seen the degradation of the natural habitat: we used to have Hedgehogs at the bottom of our garden in Forest Hill, and a Tawny Owl would hoot from an old tree stump: these have disappeared. The area is ancient Downland, as witness Downland plants like Bird's Foot Trefoil and Yarrow that grow on the triangle at Rocombe Crescent.</p>	9	<p>Support for vision noted.</p> <p>Informed by feedback from the Regulation 18 consultation, the Havelock House site allocation will be removed from the Local Plan. Whilst the site area is roughly 1.5 ha and therefore warrants consideration as a strategic site, it is acknowledged that site constraints limit the potential developable area. Should any future planning application come forward for redevelopment on this predominantly backland site, the proposal will be considered against other Local Plan policies.</p>	Local Plan amended to remove the site allocation for the Havelock House, Telecom site and Willow Tree House site.

		<p>Woodland flowers such as Dog Violet, Wood Avens and Lesser Celandine grow on the development site and adjacent gardens.</p> <p>Ancient Oaks form a Wildlife Corridor running from Sydenham Woods to Horniman Triangle, to Horniman Gardens, through the Telecom Mast site behind Havelock House, through back gardens, which contain many Oaks, to One Tree Hill, which is in Southwark. And enthusiastic local groups are planting even more Oaks on the Horniman Triangle, with ambitions to plant Hornbeam as well, to diversify and add to the existing trees and so replace some of the woodland that has been lost over time.</p> <p>The Telecom Mast site contains many Oaks and other trees that are an essential link in this chain. Peregrine Falcons have been spotted on the Mast, from where they were clearly hunting the small birds which allowed them to rear a family last year. They, and many invertebrates and small mammals have thrived not just because of the mature Oak trees, but because of a whole ecosystem of scrub and other trees and bushes that make up this ecosystem. In addition, Red Kite, the occasional Buzzard, and even Hobby have been spotted from the hill. And many woodland birds, such as Nuthatch, Long Tailed, Coal and Blue Tits, Greater Spotted Woodpecker, Green Woodpecker, Greenfinch, Goldfinches, Goldcrest and even Firecrest can be seen in back gardens.</p> <p>Developing the site behind Havelock House would damage this ecosystem. If we are to preserve this irreplaceable chain of wildlife we should be thinking, not of building on the site, but actually adding to the trees on it, in order to preserve it for posterity. This would contribute to an important goal in Lewisham's Development Plan which is "to deliver net gains in biodiversity (and support the London Plan to be 50% green by 2050)"</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>N/A</p>			
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>N//A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p>N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b></p> <p>None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b></p> <p>N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>Havelock House</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> As a local resident, I am concerned about the Havelock House site. The plan itself notes the importance of the area's "green spaces, ... long views and woodland character". The site has a significant number of trees, which are part of the wildlife</p>	7	<p>Noted. Informed by feedback from the Regulation 18 consultation, the Havelock House site allocation will be removed from the Local Plan. Whilst the site area is roughly 1.5 ha and therefore warrants consideration as a strategic site, it is acknowledged that site constraints limit the potential developable area. Should any future planning application come forward for redevelopment on this predominantly backland site, the proposal will be considered against other Local Plan policies.</p> <p>The Local Plan will help give effect to the London Plan objective for 90% of journeys in inner-London to be made by walking, cycling and the use of public transport. The promotion of sustainable transport modes are central to the Local Plans ambitions and policies and are set out clearly in Part 2 Transport policies.</p> <p>Local issues regarding congestion and 'rat runs' will be passed along to colleagues in the Transport service.</p>	Local Plan amended to remove the site allocation for the Havelock House, Telecom site and Willow Tree House site.



		<p>corridor between One Tree Hill and Horniman Gardens. The green space on the site is valuable as wildlife habitat. Also further development might well impede current striking views.</p> <p>In addition, traffic in the surrounding streets already gets heavily congested. During peak times local residential streets are used as a "rat run" and become very clogged. This creates pollution and is sometimes also dangerous. I think the current roads could struggle to cope with more traffic.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>N/A</p>			
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p>N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b></p> <p>None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b></p> <p>N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>Havelock House</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>30 units could be too dense for the area available, particularly if the older trees are to be saved. A compromise would be to find a balance between green and housing</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>N/A</p>	7	<p>Noted. Informed by feedback from the Regulation 18 consultation, the Havelock House site allocation will be removed from the Local Plan. Whilst the site area is roughly 1.5 ha and therefore warrants consideration as a strategic site, it is acknowledged that site constraints limit the potential developable area. Should any future planning application come forward for redevelopment on this predominantly backland site, the proposal will be considered against other Local Plan policies.</p>	<p>Local Plan amended to remove the site allocation for the Havelock House, Telecom site and Willow Tree House site.</p>
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p>N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b></p> <p>None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b></p> <p>N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>None selected</p>	0	<p>Noted. The Low Traffic Neighbourhood scheme is outside the scope of the Local Plan. However the plan does include new policies which aim to improve support liveable neighbourhoods and placemaking through public realm enhancements, particularly in terms of supporting and encouraging walking and cycling and reducing car dominance. This includes Part 2 policies on Public Realm and Healthy Streets.</p>	<p>No change.</p>

		<p><b>6. Please provide your comments on the site allocation(s) selected above.</b> N/A</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> Placeshaping - I've recently moved to the area (SE23/SE4 border) and one of the most successful bits of placeshaping that I've had the pleasure to come across are the LTN and assorted seating area by Eddystone Road bridge - it's truly fantastic! It's used all the time, even in the depths of winter and really is a hidden gem of a spot that seems really loved by the community. I've also seen the free bike-fixing service there a few times which is a great spot given it's such a well used route from Peckham into west Lewisham Borough. I know there are a lot of other bridges that intersect the Overground mainline, I think similar Public Realm interventions could be enacted at most of the other spots. It would also very much support the "Places to Dwell" ambition of the plan.</p>			
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> We welcome the proposed vision, in particular improving public transport links, revitalising the local centres and most of all focusing on improving environmental concerns and maintaining green spaces.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> Very supportive of improving walking and cycling access and safety around the intersection by Forest Hill Station, as well as anything that can be done to address pollution - this is presently an unpleasant area that feels dangerous as a pedestrian or cyclist</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> None selected</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> We would have strong reservations over any development of this site.</p> <p>- This area - including, but not limited to the mature oak trees - is an important part of a local wildlife corridor, and building over this site is likely to have a significant detrimental effect to local wildlife habitat.</p> <p>- The proposal appears contrary to the stated objective to "Protect and enhance open and green spaces, along with the distinctive woodland character of the area".</p> <p>- I am particularly concerned over any additional pressure on traffic on Honor Oak Road - it is already extremely dangerous walking along this road during the school run to Fairlawn School - as I go into detail below.</p>	8	<p>Support for vision and improving walking and cycling is noted.</p> <p>With regard to the suggested road improvements we will pass your comments on to the Transport team.</p> <p>All development within Forest Hill will be car-free or car-lite in accordance with the London Plan parking standards.</p>	No change.

		<p>- vehicular access to site - it is unclear what the proposal is but I am concerned this would also push more vehicle traffic onto the residential roads around the site.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>As mentioned above, I find the approach to Fairlawn School along Honor Oak road to the west of the school extremely dangerous for pedestrians, especially children, and would like to see some improvements to this incorporated into the local plan. This appears in scope for the vision and objectives of the plan.</p> <p>The pavement between the Canonbie road junction with Honor Oak Road, and the school, is extremely narrow, and at least once a week significantly narrowed even further by bins being put out; I regularly find myself forced onto the road walking to and from school, even before we were required to follow pandemic related social distancing.</p> <p>Furthermore there have been more than one occasion where inconsiderate roadworks contractors have further narrowed the pavement by placing roadworks signs on the pavement, typically reducing the pavement width to less than a half.</p> <p>Northbound motor traffic also regularly turns from Honor Oak Road into Canonbie Road without due care and often cutting across the corner of the pavement - again this is extremely dangerous during the school run when families are trying to cross the road.</p> <p>I would love to see some proposals for remedying this and making the pedestrian access to Fairlawn a safer and less stressful daily experience</p>			
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Willow Way LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> The proposed redevelopment of Willow Way LSIS is wholly unacceptable. This area is currently sympathetic to the area with a mix of industrial units. In particular, Dartmouth Service Station is an essential and integral part of the Sydenham/Forest Hill community. This established local business is irreplaceable as a part of, and indeed at the heart of, the local area - providing unsurpassed service, value and integrity in dealing with their customers. This area does not need any additional new retail units and the proposed residential development in the Willow Way LSIS is a monstrous eyesore that will destroy the ambience of this historic part of Sydenham.</p>	0	<p>Noted. The draft Local Plan proposals for Willow Way LSIS aim to provide for a comprehensive and employment-led mixed-use redevelopment. It is considered that a more optimal use of land could be made on vacant land and some underused parts of the site. The policy sets out a clear no net loss of industrial floorspace principle, with the expectation an intensification of business uses can be delivered. It is also considered that the revitalisation of the LSIS can support the vitality and viability of the Upper Kirkdale centre, including through new public realm and townscape improvements.</p> <p>Following the Regulation 18 consultation the Council has held landowner meetings. Informed by these discussions the site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p>	The site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house

		<p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>Yes - find an alternative location and leave well alone.</p>			
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> I think that the vision for Lewisham West is exactly right, but you are not following it in some cases - see below.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> I agree with the spatial objectives for Lewisham West.</p> <p>However, I think that the objective of creating a "healthy street" along the South Circular Road is unrealistic. The council has no responsibility for the South Circular, and TfL, which is responsible, can do little. A team from TfL looked at tree planting opportunities along the South Circular Road in Forest Hill and found hardly any sites where trees could be planted. There were too many "subsidence hot spots" and too many underground services. As long as traffic pollution continues to increase, the South Circular Road is likely to remain an unhealthy environment.</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> LWA1: West Area Place principles</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> The principle that green spaces should be protected, integrated and connected is correct, but the development proposals for the Havelock House site, if accepted, would have the opposite effect (see below).</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Havelock House</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> This is the greenest site that is mentioned in the Development Plan for Lewisham West, and possibly in the whole of Lewisham.</p> <p>1) It includes at least 10 mature Oak trees, as well as many other native trees, a hedge and areas of grass.</p> <p>2) It supports a large population of small birds which fed the 2 Peregrine Falcons which hunted from the Telecom mast last year and early this year.</p> <p>3) It is part of the wildlife corridor of Oak trees in fragments of the Great North Wood from Norwood, to Crystal Palace, to Dulwich Woods, to Sydenham Woods, to Horniman Gardens, to the Telecom mast, through back gardens in Liphook Crescent and Ringmore Rise to One Tree Hill.</p> <p>4) This is the longest wildlife corridor that runs through Lewisham, and is the only one that is threatened by the Development Plan.</p> <p>5) The corridor is deteriorating as the result of recent development, and the Tawny Owls and Hedgehogs which were seen in the Forest Hill part of this corridor 30 years ago have now retreated to Sydenham Woods.</p>	9	<p>Support for vision noted.</p> <p>The Local Plan will help give effect to the London Plan objective for 90% of journeys in inner-London to be made by walking, cycling and the use of public transport. The promotion of sustainable transport modes are central to the Local Plans ambitions and policies and are set out clearly in Part 2 Transport policies.</p> <p>Whilst recognising that the South Circular is a TfL road, the Council considers there are opportunities to enhance the qualities of it by applying the Healthy Streets approach. The Council will continue to work with the London Mayor, TfL and other stakeholders to improve the quality of the environment along the road especially for travel by walking, cycling and public transport.</p> <p>Informed by feedback from the Regulation 18 consultation, the Havelock House site allocation will be removed from the Local Plan. Whilst the site area is roughly 1.5 ha and therefore warrants consideration as a strategic site, it is acknowledged that site constraints limit the potential developable area. Should any future planning application come forward for redevelopment on this predominantly backland site, the proposal will be considered against other Local Plan policies.</p>	Local Plan amended to remove the site allocation for the Havelock House, Telecom site and Willow Tree House site.

		<p>6) Despite this deterioration, the Forest Hill part of this corridor has this year seen 50 Redwing from Scandinavia, one Chiffchaff and one Blackcap from Africa, and one Red Kite on local migration.</p> <p>It is not sufficient to protect the Oak trees alone. In order to regenerate itself, the wood needs woodland clearings and areas of scrub where saplings can grow and birds can nest.</p> <p>No one doubts that Lewisham needs more housing, but on this site - surely the greenest in the Development Plan - the case for conservation is stronger than the case for development.</p> <p>As local residents we have funded the planting of 25 street trees that support this corridor, and connect the Telecom mast site both to One Tree Hill and also to Horniman Gardens. We have also planted another 25 trees in surrounding streets. As far as this site is concerned, local residents are following the Development Plan by connecting up fragments of the former Great North Wood. By asking for development proposals on the Telecom Mast site the Council appears to be going against the Development Plan and weakening a link in the wildlife corridor.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>No</p>			
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> I wholly agree with making Sydenham more 'healthy' and attractive centre to live in.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Willow way LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> I don't agree with closing down businesses i.e the garage, which has been a trustworthy business serving this community for many years to build apartment blocks. I understand it is a compulsory purchase which is very rude and unfair. Where are they supposed to go? What about all us residents who use them? At least with the garage there, is is open air and you're not walking past an oppressive high rise (and exactly how 'high rise' is proposed - they should be banned! What about all the apartments next to Sainsburys at the roundabout, have they all been filled, there are so many going up, does the garage really need to be closed down? They're a busy business and should remain part of the community.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p>	0	<p>Support for vision noted.</p> <p>Following the Regulation 18 consultation the Council has held landowner meetings. Informed by these discussions the site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p> <p>The draft Local Plan does not include any details or proposals around the compulsory purchase of specific land or sites.</p>	<p>The site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p>

		Lots of bike lanes, more greenery			
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Willow Way LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> It is outrageous that Lewisham Council is considering expropriating the Dartmouth Service Station. They provide an essential service, local jobs and great service to the community. How can killing honest and useful businesses "benefit" the local community?</p> <p>And what about the Bricklayers? This historic pub will be dwarfed by high rise buildings!</p> <p>Who could, in their right mind, think that it is a good idea?</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> Do not kill businesses and destroy local jobs!</p>	0	<p>Following the Regulation 18 consultation the Council has held landowner meetings. Informed by these discussions the site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p> <p>Noted. The Council recognises the important role that public houses play in the local economy and its Lewisham's distinctiveness. Therefore, the draft Local Plan Policy EC7 (Public houses) sets out a new 'presumption in the favour of the retention of public houses'. This will help to ensure that any future proposals for redevelopment of land within the Willow Way LSIS site fully consider the pub and its amenity through the masterplan and design-led process. However it is acknowledged that the site allocation policy could be amended to provide more clarity on the need to protect the public house and its amenity.</p>	<p>The site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p> <p>Willow Way LSIS site allocation amended to include new development guidelines around protecting the character and amenity of the pub.</p>
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> As stated in no. 9, 'It is important to protect and enhance green spaces along with the distinctive woodland character.' This is why I disagree with the proposed 30 new units. The proposed development contradicts the objective.</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Havelock House</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p>	9	<p>Following the Regulation 18 consultation the Council has held landowner meetings. Informed by these discussions the site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p> <p>it is acknowledged that site constraints limit the potential developable area. Should any future planning application come forward for redevelopment on this predominantly backland site, the proposal will be considered against other Local Plan policies.</p>	<p>Local Plan amended to remove the site allocation for the Havelock House, Telecom site and Willow Tree House site.</p> <p>The site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p>

		<p>This site retains remnants of the Great North Wood. This is part of the distinctive woodland character of the area. It is a wonderful natural space and it is vital to protect the mature oaks, trees, shrubs and diverse animal life which lives there. (There have even been peregrine falcons nesting.) These plans seem to have been drawn up without really taking into account how special the area is. I appreciate that building additional homes is important but I really do believe that retaining this small area of biodiversity is essential. We need to protect it for future generations</p> <p>If the units are built, there will be more traffic. Honor Oak Road is already often at a standstill and the pupils at Horniman and Fairlawn Schools, as well as local residents, will be affected by pollution, noise etc.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>If Honor Oak Road is even more congested, people will start to drive on the residential roads, looking for an alternative route. Local amenities will also be further stretched.</p>			
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Willow Way LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> Please, please don't make the Dartmouth rd. garage have to leave! It is a wonderful local business that is so used by so many people in the community. They provide a much needed service and always help out local people when they are in need. I am sure rejuvenating the area will be great but please not at the expense of this much used business.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>	0	Following the Regulation 18 consultation the Council has held landowner meetings. Informed by these discussions the site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.	The site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> The vision to reinforce the historic fabric, landscape and woodland character of Forest Hill is good on paper but why then select for development from the outset Havelock House, a green site with ecological and historic significance ( it contains Lewisham's most important remnants of the Great North Wood)?</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p>	9	Noted. Informed by feedback from the Regulation 18 consultation, the Havelock House site allocation will be removed from the Local Plan. Whilst the site area is roughly 1.5 ha and therefore warrants consideration as a strategic site, it is acknowledged that site constraints limit the potential developable area. Should any future planning application come forward for redevelopment	Local Plan amended to remove the site allocation for the Havelock House, Telecom site and Willow Tree House site.

		<p>The key objective 9 to protect and enhance our green spaces, along with the distinctive woodland character of the area, is vital and particularly important for Forest Hill which retains remnants of the Great North Wood and is included in a line of trees form an important wildlife corridor from Sydenham Woods to One Tree Hill. Developments must not be allowed to destroy this key ecological feature which is so important for wildlife, air quality and well-being. The proposed development at the green, wooded Havelock House site undermines this objective completely and should be withdrawn.</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Havelock House</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> The Havelock House Site should be removed from the Development Plan. The proposal to construct 30 units on this green site contradicts the Council's vision and objectives to protect and reinforce our distinctive green spaces. This site contains mature oaks and other trees, shrubs and grassland and is an important habitat for many birds and other wildlife which must be protected. Any development on this site will destroy the natural habitat and, even if some mature trees are retained, the loss of green space will be significant. The Plan states that developments should not compromise and encroach upon available space for trees, and that the Council will protect wildlife habitats aiming to maintain and improve special biodiversity so net gains are made. Development on this site will do the complete opposite.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> Forest Hill can be an important contributor to supporting the Council in achieving the London Plan's objective to be 50% green by 2050 but only if the development and planning policies truly protect and enhance our existing green sites and trees.</p>		on this predominantly backland site, the proposal will be considered against other Local Plan policies.	
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> The vision is flawed due to the policy of promoting urban growth and development with increasing emission of pollution and greenhouse gases over the more important one of maintaining open space to reduce pressure on the environment and economic resources. On the reservoir site on Forest Hill commercial development should be kept to the minimum possible density and on the radio aerial site priority should be given to retention of the mature trees and other natural growth to the benefit of the environment and wildlife.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> As above</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p>	6	<p>Noted. The Local Plan sets out a positive strategy for managing future growth and development across the borough, having regard to the Good Growth policies set out in the London Plan and the principles of sustainable development set out in Government's National Planning Policy Framework.</p> <p>Informed by feedback from the Regulation 18 consultation, the Havelock House site allocation will be removed from the Local Plan. Whilst the site area is roughly 1.5 ha and therefore warrants consideration as a strategic site, it is acknowledged that site constraints limit the potential developable area. Should any future planning application come forward for redevelopment</p>	Local Plan amended to remove the site allocation for the Havelock House, Telecom site and Willow Tree House site.



		<p>LWA3: Forest Hill district centre</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> None selected</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> N/A</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/a</p>		on this predominantly backland site, the proposal will be considered against other Local Plan policies.	
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> The vision to reinforce the historic fabric, landscape and woodland character of Forest Hill while retaining the village qualities (low rise residential areas with green spaces) and views is welcomed. There is not much about Clean Air and improving air quality for the Area - Honor Oak Road is stand still during rush hour and with Fairlawn School, pollution levels should be taken into consideration with more residential buildings .</p> <p>Site allocation of the Havelock House plot for development of 30 units which, as it will take away green space, create more pollution with cars - extra deliveries - already congested with huge increase in vans - has any one done a study in the increase?</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> Objective 4 to establish a Cultural Quarter for Forest Hill is an excellent idea.</p> <p>Objective 8 to establish Healthy Streets is essential and should be a priority for safe walking and cycling routes - be clean with reduced pollution which is a real problem for our Area and must be tackled by the Council for the future health of residents, particularly children.</p> <p>Obejctive 9 to protect and enhance our green spaces with the distinctive woodland character of the area is so important for so many reasons; well-being; air quality; biodiversity; wildlife corridors etc. As this is a key objective, it seems totally wrong to have then allocated the Havelock House site (a small remnant of the Great North Wood with significant old oaks and an important wildlife corridor) for development. The plan contradicts the objectives of the plan - people living and children should take priority in terms of safety and health.</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p>	9	<p>Support for vision and objectives noted.</p> <p>Informed by feedback from the Regulation 18 consultation, the Havelock House site allocation will be removed from the Local Plan. Whilst the site area is roughly 1.5 ha and therefore warrants consideration as a strategic site, it is acknowledged that site constraints limit the potential developable area. Should any future planning application come forward for redevelopment on this predominantly backland site, the proposal will be considered against other Local Plan policies.</p> <p>A site screening process has been carried out as part of the land availability assessment which has informed the Local Plan, and the site allocations. Further information is set out in the Site Allocations Background Paper, which forms part of the local plan evidence base.</p> <p>The draft Local Plan has been subject to an Integrated Impact Assessment which includes consideration of Sustainability Appraisal and Strategic Environmental Assessment.</p>	Local Plan amended to remove the site allocation for the Havelock House, Telecom site and Willow Tree House site.

		<p>Havelock House</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>The proposed development of 30 residential units is on a green site which is important for biodiversity and forms part of a significant wildlife corridor ( with Peregrine Falcon nesting ) - there are mature oaks, other trees and shrubs and grassland all of which would either be destroyed by the development or severely compromised. This is one of the last remaining areas of the Great North Wood in Lewisham which should be preserved and enhanced rather than damaged and reduced.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>National Park City objective which the Council supports but this is contrary to some of the objectives within the planning. The National Park City objective must be followed through in local site selection and planning decisions - and a full impact assessment published.</p>			
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>The vision to reinforce the historic fabric, landscape and woodland character of Forest Hill while retaining the village qualities (low rise residential areas with green spaces) and views is welcomed. There should be much more in the vision about Clean Air and improving air quality for the Area.</p> <p>Recognition of the West Area's character of green spaces and the remnants of the Great North Wood is also fantastic. However, this does not seem to be followed through with the site allocation of the Havelock House plot for development of 30 units which, as it will take away green space, runs contrary to this vision.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p>Objective 2 to secure the viability of the the network of town and local centres is fantastic.</p> <p>Objective 4 to establish a Cultural Quarter for Forest Hill is an excellent idea.</p> <p>Objective 8 to establish Healthy Streets is essential and should be a real priority to deliver safe walking and cycling routes which should not only be safer and more convenient but also clean with reduced pollution which is a real problem for our Area and must be tackled by the Council for the future health of residents, particularly children.</p> <p>Obejctive 9 to protect and enhance our green spaces with the distinctive woodland character of the area is so important for so many reasons; well-being; air quality; biodiversity; wildlife corridors etc. As this is a key objective, it seems totally wrong to have then allocated the Havelock House site (a small remnant of the Great North Wood with significant old oaks and an important wildlife corridor) for development. How can we have any faith in these objectives when this is the case?</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p> <p>LWA3: Forest Hill district centre LWA4: West Lewisham Links</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b></p>	7	<p>Support for vision and objectives noted.</p> <p>Informed by feedback from the Regulation 18 consultation, the Havelock House site allocation will be removed from the Local Plan. Whilst the site area is roughly 1.5 ha and therefore warrants consideration as a strategic site, it is acknowledged that site constraints limit the potential developable area. Should any future planning application come forward for redevelopment on this predominantly backland site, the proposal will be considered against other Local Plan policies.</p> <p>The Local Plan Part 2 policies on Green Infrastructure set out approaches and priorities for urban greening, including tree planting. The Council will continue to work with stakeholders to investigate opportunities for tree planting around schools, however the specific details of which are not included in this strategic document.</p> <p>A site screening process has been carried out as part of the land availability assessment which has informed the Local Plan, and the site allocations. Further information is set out in the Site Allocations Background Paper, which forms part of the local plan evidence base.</p> <p>The draft Local Plan has been subject to an Integrated Impact Assessment which includes consideration of Sustainability Appraisal and Strategic Environmental Assessment.</p>	Local Plan amended to remove the site allocation for the Havelock House, Telecom site and Willow Tree House site.

		<p>Forest Hill Centre - the vision to establish the centre as a key hub with employment opportunities and with enhanced place quality is essential and long over due. Pedestrians and cyclists need to be a priority in designing the enhancements. New cycle ways and footpaths are welcomed</p> <p>Tree planting schemes and other green infrastructure schemes should be a priority, particularly for those areas where there is traffic pollution - more green screens to protect children at school and play.</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>Havelock House</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>As set out above the allocation of Havelock House site for the development of 30 residential units is CONTRARY to the vision to reinforce the woodland character of the area and the objective to protect and enhance green spaces. The proposed development is on a green site which is important for biodiversity and forms part of a significant wildlife corridor - there are mature oaks, other trees and shrubs and grassland all of which would either be destroyed by the development or severely compromised. This is one of the last remaining areas of the Great North Wood in Lewisham which should be preserved and enhanced rather than damaged and reduced</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>Green spaces and biodiversity are going to be key for the future health of our city and should not be sacrificed for short term goals. Green spaces should only be developed as a last resort and efforts should be made to increase green space. This is part of the National Park City objective which the Council supports but this must be followed through in local site selection and planning decisions.</p>			
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>Gross overestimation of the permanent jobs all the proposals will produce, whilst removing existing and much needed industrial / retail sites which provide potential for small business regeneration , local employment opportunities. whilst increasing over densification of housing where will these people work? not all will be screen people or be able to work locally due to lack of retail/ light industrial zones remaining so travelling will increase local traffic pollution etc..</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p>Challenge central Government on targets , and if they are all local... its too much. Too many people.</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p> <p>LWA3: Forest Hill district centre</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b></p> <p>Too much crammed in around the railway. Sites by the tracks needed for electric car points. Very few residents will have a place to recharge an electric car on their street and making it difficult wont stop people wanting a car or bike and needing somewhere for them to be mended</p>	0	<p>The Local Plan sets out a positive strategy for managing future growth and development across the borough, having regard to the Good Growth policies set out in the London Plan and the principles of sustainable development set out in Government's National Planning Policy Framework.</p> <p>Like all London Boroughs Lewisham is trying to tackle a housing crises and are directed by the London Plan to plan positively to meet its housing targets of 1,667 homes per annum.</p> <p>The Local Plan also sets out indicative capacities for site allocations which achieve 40,000m2 of net employment floor space and 40,000 m2 of net Town Centre uses.</p>	No change.

		<p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>Featherstone Lodge, Eliot Bank 113-157 Sydenham Rd 154-160 Sydenham Rd 74-78 Sydenham Rd</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>The garden should be left as such. more degrading of the Ridge .along with Wells Park Road, Maids House proposals, Castlebar future, the plans for several large remaining houses along Sydenham Hill.</p> <p>Not enough mixed use..just monotonous flats with retail units beneath destroying historic fabric, car parking, mixed use landuse</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>Local businesses can include workshops, garages , electric charging areas, local food hubs for things like Just Eat, not zoned away in another area.</p> <p>Destroying local fabric in all areas of Lewisham is not what locals want ..all these new homes are for potential incomers to the borough.</p>			
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p>N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p> <p>None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b></p> <p>N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>Willow Way LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>This is a working business and a valued community garage. To plan to purchase and develop the site without consulting the owners is a shocking action</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>There are plenty of shops available locally - I don't think we need more. While more flats might be needed, they shouldn't be at the expense of valued local businesses.</p>	0	<p>Following the Regulation 18 consultation the Council has held landowner meetings. Informed by these discussions the site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p> <p>.</p> <p>The draft Local Plan does not include any details or proposals around the compulsory purchase of specific land or sites.</p>	<p>The site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p>
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p>		<p>Following the Regulation 18 consultation the Council has held landowner meetings. Informed by these discussions the site allocation for the Willow Way employment site has been amended to</p>	<p>The site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan</p>

		<p>N/a</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p> <p>None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b></p> <p>N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>Willow Way LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>We are desperate for more council homes and not 'genuinely affordable homes'. Moreover I have no faith in the wording as time and again developers cite unviable business case to reduce the number of affordable homes to circumvent your 'Vision'. So please understand it is reasonable to think this is not going to happen as original set out in the vision. We have enough private developers who are in it for the profit and seldom with the community in mind. Its nice to build affordable homes, but much better for the community to build council homes that addresses the acute shortage of council homes caused by decades of selling council houses and mismanagement of UK housing by the current and previous governments.</p> <p>What will happen to MOT garage? The neighbourhood has lost the MOT centre on Clyde Terrace by the railway line.</p> <p>Cars will still need an MOT even after electrification of cars and this is a local and much more convenient MOT centre than the one along the busy south circular road in Forest Hill.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>In the vision there is no mention of building more council homes, improving air quality and more green spaces.</p> <p>I saw one proposal with a high rise flat dwarfing the Brick Layers pub. This striking mismatch of architecture strikes me as unsympathetic to the local low rise neighbourhood.</p> <p>The vision mentions cycle routes. Will these be separated cycle lanes. Studies have shown that more people would cycle if cycle lanes were separated from other road users, especially women and families who would welcome this safer option.</p>		<p>provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p> <p>The draft Local Plan policy HO3 (Genuinely affordable housing) sets out proposals for any new affordable housing be affordable to be linked to local income levels. Accordingly, for Lewisham, genuinely affordable housing means housing at social rent levels or GLA's London Affordable Rent level and below, aiming for target rents. This would include Council housing.</p> <p>The Local Plan strategic objectives and policies address genuinely affordable housing, improving air quality and protecting/enhancing green and open spaces. The borough-wide vision and objectives set out in Parts 1 and 2 of the Local Plan will need to be considered alongside the area-based policies included in Part 3.</p> <p>The Local Plan supports and seeks to promote cycling through the Healthy Streets Approach (see the Part 2 Transport policies for further details). The specific nature of cycleways and cycle provision will be considered on a case-by-case basis, however this may include segregated lanes.</p>	<p>process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p>
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>Long-term viability and vitality of these community centres depends on good cycling and walking infrastructure, and as a cyclist, runner and regular walker I am supportive of this approach, and of protecting and enhancing green spaces.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p>N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p>	0	<p>Support for vision noted.</p> <p>The indicative site development capacity for the site allocation at 111-115 Endwell Road has been set using a standard methodology, as set out in the Site Allocations Background Paper. The optimal capacity of the site will be established at through the planning application process, and informed by the designed-led approach.</p>	<p>No change.</p>

		<p>None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> Brockley Rise becoming pedestrianised is a good idea</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> 111-115 Endwell Rd</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> A building of 65 residential units is out of scale with the local architecture and presents a challenge for local resources e.g. schools, transport. Proper consideration needs to be given to the public realm to support a place-based community.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>			
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> 203-213 Dartmouth Rd</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> Dartmouth Service Station is a business that is at the very heart of the community that I have used for many years. Building on it would rob us of the best independent garage in south london.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> Just leave that site alone.</p>	2	<p>Following the Regulation 18 consultation the Council has held landowner meetings. Informed by these discussions the site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p>	<p>The site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p>
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> None selected</p>	2	<p>Following the Regulation 18 consultation the Council has held landowner meetings. Informed by these discussions the site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p>	<p>The site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p>

		<p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Willow Way LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> I fail to understand how compulsory purchase of the land around the council depot to built flats will benefit locals. We have great facilities with both a nursery and a garage providing necessary services which are in constant demand. The closure of the garage with no other local alternative will mean the permanent closure of the business and loss of jobs. I have no problem with new housing but cannot see why people have to be put out of business. Your document states: "Development must not result in a net loss of industrial capacity" but takes no account of the type of businesses and their involvement in the local community. From the look of the visuals the main thrust of the development is to provide housing but your document seems to stress improvements to the public realm, which seems rather disingenuous.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>		<p>The site allocation is not considered to preclude the retention or re-provision of space or units to accommodate existing businesses within the site boundary.</p> <p>The draft Local Plan does not include any details or proposals around the compulsory purchase of specific land or sites.</p>	
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> There is no need for more flats especially if it is taking away the livelihood of families ie dartmouth garage. I have been using this garage for 30 years, it is a family run business and needs to stay and support the local community rather than have to go to places like Halfords</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Willow Way LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> This should perhaps be tidied up but the garage must stay. There is not enough family run places anymore and this site has been used for this for 30 years or more. This supports the local community and must be kept.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p>	2	<p>Following the Regulation 18 consultation the Council has held landowner meetings. Informed by these discussions the site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p>	<p>The site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p>

		N/A			
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Willow Way LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> Developing high rise housing here which would close down important business, such as the Dartmouth Service Station, would be a real shame. They are a brilliant business and one which is a very important part of the local community.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>	0	<p>Following the Regulation 18 consultation the Council has held landowner meetings. Informed by these discussions the site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p>	<p>The site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p>
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Willow Way LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> Any plans to develop or change the area should not impact the Bricklayer's Arms, which is a decent community pub and an asset to the area.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>	1	<p>Noted. The Council recognises the important role that public houses play in the local economy and Lewisham's distinctiveness. Therefore, the draft Local Plan Policy EC7 (Public houses) sets out a new 'presumption in the favour of the retention of public houses'. This will help to ensure that any future proposals for redevelopment of land within the Willow Way LSIS site fully consider the pub and its amenity through the masterplan and design-led process. However it is acknowledged that the site allocation policy could be amended to provide more clarity on the need to protect the public house and its amenity.</p> <p>Following the Regulation 18 consultation the Council has held landowner meetings. Informed by these discussions the site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p>	<p>The site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p> <p>Willow Way LSIS site allocation amended to include new development guidelines around protecting the character and amenity of the pub.</p>



3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Willow Way LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> The Bricklayers Arms' is a brilliant community pub for people of all ages, it's one of the best and most unique pubs in Forest Hill and it would such a shame to lose it.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>	1	<p>Noted. The Council recognises the important role that public houses play in the local economy and Lewisham's distinctiveness. Therefore, the draft Local Plan Policy EC7 (Public houses) sets out a new 'presumption in the favour of the retention of public houses'. This will help to ensure that any future proposals for redevelopment of land within the Willow Way LSIS site fully consider the pub and its amenity through the masterplan and design-led process. However it is acknowledged that the site allocation policy could be amended to provide more clarity on the need to protect the public house and its amenity.</p>	<p>Willow Way LSIS site allocation amended to include new development guidelines around protecting the character and amenity of the pub.</p> <p>The site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p>
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> The local business at the heart of Kirkdale, specifically the Bricklayers Arms and Delta Garage on Willow Way are both vital community hubs and ought to be protected and brought into the development, rather than falling at its hands.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Willow Way LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> The local business at the heart of Kirkdale, specifically the Bricklayers Arms and Delta Garage on Willow Way are both vital community hubs and ought to be protected and brought into the development, rather than falling at its hands</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>	1	<p>Noted. The Council recognises the important role that public houses play in the local economy and Lewisham's distinctiveness. Therefore, the draft Local Plan Policy EC7 (Public houses) sets out a new 'presumption in the favour of the retention of public houses'. This will help to ensure that any future proposals for redevelopment of land within the Willow Way LSIS site fully consider the pub and its amenity through the masterplan and design-led process. However it is acknowledged that the site allocation policy could be amended to provide more clarity on the need to protect the public house and its amenity.</p> <p>Following the Regulation 18 consultation the Council has held landowner meetings. Informed by these discussions the site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p>	<p>Willow Way LSIS site allocation amended to include new development guidelines around protecting the character and amenity of the pub.</p> <p>The site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p>

3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> Development on Willow Way must not threaten the Bricklayers Arms pub.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Willow Way LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> Development on Willow Way must not threaten the Bricklayers Arms pub. This is a really important pub for the local community – and the local community should be consulted on any proposals that might put its trade in jeopardy. Any development to the industrial space behind the pub should take this existing, much loved venue as an established part of the community, and not something that can be dispensed with if inconvenient.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> Protect the Bricklayers Arms!</p>	1	Noted. The Council recognises the important role that public houses play in the local economy and Lewisham’s distinctiveness. Therefore, the draft Local Plan Policy EC7 (Public houses) sets out a new ‘presumption in the favour of the retention of public houses’. This will help to ensure that any future proposals for redevelopment of land within the Willow Way LSIS site fully consider the pub and its amenity through the masterplan and design-led process. However it is acknowledged that the site allocation policy could be amended to provide more clarity on the need to protect the public house and its amenity.	Willow Way LSIS site allocation amended to include new development guidelines around protecting the character and amenity of the pub.
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> LWA1: West Area place principles</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Clyde Vale LSIS Willow Way LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> N/A</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p>	0	Noted.	No change.

		N/A			
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> Yes too much how the doctors going to cope you can't a appointment noe</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> Yes too much traffic now where to park mow</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> LWA1: West Area place principles</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Clyde Vale LSIS Willow Way LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> N/A</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>	0	<p>The Council has prepared an Infrastructure Delivery Plan (IDP) alongside the Local Plan. This sets out the different types of infrastructure, including social infrastructure/community facilities, required to support the levels of growth planned. The IDP has informed the preparation of the Local Plan, and some site allocation policies include requirements for the provision of specific types of infrastructure.</p> <p>The Local Plan will help give effect to the London Plan objective for 90% of journeys in inner-London to be made by walking, cycling and the use of public transport. The promotion of sustainable transport modes are central to the Local Plans ambitions and policies and are set out clearly in Part 2 Transport policies.</p> <p>A carefully managed approach to parking will need to be taken on new developments, having regard to the London Plan parking standards. This will be considered on a case-by-case basis on planning applications.</p>	No change.
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Land at Forest Hill Station West</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> This development would drastically restrict the view for the residents on the other side of the railway track.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>	0	<p>Noted. The site allocation for Land at Forest Hill Station West includes development guidelines around design, including buildings heights, which will assist with the implementation of the Part 2 policies on High Quality Design, and refer to the site's relationship with buildings on the opposite side of the railway line.</p>	No change.
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b></p>	2	<p>Noted. The Local Plan is required by National Planning Policy Framework to set a positive strategy for</p>	The site allocation for the Willow Way employment site has been

		<p>Willow way and Clyde vale developments are not viable. It is cramming more housing into already small overcrowded street. Clyde cake is a quiet road with a community spirit. This will be lost with overdevelopment.</p> <p>The Willow way development will mean losing vital businesses to the local area. The garage is vital to the local community and shouldn't be lost for yet more housing.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> The objectives will lead to overcrowding and the loss of the community feel of Forest Hill. It is already a busy area, which does not have the space or amenities for more people.</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Clyde Vale LSIS Willow Way LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> <b>See comments above:</b>  Clyde Vale is a quiet community road which simply cannot cope with more development. I strongly object as it's already over populated with no where to park.  Willow way: loss of popular local garage which is vital to local community.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> Stop overpopulating an area</p>		<p>delivering sustainable development, and within this context, meeting identified needs for new homes, workspace and jobs, and town centre uses along with supporting infrastructure. The London Plan sets a housing target for Lewisham which the Council must seek to address through the preparation of the local plan. It also directs Borough's to make the optimal use of land and sites, particularly in highly accessible locations such as town centres and their surrounds.</p> <p>The Council has undertaken a comprehensive assessment of land available for potential redevelopment to inform the preparation of the Local Plan. The amount of growth and development planned for the West Area is limited when compared to some other parts of the Borough (particularly Central and North areas).</p> <p>The Local Plan will help give effect to the London Plan objective for 90% of journeys in inner-London to be made by walking, cycling and the use of public transport. The promotion of sustainable transport modes are central to the Local Plans ambitions and policies and are set out clearly in Part 2 Transport policies. A carefully managed and more restrictive approach to car parking will be taken, in line with the London Plan parking standards.</p> <p>Following the Regulation 18 consultation the Council has held landowner meetings. Informed by these discussions the site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p>	<p>amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p>
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> Development of brownfield sites (if which there seem to be several) is a good way to proceed  Unstructured green spaces are the lungs of the city; they are few and far between and should be protected at all costs - especially as destroying them will damage the biodiversity of the area</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> I understand the need to more houses but, as mentioned, development of brownfield sites is far preferable then destroying green spaces. We need to protect all the remaining green spaces for future generations</p>	8	<p>Noted. A site screening process has been carried out as part of the land availability assessment which has informed the Local Plan, and the site allocations. Further information is set out in the Site Allocations Background Paper, which forms part of the local plan evidence base. The process has informed the identification of a number of brownfield sites within and around Forest Hill district centre for which site allocations have been prepared.</p> <p>Informed by feedback from the Regulation 18 consultation, the Havelock House site allocation will be</p>	<p>Local Plan amended to remove the site allocation for the Havelock House, Telecom site and Willow Tree House site.</p>

		<p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p> <p>LWA3: Forest Hill district centre</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b></p> <p>Dilapidated areas and brownfield sites close to Forest Hill station would benefit from investment and redevelopment - but please do not destroy the few remaining green spaces</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>Havelock House</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>The impact of building 30 residential units would be very negative on the area - adding too many additional vehicles on a busy school road (danger to children) and having a negative impact on local services which already appear to be quite stretched</p> <p>The area near the radio mast is a small area containing some of the last remaining trees of the Great North Wood - which are home to various species of insects, birds and animals. These small green sites should be protected for the generations to come</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>Please concentrate on reviving the various areas of dilapidated, run-down buildings and brownfield sites around Forest Hill station rather destroying any of the few remaining green areas that are vital to the health, welfare and happiness of the local community</p>		<p>removed from the Local Plan. Whilst the site area is roughly 1.5 ha and therefore warrants consideration as a strategic site, it is acknowledged that site constraints limit the potential developable area. Should any future planning application come forward for redevelopment on this predominantly backland site, the proposal will be considered against other Local Plan policies.</p>	
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p>N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p> <p>None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b></p> <p>N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>Jenner Health Centre</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>N/A</p>	0	Noted.	No change.

		<b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A			
3	LWA	<b>1. Do you have any comments on the proposed vision?</b> The vision needs to be clearer with more specific detail.  <b>2. Do you have any comments on the proposed key objectives?</b> Objective 1 needs to be unambiguous in terms of what an 'interchange' is - it is NOT moving bus stops, it is reopening the platforms of the Dartford to Victoria railway line, interchanging with current Southern/Overground services.  <b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> LWA2: Connected network of town centres  <b>4. Please provide your comments on the topic(s) selected above?</b> We need to be absolutely clear that a Brockley interchange is not simply moving bus stops. It's to reopen the high level line platforms to enable rail to rail interchange between the Overground/Southern services to the South Eastern services to Victoria which do not stop here. This gives local community rail connections east/west to complement the existing north/south facility.  Additionally the waste land (hidden behind advertising hoarding) at the corner of Mantle road and Endwell Road can provide a secondary station entrance.  <b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> 111-115 Endwell  <b>6. Please provide your comments on the site allocation(s) selected above.</b> Bringing the 111-115 Endwell road site to a more 'in keeping' architecture style is needed. However, the height concern should be extended to the southern side - this is also residential.  The impact of 65 new homes will be substantial on the local transport network. The trains through Brockley are already at capacity (outside of COVID) and it's unlikely more capacity could be added to existing lines. Reopening the high level line platforms between Dartford and Victoria will introduce large amounts of new capacity to central London and east to Lewisham centre - which currently doesn't exist  <b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> The site on the corner of Mantle road and Endwell road (eastern side of mantle road) is currently unused and hidden by advertising hoarding.  This needs to be allocated to an interchange, along (potentially) with the disused yard at 28 Brockley Cross.	1	<p>The Local Plan is a strategic policy document. Detailed plans for improving Brockley Station and services that serve the station will be discussed in collaboration with TFL and Network Rail. The Local Plan has been underpinned by the Transport Strategy, Local Implementation Plan and Rail Strategy.</p> <p>The Local Plan sets out an indicative capacity for the site allocation, which is based on a standard methodology taking into account site setting, public transport access and other considerations. Further details are set out in the Site Allocations Background Paper, which forms part of the local plan evidence base. The optimal capacity of the site will be established through design-led approach and the formal planning approvals process.</p>	No change.
3	LWA	<b>1. Do you have any comments on the proposed vision?</b> N/A  <b>2. Do you have any comments on the proposed key objectives?</b> N/A	4	<p>Land ownership information noted.</p> <p>Informed by feedback from the Regulation 18 consultation, the Havelock House site allocation will be removed from the Local Plan. Whilst the site area is</p>	Local Plan amended to remove the site allocation for the Havelock House, Telecom site and Willow Tree House site.

		<p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p> <p>LWA3: forest Hill district Centre</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b></p> <p>N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>Willow Way LSIS Havelock House Teleco Site</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>Proposed residential site using backland to Haverlock House, Willow Tree House and Telecom Site: the proposed red line boundary includes privately owned land owned by Clarence Court Management Company as shown on HM Land Registry title SGL 430489. Local plan to be updated to not include this stretch of land.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>N/A</p>		roughly 1.5 ha and therefore warrants consideration as a strategic site, it is acknowledged that site constraints limit the potential developable area. Should any future planning application come forward for redevelopment on this predominantly backland site, the proposal will be considered against other Local Plan policies.	
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p>N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p> <p>None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b></p> <p>N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>Willow Way LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>The Dartmouth service station has been servicing cars and doing MOT's for at least 20 years providing a good and valuable service for the local community and should not be closed. Good and reliable car mechanics are hard to find and I am sure all those who use this garage will be concerned at having to find another garage</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>N/A</p>	1	Following the Regulation 18 consultation the Council has held landowner meetings. Informed by these discussions the site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.	The site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b></p>	9	Noted. Informed by feedback from the Regulation 18 consultation, the Havelock House site allocation will be	Local Plan amended to remove the site allocation for the Havelock House,

		<p>I am in favour of the principles of protecting and enhancing green spaces and biodiversity as well as reducing the congestion and air pollution on the South Circular/Brockley Rise.</p> <p>There is an assumption that further house building is required, but how carefully has this assumption been tested? Following the Covid pandemic it will be important to assess how many retail units are needed in the area, and whether repurposing them may provide sufficient additional housing.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> I support objectives 8 and 9 in particular</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Havelock House</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> This is a small handkerchief of green space with old trees, almost entirely surrounded by residential dwellings. To plan to build on this land flies in the face of the stated objectives in the plan to protect biodiversity and enhance green spaces. Peregrine falcons as well as other birds visit it and nest nearby.</p> <p>The reservoir land on the other side of Horniman drive is in the process of being dug up and destroyed, to the detriment of surrounding houses, not to mention the wildlife there. To allow building to take place on the Havelock House site would be to add insult to injury.</p> <p>There has already been a large increase in traffic and air pollution around Horniman Drive and surrounding streets as a result of the increase in visitors to Horniman Museum and Gardens in recent years and the change of use of what was a care home at the other end of Horniman Drive. This is to the detriment of the health of residents as well as children at Horniman Primary School</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> Any changes in traffic management should be assessed for unintended consequences such as rat runs through previously peaceful areas.</p>		<p>removed from the Local Plan. Whilst the site area is roughly 1.5 ha and therefore warrants consideration as a strategic site, it is acknowledged that site constraints limit the potential developable area. Should any future planning application come forward for redevelopment on this predominantly backland site, the proposal will be considered against other Local Plan policies.</p> <p>The Local Plan will help give effect to the London Plan objective for 90% of journeys in inner-London to be made by walking, cycling and the use of public transport. The promotion of sustainable transport modes are central to the Local Plans ambitions and policies and are set out clearly in Part 2 Transport policies.</p> <p>However specific traffic management interventions, such as Low Traffic Neighbourhoods, are generally outside the scope of the Local Plan.</p>	Telecom site and Willow Tree House site.
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> Yes don't do anything and save the Jennifer Health centre</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> No</p>	0	<p>Noted. The site allocation for Health Centre will enable the facility to be re-provided at the current site as part of a new mixed-use development. Any proposal for off-site re-provision would only be considered where other Local Plan policies on community infrastructure are satisfied.</p>	No change.



		<p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p> <p>None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b></p> <p>N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>Jenner Health Centre</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>Do not do anything as this health centre is local, friendly and we need this for the public and pharmacy</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>N/A</p>			
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>In general I support the vision. It is sympathetic and thought through, if a little unambitious.. I especially like the proposals to protect and enhance the open and green spaces of the area and to preserve the woodland character of its historic landscape. However, I do not agree with the proposal for housing development at the Havlock House Telecom Site. This would not be in keeping with the protection and enhancement of green spaces and would be harmful to the character of the surrounding area.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p>They are adequate as far as they go but could do more on curbing air and noise pollution, particularly around schools; creating more routes for walking and cycling and introducing measures to increase biodiversity.</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p> <p>None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b></p> <p>N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>None selected</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>The proposal to build 30 homes on the Havlock House Telecom Site is misconceived. Not every Piece of land has to be built on! People need space. This site is another fragment of the Great North Wood which the plan says it wants to protect and enhance. The steeply sloping site is not suitable for housing: it would destroy a long established habitat for wildlife; lessen the quality of life for nearby residents, particularly those in Havelock House who would be completely overlooked from above and it would put a strain on local resources. Even if it was a suitable site for</p>	7	<p>Support for vision noted.</p> <p>The objectives for the West Area are generally spatial objectives. Part 1 of the Local Plan sets out wider strategic objectives which address matters such as air quality, sustainable transport and movement and green infrastructure. These borough-wide objectives should be taken together with the area-specific ones.</p> <p>Noted. Informed by feedback from the Regulation 18 consultation, the Havelock House site allocation will be removed from the Local Plan. Whilst the site area is roughly 1.5 ha and therefore warrants consideration as a strategic site, it is acknowledged that site constraints limit the potential developable area. Should any future planning application come forward for redevelopment on this predominantly backland site, the proposal will be considered against other Local Plan policies.</p>	Local Plan amended to remove the site allocation for the Havelock House, Telecom site and Willow Tree House site.

		<p>housing development, a density of 30 homes is far too high and nothing above 10 homes should be contemplated.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>No</p>			
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> 113-157 Sydenham Rd 74-78 Sydenham Rd 154 -160 Sydenham Rd</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> Too much density housing. Why should local people have to go to Bell Green or Lewisham to go to Lidl Aldi. when there is a popular Lidl with parking already there. The nature and character of that part of Sydenham Road would be demolished.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> Why arent there more areas designated for uses other than housing. Where do you think people will work and how far will they have to travel which negates the idea of localism. Not everyone works from a screen ..</p>	0	<p>Noted. The site allocations signposted are for the mixed-use redevelopment within a town centre location, and will enable the provision of commercial or retail units at the ground floor level with residential above. They will continue to allow for employment opportunities in the local area. The site allocations would not preclude existing supermarket from continuing to operate at the location.</p> <p>The policy proposals are considered to be in accordance with the London Plan, which directs the Local Plan to promote managed growth and development within and around town centres and other accessible locations. Development requirements and design guidelines have been included to ensure that any future planning applications take account of and respond positively to local character through the design-led approach.</p>	No change.
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> Dartmouth garage is in the area</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> None selected</p>	2	<p>Following the Regulation 18 consultation the Council has held landowner meetings. Informed by these discussions the site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p>	<p>The site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p>

		<p><b>6. Please provide your comments on the site allocation(s) selected above.</b> N/A</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>			
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Willow Way LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> This area cannot support that kind of massive influx of residents. Our fairly quiet residential area will be desperately overpopulated and pose a very real safety threat.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> Put some money into improving Sydenham High Street and the old High Street. Improve the train station and roads. Moving a few thousand more people in will destroy our quiet little suburb. What a disaster this would be!</p>	1	<p>Noted. The policy proposals are considered to be in accordance with the London Plan, which directs the Local Plan to promote managed growth and development within and around town centres and other accessible locations.</p> <p>The Local Plan sets out an indicative capacity for the Willow Way LSIS site allocation, which is based on a standard methodology taking into account site setting, public transport access and other considerations. Further details are set out in the Site Allocations Background Paper, which forms part of the local plan evidence base. The optimal capacity of the site will be established through design-led approach and the formal planning approvals process.</p> <p>The Council has prepared an Infrastructure Delivery Plan (IDP) alongside the Local Plan. This sets out the different types of infrastructure, including social infrastructure/community facilities, required to support the levels of growth planned. The IDP has informed the preparation of the Local Plan, and some site allocation policies include requirements for the provision of specific types of infrastructure.</p> <p>The Local Plan includes a number of objectives and proposals to support the long-term vitality and viability of Sydenham High Street.</p>	No change.
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> The buildings planned aren't in the character of the area.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> None selected</p>	0	<p>Noted. The Local Plan sets out a spatial strategy for the Borough and directs new growth and development to key areas, including the London Plan Opportunity Area corridor, town centres and other growth and regeneration nodes. The strategy has been informed by the Lewisham Characterisation Study.</p> <p>The site allocations will help give effect to the spatial strategy. These set out land-use principles and development guidelines. However the design of any future development will be considered through the planning approvals process.</p>	No change.

		<p><b>6. Please provide your comments on the site allocation(s) selected above.</b> N/A</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>			
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Havelock House</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> I am a resident on Horniman drive and saw the notice on the telegraph pole by the gates into the telecoms site that development was being proposed. At the same time the reservoir site across the road from me has been devastated. I looked into the havelock house site, and there were four foxes in daylight obviously evicted from the reservoir site opposite. We cannot just ignore nature. There are a variety of nests and trees fauna and flora that has been undisturbed on this site and we should try to preserve and not destroy these precious natural spaces. Building always disturbs the terrain up on this hill. There is great risk of subsidence The traffic has become so busy on Honor oak road going down to the Tesco garage it is invariably at a standstill. Adding more houses in this area would create more pollution, something we collectively should be responsible for</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> We are hoping that more trees will be planted in our areas. It makes little sense to be knocking down established trees whilst planting saplings.</p>	8	Noted. Informed by feedback from the Regulation 18 consultation, the Havelock House site allocation will be removed from the Local Plan. Whilst the site area is roughly 1.5 ha and therefore warrants consideration as a strategic site, it is acknowledged that site constraints limit the potential developable area. Should any future planning application come forward for redevelopment on this predominantly backland site, the proposal will be considered against other Local Plan policies.	Local Plan amended to remove the site allocation for the Havelock House, Telecom site and Willow Tree House site.
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> None selected</p>	0	Noted.	No change.

		<p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Willow Way LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> N/A</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>			
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> I am very disappointed to hear about the proposal, the effect on the local area, blocking out the light, I will be overlooked, the noise potential, I have lived in the area for many years and the thought of the disturbance, air quality etc will make me want to move!</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Willow Way LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> I am very disappointed to hear about the proposal, the effect on the local area, blocking out the light, I will be overlooked, the noise potential, I have lived in the area for many years and the thought of the disturbance, air quality etc will make me want to move!</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>	1	<p>Noted. The draft Local Plan site allocation for Willow Way LSIS sets out land-use principles and development guidelines for the site. There are no detailed designs for the site allocation proposed in the draft Local Plan, as this will be considered as part of any future planning application.</p> <p>Part 2 of the draft Local Plan includes a refreshed suite of policies which address amenity and will ensure development proposals demonstrate how they will avoid and/or appropriately mitigate such impacts.</p>	No change.
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> None selected</p>	3	Following the Regulation 18 consultation the Council has held landowner meetings. Informed by these discussions the site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.	The site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.

		<p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Willow Way LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> The site is presently occupied by an amazing garage called Dartmouth Motors. This garage provides an essential and much needed service to the community. It is an outstanding garage , family run which provides a wealth of experience for every car owner who trusts this garage with their vehicle. They never rip off their customers and keep us all safely on the road.If this garage is forced to close because of the proposed development, it'll be a tragedy for the community. Please don't allow this to happen.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>			
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> It's vague and doesn't explain the true impact of new building. It doesn't acknowledge that existing buildings could be redeveloped for housing and workspace. It doesn't admit that 'genuinely affordable' is unlikely to be true for those who are displaced by new developments. whilst the idea of allowing for cycling and green spaces is positive, it has to be democratic - not just for those who can pay a premium for living in a renewed, regenerated 'cultural quarter'.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> LWA1: West Area place principles</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> The principles are vague and some contradict others. How will the development of the areas around the station impact in terms of increased traffic?</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> None selected</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> N/A</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>	2	<p>Noted.</p> <p>The Council acknowledges the issues around housing affordability. The Local Plan therefore proposes a strategic target for 50% of all new homes to be genuinely affordable, which is now proposed to be measured on the basis of local income levels.</p> <p>The place principles are considered to provide an appropriate and proportionate level of detail for a strategic document. Part 2 of the Local Plan includes detailed development management policies covering a range of policy areas, which should be read in conjunction with the Part 3 policies.</p> <p>In terms of transport and traffic, the Local Plan will help give effect to the London Plan objective for 90% of journeys in inner-London to be made by walking, cycling and the use of public transport. The promotion of sustainable transport modes are central to the Local Plans ambitions and policies and are set out clearly in Part 2 Transport policies. For major developments, the Local Plan makes clear that Transport Assessments will be required with planning applications, and that these will need to manage and appropriately mitigate adverse impacts on the highway network.</p>	No change.
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b></p>	2	Following the Regulation 18 consultation the Council has held landowner meetings. Informed by	The site allocation for the Willow Way employment site has been

		<p>This is not ok. The Dartmouth garage is the best garage around and the only one walkable for when my car needs a service or anything. The buildings would dwarf and overshadow other buildings in the area and I think it would be awful. Please do not destroy my ONLY garage.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> None selected</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> N/A</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>		<p>these discussions the site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p> <p>Part 2 of the draft Local Plan includes a refreshed suite of policies which address amenity and will ensure development proposals demonstrate how they will avoid and/or appropriately mitigate such impacts (such as overshadowing).</p>	<p>amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p>
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> I like the proposal to connect green spaces and foster the wooded nature of the area. I think there's lots of potential here eg Lewisham Link, Hilly Fields, Ladywell &amp; Brockley cemetery (please open the Ladywell gate it would make it much easier to connect to Hilly Fields!), Blyth Hill, One Tree Hill, Camberwell New Cemetery (although the latter two are I think in Southwark).</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> See above</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Havelock House</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> I am concerned that the use of land for housing would lessen the wooded, green character of the area. Losing this area would also reduce the remnants of the historic Great North Wood, which local green action groups are working to retain and</p>	12	<p>Noted. Informed by feedback from the Regulation 18 consultation, the Havelock House site allocation will be removed from the Local Plan. Whilst the site area is roughly 1.5 ha and therefore warrants consideration as a strategic site, it is acknowledged that site constraints limit the potential developable area. Should any future planning application come forward for redevelopment on this predominantly backland site, the proposal will be considered against other Local Plan policies.</p>	<p>Local Plan amended to remove the site allocation for the Havelock House, Telecom site and Willow Tree House site.</p>

		<p>enhance rather than destroy. Finally development would lead to a loss and reduction of important fauna and flora habitat and wildlife corridor.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>N/A</p>			
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> Less high rise developments please</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> Low rise 2-3 stories should be the maximum and not to the detriment of local businesses.</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Willow Way LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> The Dartmouth Road Garage, where the Willow Way proposal is located, provides an essential service for the local community, it would be very detrimental if this was removed. There are very few such reputable and trustworthy motor mechanic garages in the area. The proposed development at Willow Way would remove this essential service and the vast knowledge the garage owners and workers have of their local community. The development proposed is high rise - ie above 3 storey - this would impact the local area negatively and create too dense inhabitation.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> Allow Dartmouth Road Garage to stay. Dont put developers before local businesses.</p>	3	<p>Following the Regulation 18 consultation the Council has held landowner meetings. Informed by these discussions the site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p> <p>The London Plan provides a clear direction that tall buildings have a role to play in meeting London's housing needs. The draft Local Plan Part 2 includes a policy on building heights. Following the Regulation 18 consultation, additional work has been undertaken on the Council's Tall Building Study, and this will be used to inform the setting of more detailed standards around building heights in different parts of the Borough.</p>	The site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p>	3	<p>Noted. The Local Plan will help give effect to the London Plan objective for 90% of journeys in inner-London to be made by walking, cycling and the use of public transport. The promotion of sustainable transport modes are central to the Local Plans ambitions and policies and are set out clearly in Part 2 Transport policies.</p> <p>The site allocation for the land and Sydenham Road and Loxley close builds on the London Plan and draft Local Plan transport policies, while seeking to make a more optimal use of land in a town centre location. The draft policy includes development guidelines which provide that options for the car park, including rationalising the existing level of provision, must take into account the</p>	No change.



		<p>Land at Sydenham Rd and Loxley Close</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> I am deeply concerned about the proposal to redevelop the public car park on the land between Sydenham Road and Loxley Close. This is the only public car park in this part of Sydenham and the local shops and businesses need this car park to continue in order to sustain their businesses. The proposal to turn the car park into 131 homes is an overdevelopment of the site. Some form of public car park of an adequate size needs to remain for the benefit of the local community otherwise local residents will face even more challenges with visitors parking outside their homes and shops will suffer with fewer visitors. Also, the proposal to build over 300 new homes in the same small area of Sydenham between 74-78 Sydenham Rd, 113-157 Sydenham Rd and Sydenham Road and Loxley Close means local services such as GP surgeries, which are already struggling with capacity, will be completely overwhelmed.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> There should be fewer houses on this site (Sydenham Road and Loxley Close) and more land retained for a public car park.</p>		<p>needs of visitors and businesses along with public transport accessibility levels. Should any development proposal come forward, the level of car parking provision will need to be investigated and sufficiently justified.</p> <p>The Council has prepared an Infrastructure Delivery Plan (IDP) alongside the Local Plan. This sets out the different types of infrastructure, including social infrastructure/community facilities, required to support the levels of growth planned. The IDP has informed the preparation of the Local Plan, and some site allocation policies include requirements for the provision of specific types of infrastructure.</p>	
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Havelock House</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> I am very concerned about the environmental impact of the proposed development of this site. The area contains mature oak trees and woodland which is habitat for numerous species, including a nesting site for peregrine falcons which we enjoy seeing regularly. There is no way that such species would remain if the area were developed. The Tewkesbury Lodge residents have been planting additional trees in the local area to improve the environment, so it seems absurd that Lewisham Council would then be planning a development which inevitably would result in a loss of trees in the area.</p> <p>I am also concerned about the additional traffic and strain on local facilities such as schools. Getting off the estate can already be difficult at times due to the congestion on roads such as Honor Oak Road, so additional residents and their cars will only compound that problem. The two nearest primary schools (Fairlawn and Horniman)</p>	12	<p>Noted. Informed by feedback from the Regulation 18 consultation, the Havelock House site allocation will be removed from the Local Plan. Whilst the site area is roughly 1.5 ha and therefore warrants consideration as a strategic site, it is acknowledged that site constraints limit the potential developable area. Should any future planning application come forward for redevelopment on this predominantly backland site, the proposal will be considered against other Local Plan policies.</p>	<p>Local Plan amended to remove the site allocation for the Havelock House, Telecom site and Willow Tree House site.</p>

		<p>are popular and already at capacity so what provision has been planned for additional school capacity?</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>N/A</p>			
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p>Yes I do as I have been Dartmouth Garages for 30 years and they provide a valuable service to the community</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b></p> <p>None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b></p> <p>N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>None selected</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>Yes I am against any proposal as I have been using Dartmouth Garages for 30 years and they provide a valuable service to the community .I will be objecting to any proposal to get rid of the garage and the land.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>just to changing Dartmouth Road and the garage as this will rip the heart out of the community.</p>	4	<p>Following the Regulation 18 consultation the Council has held landowner meetings. Informed by these discussions the site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p>	<p>The site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p>
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p>N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b></p> <p>None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b></p> <p>N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>Willow Way LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p>	1	<p>Noted. The site allocation for Willow Way LSIS sets out land-use principles and development guidelines. It does not provide specific information about building heights, which will be considered through the planning approvals process should any future application come forward.</p> <p>Both the adopted and draft Local Plan include policies dealing with the protection of amenity, including on neighbouring properties (such as for privacy, overlooking, noise, light, etc.). Development proposals will need to demonstrate that they have identified and suitably addressed amenity impacts.</p>	<p>No change.</p>

		<p>With regards to Willow Way, living on the 3rd floor at 85 Willow Way I would want to know more information about the redevelopment plans. 3 or 4 storey flats next to ours will significantly impact our light levels and the wonderful views across Lewisham.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>N/A</p>			
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> The wild life an climate change mean that we must not destro areas of interest for both issues. New built must be done where the land isn't as precious for wildlife and climate issues.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Havelock House</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> The wild life an climate change mean that we must not destro areas of interest for both issues. New built must be done where the land isn't as precious for wildlife and climate issues.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>	10	<p>Noted. The Local Plan recognises and seeks to respond to the issue of global climate change and nature conservation. This is reflected in the plan's strategic objectives. Detailed policies addressing these matters are set out in Part 2 of the Local Plan on Sustainable Design and Infrastructure, and Green Infrastructure respectively.</p> <p>Informed by feedback from the Regulation 18 consultation, the Havelock House site allocation will be removed from the Local Plan. Whilst the site area is roughly 1.5 ha and therefore warrants consideration as a strategic site, it is acknowledged that site constraints limit the potential developable area. Should any future planning application come forward for redevelopment on this predominantly backland site, the proposal will be considered against other Local Plan policies.</p>	Local Plan amended to remove the site allocation for the Havelock House, Telecom site and Willow Tree House site.
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> Area character - damage to the wooded, green character of the area.</p> <p>Historic Significance - remnants of the historic Great North Wood need be retained and connected - not destroyed.</p> <p>Biodiversity and wildlife – loss/reduction of important fauna and flora habitat and wildlife corridor.</p> <p>Urban greening – loss of a green space and associated health benefits (air quality).</p> <p>Additional Vehicles - issues of access and congestion.</p> <p>Local services – additional pressure on schools, medical services, rubbish collection, utilities etc.</p> <p>Hill views and vistas – should be protected and enhanced not interrupted with development.</p>	8	<p>Informed by feedback from the Regulation 18 consultation, the Havelock House site allocation will be removed from the Local Plan. Whilst the site area is roughly 1.5 ha and therefore warrants consideration as a strategic site, it is acknowledged that site constraints limit the potential developable area. Should any future planning application come forward for redevelopment on this predominantly backland site, the proposal will be considered against other Local Plan policies.</p>	Local Plan amended to remove the site allocation for the Havelock House, Telecom site and Willow Tree House site.

		<p><b>2. Do you have any comments on the proposed key objectives?</b> Unnecessary</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Havelock House</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> Area character - damage to the wooded, green character of the area.  Historic Significance - remnants of the historic Great North Wood need be retained and connected - not destroyed.  Biodiversity and wildlife – loss/reduction of important fauna and flora habitat and wildlife corridor.  Urban greening – loss of a green space and associated health benefits (air quality).  Additional Vehicles - issues of access and congestion.  Local services – additional pressure on schools, medical services, rubbish collection, utilities etc.  Hill views and vistas – should be protected and enhanced not interrupted with development.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> No</p>			
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Havelock House</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p>	11	Noted. Informed by feedback from the Regulation 18 consultation, the Havelock House site allocation will be removed from the Local Plan. Whilst the site area is roughly 1.5 ha and therefore warrants consideration as a strategic site, it is acknowledged that site constraints limit the potential developable area. Should any future planning application come forward for redevelopment on this predominantly backland site, the proposal will be considered against other Local Plan policies.	Local Plan amended to remove the site allocation for the Havelock House, Telecom site and Willow Tree House site.

		<p>I have read the brief proposal for the redevelopment of backland for residential use and am wholeheartedly opposed to it.</p> <p>Any development would damage the wooded green character of the area, which contains remnants of the historic Great North Wood which need be retained rather than destroyed. Development of this green backland would result in a loss of important fauna and flora habitat and would threaten wildlife. Any loss of green space in an urban area such as ours has knock on effects on air quality and therefore on health. Additional housing in an area which is already heavily populated inevitably leads to additional vehicles, which cause access and congestion issues, as well as vcreating additional pressure on local services such as schools, medical services, rubbish collection and utilities.</p> <p>I appreciate that the Council is under pressure to meet targets for new homes but destroying rare green backland space in the process is a thoroughly negative approach to the challenge.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>N/A</p>			
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>I'm worried about the wording for 're-provision' of the Jenner health centre. You cannot build more housing and get rid of the GP- getting an appointment is competitive enough without getting rid of another GP in the area and bringing more residents in.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p>Again - I'm worried about the wording for 're-provision' of the Jenner health centre. You cannot build more housing and get rid of the GP- getting an appointment is competitive enough without getting rid of another GP in the area and bringing more residents in.</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b></p> <p>None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b></p> <p>Again - I'm worried about the wording for 're-provision' of the Jenner health centre. You cannot build more housing and get rid of the GP- getting an appointment is competitive enough without getting rid of another GP in the area and bringing more residents in.</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>Jenner Health Centre</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>Again - I'm worried about the wording for 're-provision' of the Jenner health centre. You cannot build more housing and get rid of the GP- getting an appointment is competitive enough without getting rid of another GP in the area and bringing more residents in.</p>	1	<p>Note. The site allocation for Health Centre will enable the facility to be re-provided at the current site as part of a new mixed-use development. Any proposal for off-site re-provision would only be considered where other Local Plan policies on community infrastructure are satisfied. The draft policy is considered to be consistent with the relevant London Plan policies regarding social infrastructure.</p> <p>The Council has prepared an Infrastructure Delivery Plan (IDP) alongside the Local Plan. This sets out the different types of infrastructure, including social infrastructure/community facilities, required to support the levels of growth planned. The IDP has informed the preparation of the Local Plan, and some site allocation policies include requirements for the provision of specific types of infrastructure.</p>	No change.

		<p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>Again - I'm worried about the wording for 're-provision' of the Jenner health centre. You cannot build more housing and get rid of the GP- getting an appointment is competitive enough without getting rid of another GP in the area and bringing more residents in.</p>			
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> REF: Jenner Health Centre</p> <p>I really think this is a awful idea. The Health centre has been there for in excess of 30 years with more than 15,000 registered patients nearby. It is a hub for our healthcare system with a surgery, dentist, chiropractor and Pharmacy all under one roof. Removing the health centre will deprive the whole community in and around Lewisham. It is probably the biggest surgery in Lewisham and is VITAL it remains. The site is very well located with enough space for a few cars for elderly patients who have no other means of transport</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> Developing the area is good but removing our healthcare infrastructure is a bad idea and will affect the whole local area. I'm sure thousands of people will agree with me.</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> LWA4: West Lewisham Links</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Jenner Health Centre</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> The Jenner Health Centre is vital for our community where all healthcare professionals work and is known for the one place to go for any issues. It is the largest health centre In Lewisham and is used by over 15,000 registered patients. Closing down the health centre or re-locating would be awful. The Pharmacy is right next door and is ideal for elderly patients so they don't have to travel much. There is space for a few cars and is good as some elderly patients do not like using the public transport.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> Yes, Please DO NOT touch the Jenner Health Centre. It is most needed where it is and should remain untouched.</p>	1	<p>Note. The site allocation for Health Centre will enable the facility to be re-provided at the current site as part of a new mixed-use development. Any proposal for off-site re-provision would only be considered where other Local Plan policies on community infrastructure are satisfied. The draft policy is considered to be consistent with the relevant London Plan policies regarding social infrastructure.</p> <p>The Council has prepared an Infrastructure Delivery Plan (IDP) alongside the Local Plan. This sets out the different types of infrastructure, including social infrastructure/community facilities, required to support the levels of growth planned. The IDP has informed the preparation of the Local Plan, and some site allocation policies include requirements for the provision of specific types of infrastructure.</p>	No change.
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> While I support the idea of improving areas for cycling and walking, developments should not be made that destroy any areas that we have of thriving wildlife and older trees that provide the historic link to the Great North wood. we know now that roads and housing which take away this type of area destroy vital biodiversity.</p>	4	<p>Noted. Part 2 of the Local Plan on Green Infrastructure sets out detailed policies concerning the protection and enhancement of green/open spaces and biodiversity. Part 3 of the Local Plan provide further details to support these borough-wide policies. The spatial objectives and policies for the West Area refer to the</p>	No change.

		<p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> LWA3: Forest Hill district centre</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> None selected</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> N/A</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>		importance of the Great North Wood and area's woodland character.	
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> It would be wrong to put any new development of houses and flats in a green space which is a haven for wildlife including birds, bees and wildflowers</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> Even if the plans involve maintaining the oak and other trees, which I doubt, it would be bad planning to destroy any green sites</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> LWA4: West Lewisham Links</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> The land on the top of Forest Hill should be maintained GREEN wherever possible.</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> None selected</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> N/A</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>	3	Unable to identify site that is being commented on.	No change.
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p>	1	Noted. The site allocation for Willow Way LSIS sets out land-use principles and development guidelines. Both the adopted and draft Local Plan include policies dealing with the protection of amenity, including on neighbouring properties (such as for privacy, overlooking, noise, light, etc.). Any future development	No change.

		<p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Willow Way LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> Living at Moore House, Willow Way, residents have already lost a lot of light from the development at the former Sydenham Police Station, and now we are set to lose a lot more with this continued development on the street. And where is all the extra parking going to be? Willow Way already is used as a cut-through by people not wanting to deal with the roundabout at the end of Dartmouth Road or the traffic lights on Kirkdale, and such a huge development will futher build noise and traffic.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>		<p>proposals will need to demonstrate that they have identified and suitably addressed amenity impacts.</p> <p>Parking provision will need to be carefully managed and considered in line with the London Plan parking standards. In general, the Local Plan will help give effect to the London Plan objective for 90% of journeys in inner-London to be made by walking, cycling and the use of public transport. The promotion of sustainable transport modes are central to the Local Plans ambitions and policies and are set out clearly in Part 2 Transport policies.</p>	
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> We've already had to put up with the noisy, disruptive redevelopment of Sydenham school, the new flats on the site of the old Sydenham Police station and now this. I'd agree that the derelict land on Willow Way is an eyesore could do with some development but not at the expense of established businesses like Dartmouth Service Station. It's a very important service provider to us as local residents and we are told they were not consulted before this plan was made public</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> Why not propose more green spaces, parkland, children's play areas or places where we can have outdoor markets like Brockley Market?? You could have more recycling points or use the space for parking for neighbouring businesses in the Kirkdale/Dartmouth Rd area.</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Willow Way LSIS Former Sydenham Police Station</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> We've already had to put up with the noisy, disruptive redevelopment of Sydenham school, the new flats on the site of the Former Sydenham Police station and now this</p>	3	<p>The West Area key objectives and policies provide a direction for protecting and enhancing open/green spaces and improving walking and cycle routes between these via the Lewisham Links proposals.</p> <p>The Willow Way site allocation sets out requirements for the delivery of new and improved public realm. Any residential element will need to make provision for children's play space, as set out in draft Local Plan, Part 2 Policy CI3 on play and informal recreation.</p> <p>Following the Regulation 18 consultation the Council has held landowner meetings. Informed by these discussions the site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p> <p>Parking provision will be need to be carefully managed and considered in line with the London Plan parking standards. In general, the Local Plan will help give effect to the London Plan objective for 90% of journeys in inner-London to be made by walking, cycling and the use of public transport. The promotion of sustainable transport modes are central to the Local Plans ambitions and policies and are set out clearly in Part 2 Transport policies.</p>	<p>Sydenham Police station removed as site allocation.</p> <p>The site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p>



		<p>LSIS. I'd agree that the derelict land on Willow Way is an eyesore could do with some development but not at the expense of established businesses like Dartmouth Service Station. It's a very important service provider to us as local residents and we are told they were not consulted before this plan was made public.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>The 33 new flats that are almost completed on the site of the Former Sydenham Police Station have caused extensive eyesore, noise pollution to the surrounding residents and put increased pressure on the lack of local parking. These parking issues will become more apparent once the flats are inhabited as the residents have only been allocated 4 parking spaces on the development and will spill out onto the local streets that struggle with parking as it is. Terrible idea to remove already established businesses that support the surrounding residents greatly. The proposed flats will make the area incredibly claustrophobic, reduce light levels for current residents and oversaturate residential capacity very negatively.</p>			
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> This proposal will close a business that me and a lot of other people I know use very often. We need this business. Also the parking in the area is terrible as it is and more flats would make this so much worse</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Willow Way LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> This proposal will close a business that me and a lot of other people I know use very often. We need this business. Also the parking in the area is terrible as it is and more flats would make this so much worse</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>	1	<p>Following the Regulation 18 consultation the Council has held landowner meetings. Informed by these discussions the site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p> <p>Parking provision will need to be carefully managed and considered in line with the London Plan parking standards. In general, the Local Plan will help give effect to the London Plan objective for 90% of journeys in inner-London to be made by walking, cycling and the use of public transport. The promotion of sustainable transport modes are central to the Local Plans ambitions and policies and are set out clearly in Part 2 Transport policies.</p>	The site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> There are already new large housing developments underway in Mayow Rd, with little parking offered and no sign of new schools/doctors etc being provided to help those already oversubscribed to cope with the influx of new residents, now you want to demolish valuable parts of the high street (which you describe as ugly and needing improvement) and add more ugly housing. You should be working with existing businesses to improve them and enable to SE26 community to thrive. More housing and less businesses on our high street will mean less footfall and more car</p>	3	As part of the Local Plan preparation an Infrastructure Delivery Plan (IDP) is published. The IDP sets out the necessary infrastructure (schools, health care facilities, road and public transport improvements etc) that is required to accommodate the level of growth anticipated through the Local Plan.	No change.

		<p>use. Lockdown has shown that people want to shop local. If you want to improve Sydenham Rd, put more effort into the shops that open so that they are useful to the community, limit the number of nail bars, chicken shops, phone shops etc, and support those that are successful to have more visual appeal and benefit the high street, instead we have empty and rundown shops, or shops that only last 2 minutes. Thousands we spent improving the high street but now it's a mess as vehicles park on the pavement etc.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> Stop trying to make money by over development in an area that is already highly populate &amp; gridlocked with traffic, becoming impossible to park. You should focus on improving the businesses already here (The Bridge for example!) these plans are poorly thought out and are all money focussed. I see from other comments that you haven't even engaged with some of the businesses that you plan to demolish, this is outrageous. We should consider making them community assets to protect them: the Golden Lion, Bishops Furniture Stores, the undertakers etc. Sydenham has a lovely community, if you demolish these places you will lose that community, plus the Audi garage and Enterprise bring non-locals to our thriving high street to spend money.</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Land at Sydenham Rd and Loxley Close 113-157 Sydenham Rd 154-160 Sydenham Rd 74-78 Sydenham Rd</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> Over development over development over development! No thoughts for parking, adding traffic to an already congested neighbourhood, no increase in school places for over subscribed schools, and removal of successful businesses on those sites. Suit this money grabbing plan.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> Improve Sydenham Rd from Knighton Park towards Bell Green, Home Park and the library, this needs some serious investment (the shops and business here seem totally over looked) and will make all of Sydenham Rd join up into 1 successful area, not a road of many sections.</p>		<p>The Council does not make money from development. Most of the site allocations within the Local Plan are owned by third parties. The Local Plan must plan proactively for future growth and has to demonstrate that it can accommodate the London Plan target of 1,667 new homes per year.</p> <p>The indicative site development capacities have been set using a standard methodology, as set out in the Site Allocations Background Paper. The optimal capacity of the site will be established at through the planning application process, and informed by the designed-led approach.</p>	
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> Improving the quality of life of local residents whilst keeping employment and local businesses alive should be a priority for the developed areas.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p>	1	<p>Following the Regulation 18 consultation the Council has held landowner meetings. Informed by these discussions the site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan</p>	<p>The site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This</p>

		<p>N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p> <p>None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b></p> <p>N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>Willow Way LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>My comment is solely related to Dartmouth Garage on Dartmouth road. I think this garage should be kept and its settings and premises improved as part of the local plan. There isn't many garages around here and this one as a very good reputation with the neighbourhood. I also would like to include into my comment the car body shop garage (Anerley Car Crash Repairs) which is adjoining of Dartmouth garage but under a different business ownership. They (both) are very professional and are doing top quality work, and these types of professionals are hard to find nowadays, They are also affordable, honest and reliable and this is partly why they are so popular and successful.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>N/A</p>		<p>process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p> <p>The draft Local Plan includes a refreshed suite of policies on employment land management, as set out in Part 2 on Economy and Culture. The Council considers that the proposals amount to a strengthening of protection for both designated and non-designated employment sites for commercial and industrial uses. Continued protection of Willow Way will be made through its designation of a Locally Significant Industrial Site, where the co-location of employment and other complementary uses will be supported.</p>	<p>includes protections for the MOT centre and the amenity of the neighbouring public house.</p>
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>It should be much more environmentally focussed, with an ambitious, radical and inspiring aim to make Lewisham completely sustainable.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p>N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p> <p>None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b></p> <p>N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>Willow Way LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>Although I understand that customers of the garage at Willow Way feel strongly that they don't want to have to go further away to get their car serviced, they are a tiny minority of residents. The majority of households in Lewisham do not own a car.</p>	2	<p>The draft Local Plan has been prepared in line with the National Planning Policy Framework and its principles for sustainable development, as well the London Plan policies around 'Good Growth', which is defined as growth that is socially and economically inclusive and environmentally sustainable.</p> <p>The draft Local Plan acknowledges the issue of the global climate emergency. Informed by the Council's Climate Emergency Action Plan it includes a suite of policies to support the transition to low and zero carbon development, including for requirements for new buildings, support for the retrofitting of existing stock, and enabling modal shift away from private car use to more sustainable modes, and urban greening. Further details are set out in the Part 2 policies on Sustainable Design and Infrastructure, Transport and Connectivity, and Green Infrastructure respectively.</p> <p>The Local Plan will help give effect to the London Plan objective for 90% of journeys in inner-London to be made by walking, cycling and the use of public transport. The promotion of sustainable transport modes are central to the Local Plans ambitions and</p>	<p>No change.</p>

		<p>We need to move away from a car-dominated urban landscape, which at the moment allows a minority of car owners to damage the health of everyone.</p> <p>As polluting cars and vehicles are phased out and people either switch to electric vehicles or swap to more environmentally friendly and safer forms of transport like walking, cycling and public transport, there will be much less need for garages servicing petrol and diesel cars (electric cars need far less servicing).</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>A long-term mindset needs to be embedded in every aspect of the council's plans. Every decision now should work towards a sustainable, equitable and pollution-free future. No housing should be built unless it is able to run completely on minimal, clean energy. Private car ownership should eventually be phased out completely from the whole of Lewisham. Walking, cycling, car-share, public transport and other positive, sociable, healthy and planet-friendly modes of transport should be encouraged. Streets should be reclaimed from traffic, polluting businesses should be taxed, and rebates should be given to those businesses working for clean air, water and biodiversity. Every residential street should be made into a home zone where children can play safely. Every road should prioritise pedestrians over motorised and polluting traffic. There needs to be a massive tree-planting and biodiversity campaign. Every street should become an avenue of trees. Walking through Lewisham - which for many of us has made lockdown bearable - should be a pleasure, not a gauntlet of polluted air and dangerous driving.</p>		<p>policies and are set out clearly in Part 2 Transport policies. However, speed limits are outside the scope of the local plan.</p> <p>The Local Plan will be subject to independent examination and the plan must be demonstrably 'sound', including that it is in line with higher level policies and deliverable. Whilst acknowledging some of the proposals suggested and need for radical action, a balance will need to be struck in order to ensure the plan can be found sound.</p>	
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> LWA3: Forest Hill district centre</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Willow Way LSIS</p> <p>6. Please provide your comments on the site allocation(s) selected above. We need the garage and the parking lot. The building they just built is ugly and seems out of place. The small businesses in our area are vital to this end of Forest hill and it would be a disaster if they went out of business for flats.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>	1	<p>Noted. Following the Regulation 18 consultation the Council has held landowner meetings. Informed by these discussions the site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house..</p>	<p>The site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p>
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> N/A</p>	1	<p>Following the Regulation 18 consultation the Council has held landowner meetings. Informed by these discussions the site allocation for the Willow</p>	<p>The site allocation for the Willow Way employment site has been amended to provide more</p>

		<p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Willow Way LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> here are plans to close the local garage Dartmouth Motors. This is the only garage locally. The people there have been there years. I feel safe in the knowledge that when I take my car there I am not going to be ripped off or them say works have been carried out when they haven't.</p> <p>People will not know where to look or go to for a local garage. This garage is the absolute best and me personally would hate to see it go. I appreciate people need houses but you are taking every available space to build homes. I get it I really do but please don't take away something that means so much to our community.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> Yes, leave our garage alone. Find somewhere else to build your houses. This garage is vital to our community.</p>		Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.	certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Willow Way LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> Whilst acknowledging the need for the area at the back of Willow Way to be properly utilised, I have been using the Dartmouth Road Garage for about 20 years and have relied on its proximity and accessibility (alongside the excellent customer service). It is part of the fabric of the area which adds to making it a desirable location to live and work. Even with the move to greener transport there will be an</p>	3	Following the Regulation 18 consultation the Council has held landowner meetings. Informed by these discussions the site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.	The site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.

		<p>ongoing need for vehicle maintenance be it carbon neutral or legacy. I would not be happy to loose this amenity.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>N/A</p>			
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p>N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p> <p>None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b></p> <p>N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>Willow Way LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>What gives the Council the right to do this as they do not own the land and it will ruin a business that pays tax and employs local and skilled people, added to that the Council did not even inform the business owner that this was being considered.</p> <p>By doing this it will destroy viable businesses putting numerous people out of work which will be bad for the economy and bad for the family of those affected.</p> <p>Dartmouth Service Station has been part of the trusted community and is a reliable and good addition to it and should not be treated in the the way it is.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>N/A</p>	1	<p>Noted. The draft site allocation for Willow Way LSIS provides for employment-led, mixed-use redevelopment of the site. The policy will help to enable vacant and underused land on parts of the site to be brought back into beneficial use, including the provision of new workspace, homes and public realm improvements. The policy proposals do not preclude the retention or re-provision of floorspace or units for existing businesses.</p> <p>Following the Regulation 18 consultation the Council has held landowner meetings. Informed by these discussions the site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p>	The site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p>N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p> <p>LWA3: Forest Hill district centre</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b></p> <p>N/A</p>	1	<p>Following the Regulation 18 consultation the Council has held landowner meetings. Informed by these discussions the site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p> <p>The Council recognises the important role that public houses play in the local economy and Lewisham's distinctiveness. Therefore, the draft Local Plan Policy EC7 (Public houses) sets out a new 'presumption in the favour of the retention of public houses'. This will help</p>	<p>The site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p> <p>Willow Way LSIS site allocation amended to include new development guidelines around protecting the character and amenity of the pub.</p>

		<p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Willow Way LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above. too much stress on schools and doctors with increase of housing</b> loosing the garage and pub</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>		to ensure that any future proposals for redevelopment of land within the Willow Way LSIS site fully consider the pub and its amenity through the masterplan and design-led process. However it is acknowledged that the site allocation policy could be amended to provide more clarity on the need to protect the public house and its amenity.	
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> It feels like all Lewisham Council are interested in is more housing, and they care more about future residents than current ones!  Firstly, do we know the impact of Brexit and covid on the population of London yet? There may not be a need for more housing if the population decreases.  Secondly, I agree everyone needs a home, but said home does not need to be in Lewisham. Homes should be built in places that have the space and means to accommodate them as members of a community, not just physically in a building.  So why then wouldn't Lewisham be pushing back at other London boroughs who haven't built any social housing for decades (Wandsworth for example). Or areas of East London with lower levels of population density.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> Don't just build more and more cheap flats. Won't these soulless monoliths with no outdoor space create awful living environments for people?  Think beyond your own doorstep because Greater London needs to tackle the housing crisis as a county. There are less populated areas where new builds could go, complete with more indoor and outdoor space.</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> If you have to shut down businesses to build houses then perhaps it's a sign that said houses need to be built elsewhere.</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Willow Way LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> Don't build more housing until existing problems are sorted. Example fly tipping, speeding, people begging outside Tesco who are intimidating, Thames Water, lack of provisions for pedestrians and cyclists, lack of trains.</p>	2	<p>The Local Plan sets out a positive strategy for managing future growth and development across the borough, having regard to the Good Growth policies set out in the London Plan and the principles of sustainable development set out in Government's National Planning Policy Framework.</p> <p>Like all London Boroughs Lewisham is trying to tackle a housing crises and are directed by the London Plan to plan positively to meet its housing targets of 1,667 homes per annum.</p>	No change.

		<p>It's good to have a vision, but basic, boring things that really matter to residents aren't being provided.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>Sadiq Khan, Labour Mayor, Wandsworth born, bred and resident, needs to start building social housing there! To relive other boroughs like Lewisham who are struggling to cope and provide basic services as it is.</p>			
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>These proposals are very unclear. While I appreciate the desire to regenerate areas of Lewisham, fluffy visions with no clear plans like this are confusing. It appears that you want to tear down large areas of our local community and even if that's with a desire to put new buildings in, it appears very poorly thought out.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p>I like the idea of regenerating and modernising Lewisham and introducing more green space. This is a good thing to aim for.</p> <p>Affordable housing though... really? I would love to believe you but you're not going to be able to deliver that unless the entire housing market in the UK crashes in spectacular fashion. The borough, and London as a whole is already over-populated so what good is more housing going to do?</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p> <p>None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b></p> <p>N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>Willow Way LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>This area needs development and some love, but the proposal looks like you want to tear down a huge area, including many local and longstanding businesses which are a credit to the community, like Cuddly Bear nursery and Dartmouth Road Service Station.</p> <p>Instead of ripping up Willow Way, why don't you just tidy it up? Get rid of the derelict cars that litter the pavement and develop the land that is vacant.</p> <p>Leave the existing businesses, maybe even give them some funds to liven up their buildings?</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>Tidy up the road, stop it being a rat run by blocking it off halfway along, widen the pavements, fix the pavements, plant trees, restrict parking.</p>	3	<p>The Local Plan is a strategic policy document that sets out the vision, objectives and policies for future growth and investment in the borough.</p> <p>The plan has been informed by and informs a number of more detailed studies including the Characterisation Study, New Cross Area Framework, Catford Framework and other evidence base documents and SPDs.</p> <p>The Local Plan identifies those site allocations that are required to meet its London Plan housing targets of 1,667 homes per year.</p>	No change.
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p>	2	<p>Following the Regulation 18 consultation the Council has held landowner meetings. Informed by these discussions the site allocation for the Willow</p>	<p>The site allocation for the Willow Way employment site has been amended to provide more</p>



		<p>N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p> <p>None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b></p> <p>N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>Willow Way LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>As a valued customer of Dartmouth Service Station for almost 20 years, I am shocked and saddened by the proposals which would involve a compulsory purchase order on the site. DSS is a fantastic business providing much needed employment as well as a valuable service as a garage. I have used nothing else for MOTs, services, repairs etc. etc. for many many years. Please reconsider!</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>N/A</p>		<p>Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p> <p>The draft Local Plan does not include any details or proposals around the compulsory purchase of specific land or sites.</p>	<p>certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p>
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p>N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p> <p>None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b></p> <p>N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>74-78 Sydenham Rd 154-160 Sydenham Rd 113-157 Sydenham Rd Land at Sydenham Rd and Loxley close</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>Over development without sensitivity to existing terraced housing neighborhoods. Will result in the high street merging into residential areas. Impact on parking for existing residents will be catastrophic. Consider need for electric vehicle charging for existing housing with no space to park outside.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p>	1	<p>The indicative site development capacity has been set using a standard methodology, as set out in the Site Allocations Background Paper. The optimal capacity of the site will be established at through the planning application process, and informed by the designed-led approach.</p>	<p>No change.</p>

		Impact on parking for existing residents will be catastrophic. Consider need for electric vehicle charging for existing housing with no space to park outside.			
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Willow Way LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> Dartmouth Motors is a well-liked and trusted business that has worked hard over many, many years to give excellent service to its loyal customer base. You should be doing your best to encourage trustworthy family enterprises like this, not threatening to kick them out! More and more bland, cramped flats and fewer and fewer useful businesses is really not going to improve this area.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>	2	Following the Regulation 18 consultation the Council has held landowner meetings. Informed by these discussions the site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.	The site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> I am referring specifically to the plans for 6 Mantle Road. I support regeneration but would want to see full proposals before commenting further on it's acceptability. I live at 4 mantle road and am concerned that a large-scale block of flats will look directly into my flat, block light and also be extremely noisy during delivery. When will the full plans be made available please?</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> Regeneration on this plot around Brockley station is to be welcomed, as long as it is sensitively and appropriately done</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> 6 Mantle Rd</p>	0	<p>Noted. The draft Local Plan Site Allocation policy for 6 Mantle Road sets out land use principles along with development requirements and guidelines for the site. Detailed proposals for site redevelopment would be set out in a planning application, should one come forward, and which the Council will assess against the site allocation and other Local Plan policies.</p> <p>Both the current and draft Local Plan include policies dealing with protection of amenity, including for properties surrounding proposed development sites. This includes consideration of outlook, privacy, light, noise and other disturbances.</p> <p>The draft Local Plan broadly seeks to improve the quality of the public realm around town and local centres, as well as stations and key transport nodes. The West Area policies include proposals for enhancing the area around Brockley station.</p>	No change.

		<p><b>6. Please provide your comments on the site allocation(s) selected above.</b> As above</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> More green space and cafe areas. The space on the east of Brockley station has been a triumph in creating a community space that is green, encouraging SMEs, and making a desirable place to visit at all times of day. It would be good to see plans on the west of Brockley station achieve the same feel - rather than just being a bit box of flats (which is what I fear will be proposed!)</p>			
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Willow Way LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> Been a customer of Dartmouth service station for over 20 years, will be devastating to lose such a good honest garage and object to planning for high rise flats</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>	2	Following the Regulation 18 consultation the Council has held landowner meetings. Informed by these discussions the site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.	The site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Willow Way LSIS</p>	3	<p>Noted. The draft site allocation for Willow Way LSIS provides for employment-led, mixed-use redevelopment of the site. The policy will help to enable vacant and underused land on parts of the site to be brought back into beneficial use, including the provision of new workspace, homes and public realm improvements. The policy proposals do not preclude the retention or re-provision of floorspace or units for existing businesses.</p> <p>Following the Regulation 18 consultation the Council has held landowner meetings. Informed by these discussions the site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes</p>	The site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.

		<p><b>6. Please provide your comments on the site allocation(s) selected above.</b> Would mean the permanent closure of local businesses including the garage we have used for years. Great people providing an amazing service to local people. The council should be supporting businesses not forcing them to close down.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>		<p>protections for the MOT centre and the amenity of the neighbouring public house.</p>	
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> Great to have a vision...when it doesn't have a bias.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> No</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Willow Way LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> It's one thing to relocate, by force, a business that relies on satellite clients but quite another when you destroy a business that the community relies on. The loss of the Dartmouth Road garage (to name but one business) will be an irreplaceable loss to those with vehicles within a mile of its location. This industry is built on trust. One which you propose to eradicate. It is built on faith and reliability. One which you propose to eradicate. There are few enough businesses that can be trusted with your wallet and this garage is one of them. In the desire for residential buildings, you are forgetting that a community needs businesses too. Or do you intend on increasing the, already substantial, work, business and industry flight out of the Borough?</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> Knock down the huge bail hostel in the former Sydenham police station and fill your boots there. And then, why not build in the council offices car park behind your building along with the Truck park? Better still, one day there will be no space left; put in place a solid relocation process that might help other communities and relieve your apparent burden.</p>	3	<p>Noted. The draft site allocation for Willow Way LSIS provides for employment-led, mixed-use redevelopment of the site. The policy will help to enable vacant and underused land on parts of the site to be brought back into beneficial use, including the provision of new workspace, homes and public realm improvements. The policy proposals do not preclude the retention or re-provision of floorspace or units for existing businesses.</p> <p>Following the Regulation 18 consultation the Council has held landowner meetings. Informed by these discussions the site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p>	<p>The site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p>
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> yes. It is biased and flawed and is written with promises for the future whilst the borough has not sufficiently funded the present (or the recent past). Communities are not extra blocks of housing- communities are the integration and wellbeing of those that have made an area their home and participate in the attempt of making theirs and others homes and areas a better place to live. The report is written</p>	4	<p>We do not agree with your assessment of the plan.</p> <p>The Local Plan sets out a positive strategy for managing future growth and development across the borough, having regard to the Good Growth policies set out in the London Plan and the principles of sustainable</p>	<p>Loxley Close and Sydenham Road site allocation boundary amended to exclude building containing Bishop's Furniture Store.</p>

		<p>without soul or feeling and is simply an exercise in generating money through development in one of London's most overcrowded boroughs.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b>  Yes. we live in an overcrowded City and borough, generating more housing adds to the demand and strain on the infrastructure. Anyone who lives local (se26) to my shop will know of the overcrowded schools, train platforms, traffic congestion and the daily strain our brilliant nhs (local gps) have every day. If there has been insufficient funding by this borough for years then why would it change with the promise of new housing, extra residents and extra pressure? The key objectives are flawed because the Local Authority promises for the future without anything being done for the present.</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b>  <b>Select topic(s) and comment below</b>  None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b>  N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b>  Land at Sydenham Rd and Loxley Close</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b>  I happen to own a business that would be affected/possibly demolished to cater for this plan. I find it incredibly offensive and unprofessional that the proposals state that Landowners were consulted and that our (mine and lidl's) buildings 'do not make a positive contribution to the character of the landscape'. As the owner of this building I was (and neither were my neighbouring properties) contacted before these draft plans made. It is a simple courtesy to talk to stakeholders before throwing their businesses future into the public domain and to then make unfounded crass comments about 'character of the landscape' is nothing but shameful and indicative of an agenda to push plans through.</p> <p>I will tell you what community is...it is when you own a business and say hello to the same people every morning as they pass even if you do not know their name and yet you are happy to see each other. It is when many customers become friends and pop in because you know you value them for more than just their custom. It is when your disabled father can visit you on his mobility scooter because you made the effort 20 years ago to buy a building near to him so that you can support your elderly parents. Communities are when every person do their best for themselves and other to better the places that they live in.</p> <p>If I lose my shop to these soul-less plans then I don't lose a building...I lose my friends, my daily contact with my parents, the opportunity for my dad to still have purpose in life, the opportunity to keep Sydenham thriving by selling something that is different and diverse.</p> <p>Sydenham would also lose one of its last key retail units - see below.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p>	<p>development set out in Government's National Planning Policy Framework.</p> <p>Like all London Boroughs Lewisham is trying to tackle a housing crises and are directed by the London Plan to plan positively to meet its housing targets of 1,667 homes per annum.</p> <p>With regard to site allocation – Land at Sydenham Rd and Loxley Close the London Plan directs Local Authorities to allocate surface car parks and single storey retail for redevelopment to make best use of available land.</p>	
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3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Willow Way LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> Dartmouth Car Garage has been part of the local area for many many years...bringing customers from all over Kent/London and I have been one of their loyal customers for a very long time. I go to this garage as they are trustworthy, thorough and unlike a lot of garages do not rip you off!! My daughter has Cerebral Palsy so going somewhere I can entrust to do a good/thorough job is paramount!! I need to ensure my car is safe/reliable to get my daughter to her many appointments, school etc. and the people who own/run/work at Dartmouth Garage are the only ones I trust my car with.</p> <p>Not only do a fantastic job at a reasonable price, when they give me a timeframe they stick to it...even if it means going out of their way.</p> <p>The service, trustworthiness and thoroughness is priceless.</p> <p>The very valid reasons above are why this local institution (also bringing additional revenue to the area), Dartmouth Garage, should not be closed and should be excluded from the proposals</p>	3	<p>Following the Regulation 18 consultation the Council has held landowner meetings. Informed by these discussions the site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p>	<p>The site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p>

		<b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A			
3	LWA	<b>1. Do you have any comments on the proposed vision?</b> The vision for West area is encouraging but the amount of new housing must not just all be flats, and must be sympathetically designed to fit into the victorian feel of the high street and surrounding streets. Endless amounts of small flats does not encourage families to move to the area, as there is no space for them, and so you end up with an imbalance of residents. If flats are inhabited by families then the parks will need to be upgraded to support them in their need for outdoor space. Better facilities in the green space is a knock on effect of lots of flats with no gardens. <b>2. Do you have any comments on the proposed key objectives?</b> transforming parts of the South Circular into healthy streets will be interesting to see. I do not see how you can improve any elements of that road unless you remove the lorries during school hours. The pollution alone is significant and I would stop all lorries using the road between 7am and 10am and 3pm to 6pm so that you encourage families to cycle or walk to school, which is not safe at this time. <b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> None selected <b>4. Please provide your comments on the topic(s) selected above?</b> I am encouraged to see the principles around keeping the village feel as much as you can for each area, and that is something quite unique to the south london 'town's that you don't see in other parts of London as much. Connecting the HUBs where existing transport isn't there, is important so that we move seamlessly across Lewisham to various other hubs that will encourage more independent businesses to flourish. <b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> 74-78 Sydenham Rd 113 -157 Sydenham Rd 154-160 Sydenham Rd <b>6. Please provide your comments on the site allocation(s) selected above.</b> As mentioned before, the planning must not just be about maximum flats in space provided with some disconnected shops options at the bottom that eventually get turned into a flat as no one takes up the shop. Traffic in the area, parking and increased pollution must be factored into the design and plans of any building and not be pressurised by developers to pack in lots of small pokey family-unfriendly spaces that then don't foster the community feel in the right way. <b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> There is no mention of the parks being upgraded to support additional residents. Also plans encouraging footfall to either end of sydenham should be considered. Lots of Lower sydenham shops are not used or filled because it's a bit far from the	1		

		top of the high street and nothing really down there to encourage people to walk. Bistros or Bars, Delis need to be encouraged down the road so that people use all the shops. Less charity shops and nail bars and more of a mix of usage. The shop fronts next to the Dolphin are tired and do not encourage people to come down the road. Only the Dolphin and Raffaele restaurants get people this end. So more thought about connecting main high street to the lower end would be good.			
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Willow Way LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> There are businesses here that have been here for decades, this is people's lives. The garage should not be closed, it's been there decades, it's a family run garage, they go above and beyond to help customers, employ local people, and the community rely on them and should be excluded from the plans.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>	2	<p>Noted. The draft site allocation for Willow Way LSIS provides for employment-led, mixed-use redevelopment of the site. The policy will help to enable vacant and underused land on parts of the site to be brought back into beneficial use, including the provision of new workspace, homes and public realm improvements. The policy proposals do not preclude the retention or re-provision of floorspace or units for existing businesses.</p> <p>Following the Regulation 18 consultation the Council has held landowner meetings. Informed by these discussions the site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p>	The site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Willow Way LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p>	3	<p>Noted. The draft site allocation for Willow Way LSIS provides for employment-led, mixed-use redevelopment of the site. The policy will help to enable vacant and underused land on parts of the site to be brought back into beneficial use, including the provision of new workspace, homes and public realm improvements. The policy proposals do not preclude the retention or re-provision of floorspace or units for existing businesses.</p> <p>Following the Regulation 18 consultation the Council has held landowner meetings. Informed by these discussions the site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p>	The site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.



		<p>In the Lewisham Local Plan West Area summary document you state for area 5 (Willow Way) that your vision is to:-</p> <p>Deliver the renewal of industrial land at Willow Way to better complement the centre with new workspace and a wider mix of uses.</p> <p>If this redevelopment were to take place it would require the destruction of many well-established businesses namely: -</p> <p>Blue Tiger Coffee</p> <p>Anerley Car Crash Repairs</p> <p>Delta Motors</p> <p>Hallmark Catering Hire</p> <p>Dartmouth Service Station</p> <p>Foreshaw Building Services</p> <p>Cuddly Bear Day Care Services</p> <p>On &amp; Off Stage Supplies</p> <p>Beeline Services.</p> <p>How much more of a wider mix of businesses does this redevelopment hope to achieve?</p> <p>From the lamppost notice section 18.52 Development guidelines you state: -</p> <p>This will require careful consideration of the operational requirements of existing and potential future employment uses.</p> <p>I cannot see how this development will improve the potential future employment of the area. All this will do is take away the livelihoods of the people who are currently employed by these existing and well-respected companies.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>I can see that the landowners will be financially compensated regarding this redevelopment however, the large number of employees working with the businesses will be left without employment and looking for work in an exceedingly difficult period following a global pandemic.</p>		<p>The draft Local Plan does not include any details or proposals around the compulsory purchase of specific land or sites.</p>	
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>I'm very sad that the council are trying to take a long term family business that is always busy helping the people in the community with a service and putting yet another concrete high rise in its place !!!!</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p>I've used this garage for many years and always look forwards to an honest value for money service. It would be a shame to see it replaced by yet another high rise block there's no space as it is in the area .</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b></p> <p><b>Select topic(s) and comment below</b></p> <p>LWA1: West Area place principles</p>	3	<p>Noted. The draft site allocation for Willow Way LSIS provides for employment-led, mixed-use redevelopment of the site. The policy will help to enable vacant and underused land on parts of the site to be brought back into beneficial use, including the provision of new workspace, homes and public realm improvements. The policy proposals do not preclude the retention or re-provision of floorspace or units for existing businesses.</p> <p>Following the Regulation 18 consultation the Council has held landowner meetings. Informed by</p>	<p>The site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p>

		<p><b>4. Please provide your comments on the topic(s) selected above?</b> Yes leave it alone peoples businesses are on the line and it's not like a nail bar a lot of hard work goes in to helping the public in this area</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Willow way LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> Leave it as it is we need descent businesses in this area</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> Think of the businesses you are putting out of work</p>		these discussions the site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.	
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Willow Way LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> Been a customer of dartmouth service station for over 20 years and object to the proposal to build flats there</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> The area is already over populated and there theres not enough schools and gps and services to accommodate more residents</p>	3	<p>Following the Regulation 18 consultation the Council has held landowner meetings. Informed by these discussions the site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p> <p>The Council has prepared an Infrastructure Delivery Plan (IDP) alongside the Local Plan. This sets out the different types of infrastructure, including social infrastructure/community facilities, required to support the levels of growth planned. The IDP has informed the preparation of the Local Plan, and some site allocation policies include requirements for the provision of specific types of infrastructure.</p>	The site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> N/A</p> <p><b>2. Do you have any comments on the proposed key objectives</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b></p>	2	Following the Regulation 18 consultation the Council has held landowner meetings. Informed by these discussions the site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.	The site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.

		<p>N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>Willow Way LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>Have always used the dartmouth garage for many years and I wish to object to the plans to build flats there</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>N/A</p>			
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p>N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p> <p>None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b></p> <p>N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>Willow way LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>The proposed development on willow way will increase local housing exponentially and put too much pressure on amenities including doctors and schools - particularly with the develop of the nearby police station and Mais house. The height of the proposed development is way out of character with the local surroundings.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>N/A</p>	1	<p>The Council has prepared an Infrastructure Delivery Plan (IDP) alongside the Local Plan. This sets out the different types of infrastructure, including social infrastructure/community facilities, required to support the levels of growth planned. The IDP has informed the preparation of the Local Plan, and some site allocation policies include requirements for the provision of specific types of infrastructure.</p> <p>The draft Local Plan site allocation proposed for Willow Way LSIS sets out land-use principles and development guidelines. It does not set out specifics around the height of buildings on this site, as this will be established at the planning application stage. Part 2 of the Local Plan on High Quality Design includes policies on managing building heights which will need to be considered alongside the site allocation.</p>	No change.
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p>N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p> <p>None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b></p> <p>N/A</p>	2	<p>Following the Regulation 18 consultation the Council has held landowner meetings. Informed by these discussions the site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p>	The site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.

		<p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Willow way LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> I've been using Dartmouth service station for over 20 years and object to lewisham council plans to occupy this site and build high rise flats</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>			
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Willow Way LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> This site includes Dartmouth Service Station which is NOT a petrol filling station, but a very necessary and well used Garage for the servicing and repair of motor vehicles. It is also a MOT Testing Centre. There is nothing comparable anywhere near. As the Garage is located on the very edge of the proposed boundary could it please be saved by moving the boundary just to the other side of this site? Thank you.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>	2	Following the Regulation 18 consultation the Council has held landowner meetings. Informed by these discussions the site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.	The site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p>	2	Following the Regulation 18 consultation the Council has held landowner meetings. Informed by these discussions the site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.	The site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.

		<p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>Willow Way LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>The garage is an independent, family run business, and provides a vital service for people in the local area, and further afield.</p> <p>Car garages/mechanics should remain in the community, and should not be pushed out of the area.</p> <p>The fact that they are always busy, shows how much they are needed.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>N/A</p>			
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p>N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p> <p>None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b></p> <p>N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>None selected</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>This proposal involves demolishing a local garage, a thriving local business employing local people and will be of detriment to them as they lose their jobs in a struggling economy and also the community who use the garage as a trusted mechanics.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>N/A</p>	2	<p>Following the Regulation 18 consultation the Council has held landowner meetings. Informed by these discussions the site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p>	<p>The site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p>
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p>N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p> <p>One selected</p>	2	<p>Noted. The draft site allocation for Willow Way LSIS provides for employment-led, mixed-use redevelopment of the site. The policy will help to enable vacant and underused land on parts of the site to be brought back into beneficial use, including the provision of new workspace, homes and public realm improvements. The policy proposals do not preclude the retention or re-provision of floorspace or units for existing businesses.</p>	<p>The site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p>

		<p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Willow way LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> This development will result in local successful businesses being destroyed. This should not go ahead.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>		<p>Following the Regulation 18 consultation the Council has held landowner meetings. Informed by these discussions the site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p>	
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Willow Way LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> Dartmouth Service Station is not just a symbol, but, also, it's such a big part of what this area is, it's a big big part of the community and it would be very sad to see it go.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>	2	<p>Following the Regulation 18 consultation the Council has held landowner meetings. Informed by these discussions the site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p>	<p>The site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p>
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> Do not ruin existing businesses</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p>	2	<p>The draft site allocation for Willow Way LSIS provides for employment-led, mixed-use redevelopment of the site. The policy will help to enable vacant and underused land on parts of the site to be brought back into beneficial use, including the provision of new workspace, homes and public realm improvements. The policy proposals do not preclude the retention or re-provision of floorspace or units for existing businesses.</p> <p>Following the Regulation 18 consultation the Council has held landowner meetings. Informed by these discussions the site allocation for the Willow</p>	<p>The site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p>

		<p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Willow Way LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> Please do not close down Dartmouth Service Station - we have been customers of theirs for 25 years and they are a proud and highly valued part of the Forest Hill, Sydenham and Catford community. If you have to build flats, please build them on vacant land of which there is plenty. To consider destroying people's successful businesses at a time like this is frankly disgraceful.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>		Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.	
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Willow Way LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> Too great an effect on my life and view from my flat across the stree</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> Lose of the parking</p>	0	<p>Noted. The draft Local Plan includes a refreshed suite of policies addressing amenity, which are primarily set out in Part 2 in the High Quality Design section. The site allocation sets out land use principles and development guidelines. Amenity impacts on neighbouring properties will be considered at the planning application stage and through the design-led approach, should any development proposal come forward.</p> <p>The Local Plan will help give effect to the London Plan objective for 90% of journeys in inner-London to be made by walking, cycling and the use of public transport. The promotion of sustainable transport modes are central to the Local Plans ambitions and policies and are set out clearly in Part 2 Transport policies. Parking provision will need to be carefully managed, having regard to the London Plan parking standards.</p>	No change.
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p>	3	Following the Regulation 18 consultation the Council has held landowner meetings. Informed by these discussions the site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.	The site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.

		<p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Willow Way LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> What about people's livelihoods? I travel miles to attend the mechanics you intend to rip down, these plans have been drawn up with no consideration or thought. It's taken me decades to find a garage I trust, this would be a nightmare for all of the staff leaving them without an income. The garage should be left out of the plans.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>			
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> Yes</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> it is nice for the council to have a vision but not at the cost of other peoples lives. no one should play god and decide on a persons future without asking or consutling them first. this is a compete disgrace in the way matters have been conducted</p> <p>as a community we cannot keep building estates that continue to overpopulate already densely populated areas. london as a whole is too crowded and here we are trying to squeeze more people in.</p> <p>please don't use the term 'affordable housing' as the only people that benefit are the developers and councils pockets</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> LWA1: West Area place principles</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> far too many estates already exist in this densely populated area that has a poor infrastructure with low availability on school paces and gps</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Land at Sydenham Rd and Loxley Close</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> loxely close/ sydenham road</p> <p>I have recently been made aware of the 'Lewisham local plan'. I am incredibly concerned as my business falls in the outlined area for the loxely close/sydenham road proposed development. I have no letter or correspondence either asking for permission or consent in this matter.</p> <p>Having witnessed the futility of campaigning against a lewisham consultation in the past over the closure of a special needs school, I really know first hand that these 'consultations' are merely PR exercises whilst the machine rolls on and decisions already made . I hope I am wrong this time but doubt it.</p>	5	<p>The Local Plan sets out a positive strategy for managing future growth and development across the borough, having regard to the Good Growth policies set out in the London Plan and the principles of sustainable development set out in Government's National Planning Policy Framework.</p> <p>The plan process has followed the NPPF guidance and all consultation has been carried out in accordance with our Statement of community Involvement.</p> <p>Like all London Boroughs Lewisham is trying to tackle a housing crises and are directed by the London Plan to plan positively to meet its housing targets of 1,667 homes per annum.</p> <p>Like all London Boroughs Lewisham is trying to tackle a housing crises and are directed by the London Plan to plan positively to meet its housing targets of 1,667 homes per annum.</p> <p>With regard to site allocation – Land at Sydenham Rd and Loxley Close the London Plan directs Local Authorities to allocate surface car parks and single storey retail for redevelopment to make best use of available land.</p>	Loxley Close and Sydenham Road site allocation boundary amended to exclude building containing Bishop's Furniture Store.



		<p>This development would be near at least 10 existing multiple-tower block estates that already exist in an area where infrastructure is at breaking point. School places are insufficient to demand and any local person would vouch for the difficulty in gaining access to their local GP.</p> <p>I also note there is another earmarked on the corner of Sydenham Road and Mayow Road - immediately next to another estate. This two plans border on the ridiculous for their approval and locations in an area that is already overcrowded and underfunded by help from the local council.</p> <p>On a personal note (and I cannot find this in the literature/guides available), what happens if a development is passed and the owner of a building does not want to sell/participate etc or how would they be compensated?</p> <p>I am at an age now where I do not want to retire but do not want the upheaval of relocating to find another customer base after having made so many customers/friends in my 20 years of trading at this address. I do not wish to see my shop knocked down and replaced with a more modern property with exactly the same amount of housing that my site provides just to fill a developer's pockets.</p> <p>also, Lidl is the only supermarket at this end of Sydenham that provides accessible and affordable food to the local population and you wish to knock it down to provide housing??? really ???</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>yes</p> <p>why not simply ask the owners of the land if they have an opinion before deciding to include their life's work in a public consultation</p>			
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> Poor behaviour from Lewisham Council - See comments below</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Willow Way LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> Local businesses that have built up a reputation of long standing quality have not even been considered or consulted on the proposal.</p> <p>Potentially making people unemployed to increase the concrete jungle that is destroying Forest Hill / Sydenham.</p>	0	<p>The public consultation has been carried out in accordance with the Council's adopted Statement of Community Involvement.</p> <p>The draft site allocation for Willow Way LSIS provides for employment-led, mixed-use redevelopment of the site. The policy will help to enable vacant and underused land on parts of the site to be brought back into beneficial use, including the provision of new workspace, homes and public realm improvements. The policy proposals do not preclude the retention or re-provision of floorspace or units for existing businesses.</p>	No change.

		<b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A			
3	LWA	<b>1. Do you have any comments on the proposed vision?</b> N/A  <b>2. Do you have any comments on the proposed key objectives?</b> N/A  <b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> None selected  <b>4. Please provide your comments on the topic(s) selected above?</b> N/A  <b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Willow Way LSIS  <b>6. Please provide your comments on the site allocation(s) selected above.</b> Been using this garage for years for mot and services and cannot believe that the idea of removing this is even thinkable- surely they can build somewhere else/ peoples jobs don't seem to mean anything in this case !!!  <b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A	3	Following the Regulation 18 consultation the Council has held landowner meetings. Informed by these discussions the site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.	The site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.
3	LWA	<b>1. Do you have any comments on the proposed vision?</b> Distorting small business  <b>2. Do you have any comments on the proposed key objectives?</b> Yeah build somewhere else  <b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> None selected  <b>4. Please provide your comments on the topic(s) selected above?</b> This will be housing for more people on benefits! This is a joke!!  <b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Willow Way LSIS  <b>6. Please provide your comments on the site allocation(s) selected above.</b> I use this garage and have done for years and they are the only people I trust!  <b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A	2	Following the Regulation 18 consultation the Council has held landowner meetings. Informed by these discussions the site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.  The Local Plan sets out a strategic target for 50% of all new homes to be genuinely affordable. This target is based on evidence of need, as set out in the Lewisham Strategic Housing Market Assessment.	The site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.

3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> None Selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> None selected</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> Absolutely ridiculous. Dartmouth service stn has been a fantastic business for many years. I've been using them for as long as I can remember. Must be 30 yrs. All my family use them. Those guys are as honest as the days long. To build on that plot would effect a whole community. You must rethink your proposed development.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>	2	Following the Regulation 18 consultation the Council has held landowner meetings. Informed by these discussions the site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.	The site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Willow Way LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> If you go ahead with the proposed plan of building yet another eyesore of a concrete block of flats please spare a thought for the long and I mean long standing businesses that this affects. Dartmouth service station has been around since I was a kid! My family along with hundreds of others have been using this service station for 30 years! It's a thriving business which is always booked up, because that's how popular they are. You are willing to just squash these businesses for flats. Please spare a thought for the lively hoods of the people who work here and for the</p>	3	<p>The draft site allocation for Willow Way LSIS provides for employment-led, mixed-use redevelopment of the site. The policy will help to enable vacant and underused land on parts of the site to be brought back into beneficial use, including the provision of new workspace, homes and public realm improvements. The policy proposals do not preclude the retention or re-provision of floorspace or units for existing businesses.</p> <p>Following the Regulation 18 consultation the Council has held landowner meetings. Informed by these discussions the site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p> <p>The draft Local Plan Part 2 section on Sustainable Design and Infrastructure includes a new policy on the 'circular economy'. This sets out approaches to prioritise the re-use and recycling of materials (over disposal) to support sustainable design and construction.</p>	The site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.

		<p>services they offer to the public. [name redacted], who is attached to the back of the Dartmouth services has fixed my family cars for years too. A body shop which is highly recommended and used by many. You are not only taking peoples livelihoods away but you are depriving the community, near and far of a spectacular garage and body shop. They bring a lot of business into the area which then helps the other amenities; coffee shops, tesco, food chains, newsagents. Me and my family are 1 million percent against this proposal.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>The environmental impact of construction contributes to global warming. Construction projects emit large amounts of carbon dioxide and methane. Infrastructure developments cause pollution and produce waste. As the output of the construction industry multiplies, so can its damaging effects. Please think of all the factors.</p>			
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> This will ruin a really reliable local business and amenities</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> None Selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Dartmouth service station Dartmouth Rd</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> This would ruin a really reliable local business</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>	2	<p>Following the Regulation 18 consultation the Council has held landowner meetings. Informed by these discussions the site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p>	<p>The site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p>
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> It will ruin local amenities and community</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p>	1	<p>Noted. The draft site allocation for Willow Way LSIS provides for employment-led, mixed-use redevelopment of the site. The policy will help to enable vacant and underused land on parts of the site to be brought back into beneficial use, including the provision of new workspace, homes and public realm improvements. The policy proposals do not preclude the retention or re-provision of floorspace or units for existing businesses.</p>	<p>No change.</p>

		<p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> None selected</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> N/A</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>			
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Willow Way LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> You are forcing a family-run garage that has been in the community for years to close.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>	2	Following the Regulation 18 consultation the Council has held landowner meetings. Informed by these discussions the site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.	The site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Willow Way LSIS</p>	2	Following the Regulation 18 consultation the Council has held landowner meetings. Informed by these discussions the site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.	The site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.

		<p><b>6. Please provide your comments on the site allocation(s) selected above.</b> To lose such a well run and trustworthy garage would be awful. They have been part of the community for many years, providing peace of mind and essential services.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>			
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> Blood clart waste of money</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Willow Way LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> N/A</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>	2	Noted.	No change.
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> LWA3: Forest Hill district centre</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Willow Way LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> The garage has been there for as long as I can remember and provides a service to the local community. No other mot station near by.</p>	3	Following the Regulation 18 consultation the Council has held landowner meetings. Informed by these discussions the site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.	The site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.

		<b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A			
3	LWA	<b>1. Do you have any comments on the proposed vision?</b> N/A  <b>2. Do you have any comments on the proposed key objectives?</b> N/A  <b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> None selected  <b>4. Please provide your comments on the topic(s) selected above?</b> N/A  <b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Willow Way LSIS  <b>6. Please provide your comments on the site allocation(s) selected above.</b> You say supporting the local neighborhood,how is it by tearing down one of the last remaining family pubs and a local friendly garage ..seems very hypocritical  <b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A	3	<p>Following the Regulation 18 consultation the Council has held landowner meetings. Informed by these discussions the site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p> <p>The Council recognises the important role that public houses play in the local economy and Lewisham’s distinctiveness. Therefore, the draft Local Plan Policy EC7 (Public houses) sets out a new ‘presumption in the favour of the retention of public houses’. This will help to ensure that any future proposals for redevelopment of land within the Willow Way LSIS site fully consider the pub and its amenity through the masterplan and design-led process. However it is acknowledged that the site allocation policy could be amended to provide more clarity on the need to protect the public house and its amenity.</p>	<p>The site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p> <p>Willow Way LSIS site allocation amended to include new development guidelines around protecting the character and amenity of the pub.</p>
3	LWA	<b>1. Do you have any comments on the proposed vision?</b> THIS WILL CAUSE OVER CROWDING OF AN ALREADY OVER POPULATED AREA AND MORE SHOPS WILL JUST STAND EMPTY  <b>2. Do you have any comments on the proposed key objectives?</b> NO GOOD WILL COME OF THIS DEVELOPMENT  <b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> LWA1: West Area Place principles  <b>4. Please provide your comments on the topic(s) selected above?</b> N/A  <b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Willow Way LSIS  <b>6. Please provide your comments on the site allocation(s) selected above.</b> I HAVE BEEN USING DARTMOUTH SERVICE STATION FOR OVER 20 YEARS  THE SERVICE THEY PROVIDE IS OUTSTANDING NOT JUST TO ME BUT TO ALL THEIR CUSTOMERS AND THE COMMUNITY A GREAT OLD FASHION SERVICE WOULD BE LOST.	4	<p>Noted. The draft site allocation for Willow Way LSIS provides for employment-led, mixed-use redevelopment of the site. The policy will help to enable vacant and underused land on parts of the site to be brought back into beneficial use, including the provision of new workspace, homes and public realm improvements. The policy proposals do not preclude the retention or re-provision of floorspace or units for existing businesses.</p> <p>Following the Regulation 18 consultation the Council has held landowner meetings. Informed by these discussions the site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p>	<p>The site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p>

		<p>SMALL INDEPENDENT BUSINESSES SHOULD BE ENCOURAGED NOT FORCED OUT OF BUSINESS</p> <p>DO NOT CLOSE THIS GARAGE FOR EVERYBODY'S WELL BEING</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>N/A</p>			
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p>N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b></p> <p>None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b></p> <p>N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>Willow Way LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>I have used the garage for years - it is an absolutely fantastic business and a real part of the community. The team there are trusted by their many long term customers and I for one would not wish to take my car anywhere else and would hate to see it demolished.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>N/A</p>	3	<p>Following the Regulation 18 consultation the Council has held landowner meetings. Informed by these discussions the site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p>	<p>The site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p>
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p>N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b></p> <p>None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b></p> <p>N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>Willow Way LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p>	3	<p>Following the Regulation 18 consultation the Council has held landowner meetings. Informed by these discussions the site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p>	<p>The site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p>



		<p>My family and friends use the garage in Dartmouth Road on a regular basis and I would be sad but disappointed if this would go as this has been there for maybe 40yrs or longer</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>N/A</p>			
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p>N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p> <p>None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b></p> <p>N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>Willow Way LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>Dartmouth service station has been there my whole life and employs local people that I trust. There are to many new soulless new builds in forest hill we don't need anymore round here. You are going to destroy all the Victorian character. Where will the business go if you flatten it and redevelop?</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>N/A</p>	3	<p>Noted. The draft site allocation for Willow Way LSIS provides for employment-led, mixed-use redevelopment of the site. The policy will help to enable vacant and underused land on parts of the site to be brought back into beneficial use, including the provision of new workspace, homes and public realm improvements. The policy proposals do not preclude the retention or re-provision of floorspace or units for existing businesses.</p> <p>Following the Regulation 18 consultation the Council has held landowner meetings. Informed by these discussions the site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p>	<p>The site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p>
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p>N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p> <p>None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b></p> <p>N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>Willow Way LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p>	3	<p>Noted. The draft site allocation for Willow Way LSIS provides for employment-led, mixed-use redevelopment of the site. The policy will help to enable vacant and underused land on parts of the site to be brought back into beneficial use, including the provision of new workspace, homes and public realm improvements. The policy proposals do not preclude the retention or re-provision of floorspace or units for existing businesses.</p> <p>Following the Regulation 18 consultation the Council has held landowner meetings. Informed by these discussions the site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p>	<p>The site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p>

		<p>I object heavily to the current proposal to knock down the local businesses which have been long standing pillars of the community. I have used the Car Garage for over a decade even though moved from the area. The businesses are long standing and trusted by the local people and would be awful losing them.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>N/A</p>			
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> It's about time local councils start to look after the people and businesses that are already within the proposed area.</p> <p>There is certain businesses that I use and generations of family has used I.e a car garage that are seriously becoming few and far especially this one that has proved to be honest and fair to all customers.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> None selected</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> N/A</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>	3	<p>Noted. The draft site allocation for Willow Way LSIS provides for employment-led, mixed-use redevelopment of the site. The policy will help to enable vacant and underused land on parts of the site to be brought back into beneficial use, including the provision of new workspace, homes and public realm improvements. The policy proposals do not preclude the retention or re-provision of floorspace or units for existing businesses.</p> <p>Following the Regulation 18 consultation the Council has held landowner meetings. Informed by these discussions the site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p>	The site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Willow Way LSIS</p>	1	Noted. The Regulation 18 stage public consultation has been carried out in accordance with the Council's adopted Statement of Community Involvement.	No change.

		<p><b>6. Please provide your comments on the site allocation(s) selected above.</b> I think the Council needs to be less underhanded in the way it is going about things and have proper consultations with the business owners. Small businesses and the jobs they provide are the key to the success of any development plan surely? Don't throw the baby out with the bath water!!!</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>			
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Willow Way LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> N/A</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>	0	Noted.	No change.
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> I think you need to look at other failed mass urban development in local history Deptford Bermondsey old kent road elephant and castle. All perfectly functional communities deemed unworthy and replaced with concrete jungles that breed antisocial behaviour crime and mental health issues. Over development with no where people want to live small cramped flats and houses replacing family homes with soulless boxes.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> Mass urban development is driven by targets and money with no regard the needs wants and local community.  If the area is consulted you take a statement from a young generation that think a skate park is what they need and will save the community. People need areas to get out and use as they want ie local parks many of which were donated by the Victorians now these areas would be mass development. Look at history to see where a community grows. Not a bank balance or target sheet.</p>	2	<p>The National Planning Policy Framework requires that Local Plans must set a positive framework for managing growth and development to meet identified local needs. The Council has prepared evidence base documents which set out future needs for new homes, workspace and jobs, community facilities and supporting infrastructure. In addition, the London Plan sets out a housing target for Lewisham which the Council must seek to address through the Local Plan.</p> <p>Whilst acknowledging the challenge of accommodating growth, the Local Plan sets out a framework to help manage this in a sustainable way, in a manner that respects the distinctive qualities of Lewisham's neighbourhoods and provides a clear strategy for future investment within them.</p>	No change.

		<p>The local car garage for example is more needed then a artisan cafe that sells 50 versions of milk to a community.</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p> <p>LWA3: Forest Hill district centre</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b></p> <p>Local shops can't survive as rates are too high address this rather then pulling out the soul and replacing with boxes</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>Willow Way LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>Blatantly a land grab the area has been suffering from the last badly thought out schemes the council was involved in. The infrastructure cant cope with any more badly thought out schemes. These proposals are drawn up by people who have no local knowledge or real life experience and have designed a utopia that looks great but in functionality will be inept and further destroy the local community. We all know the industrial areas will be small over priced and unfit to run a business. Small firms are struggling as it is and its expected a number of small businesses to stay profitable while you knock down their premises and wait while the proven inadequate scheme builds them a new base to operate from.</p> <p>These grand schemes are proven to be unsuccessful. Look at past history in Deptford, old kent road, Bermondsey and The Elephant and castle! Perfectly functioning local communities deemed unfit for purpose by local know all know nothings that are replaced with soulless developments that isolate, separate and encourage crime and gang mentality. Shiny slums that dont offer a real home people want to live just boxes to exist.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>The Tesco and other flat developments have left the local areas over populated and contributed to a local crime increase with the undesirable inhabitants the council have installed how can you be trusted with an even bigger area to ruin. Local areas are best left to local people to develop and utilised by the community to build or install business they require. Not mass urban development driven by targets and money serving others not the local community</p>		<p>The Local Plan is being prepared through several rounds of formal public consultation and additional engagement with local communities and other key stakeholders, in line with the Council's adopted Statement of Community Involvement.</p> <p>The Council has prepared an Infrastructure Delivery Plan (IDP) alongside the Local Plan. This sets out the different types of infrastructure, including social infrastructure/community facilities, required to support the levels of growth planned. The IDP has informed the preparation of the Local Plan, and some site allocation policies include requirements for the provision of specific types of infrastructure.</p>	
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p>N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p> <p>None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b></p> <p>N/A</p>	2	<p>Noted. The draft site allocation for Willow Way LSIS provides for employment-led, mixed-use redevelopment of the site. The policy will help to enable vacant and underused land on parts of the site to be brought back into beneficial use, including the provision of new workspace, homes and public realm improvements. The policy proposals do not preclude the retention or re-provision of floorspace or units for existing businesses.</p>	No change.

		<p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Willow Way LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> This land should remain! It provides much needed employment and service to the local community.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>		The draft Local Plan proposes to continue to safeguard this site for commercial and industrial uses with a Locally Significant Industrial Site designation.	
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Willow Way LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> I have been using Dartmouth service station ever since I passed my driving test almost 30 years ago. It is an amazing family run business and I wouldn't want to go anywhere else. It is an absurd idea to want to knock it down and build more residential flats in an ready over populated town. I strongly oppose any redevelopment which would mean Dartmouth would have to close</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>	3	Following the Regulation 18 consultation the Council has held landowner meetings. Informed by these discussions the site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.	The site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p>	2	<p>Noted. The draft site allocation for Willow Way LSIS seeks to address some of the existing issues around safety, movement and poor quality public realm in the Willow Way / Upper Kirkdale area. It sets out that any future redevelopment must be delivered through a masterplan, which will help to ensure these matters are considered in the round rather than on a site-by-site basis.</p> <p>Following the Regulation 18 consultation the Council has held landowner meetings. Informed by these discussions the site allocation for the Willow</p>	The site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.

		<p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>Willow Way LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>Access onto Willow way from Kirkdale has become very dangerous with content parking on double yellow lines in front of Tesco.</p> <p>Willow way is filthy and fly tipping has become an issue that the council is not able to cope with.</p> <p>Willow way was previously a very clean road with light traffic but since the building of so many flats and Tesco in and around the locality the area has deteriorated.</p> <p>Our concern is that council, despite best efforts, do not seem able to manage the recent development of this area at present (i.e. rubbish &amp; traffic offences) so we fear that this situation will become even worse with more people crammed into the area without proper attention given to resolve the existing issues.</p> <p>The existing Garage 'Dartmouth Motors' is a a useful local service and I am also concerned that they will be forced to move out but hope the garage can be accommodated in the plans.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>N/A</p>		<p>Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p>	
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p>N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p> <p>None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b></p> <p>N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>Willow Way LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>I have used Dartmouth garage for years and will find it hard to find anything as good close by. It will be a great loss for the area. It is not just the building but the people who work there make this service irriplaceable.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>N/A</p>	2	<p>Following the Regulation 18 consultation the Council has held landowner meetings. Informed by these discussions the site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p>	<p>The site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p>

3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Willow Way LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> The garage is an important part of the community as is the open spaces. Wildlife need these spaces to flourish. Trees, plants and shrubs are also needed to cut down air pollution something which is high in Lewisham and built up areas due to the extreme amount of traffic which will only be added to with the building of more homes. More people = more cars!</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> I feel that the underhanded way in which the council has conducted itself in this matter is disgusting. People have a right to be notified about what is a possible in their area and must have a say early in the process not as an after thought! Especially the land / property owners!!</p>	2	<p>Noted. The Regulation 18 stage public consultation has been carried out in accordance with the Council's adopted Statement of Community Involvement.</p> <p>Following the Regulation 18 consultation the Council has held landowner meetings. Informed by these discussions the site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p> <p>The draft Local Plan Part 2 section on Green Infrastructure sets out the strategic approach to protecting and enhancing green/open spaces, along with requirements for urban greening. It is acknowledged that this can have multifunctional benefits, including for improving air quality and supporting biodiversity.</p> <p>The Local Plan will help give effect to the London Plan objective for 90% of journeys in inner-London to be made by walking, cycling and the use of public transport. The promotion of sustainable transport modes are central to the Local Plans ambitions and policies and are set out clearly in Part 2 Transport policies.</p>	The site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Former Sydenham Police Station Willow Way LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p>	3	<p>Noted. The Regulation 18 stage public consultation has been carried out in accordance with the Council's adopted Statement of Community Involvement.</p> <p>Following the Regulation 18 consultation the Council has held landowner meetings. Informed by these discussions the site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p> <p>The draft Local Plan part 2 policies on Heritage set out the Council's approach to conserving and enhancing the significance of heritage assets. These policies must be considered alongside the site allocations.</p>	The site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.

		<p>The garage situated in this area has been used by members of my family for many years. They always give efficient , courteous and honest service with very fair pricing. I'm surprised that more prominent notice of development wasn't shown in the area-rather sneaky don't you think? As for housing and more jobs what's wrong with the original historic buildings they shouldn't be replaced with more high rise plastic boxes. Don't knock down the areas history please!Where do the</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>Where do the employees from the garage go for future employment...Where's another local garage that gives such good service and treats their customers with such respect? Don't do this redevelopment PLEASE!</p>			
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Willow Way LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> I feel that this is a ridiculous plan</p> <p>The garage is a life line to so many including myself</p> <p>Also the local infrastructure will not be able to accommodate even more property</p> <p>There's the girls school opposite so would only entice the wrong sort of resident and the extra residents will endanger the children travelling too and from the school</p> <p>The extension of the lez later this year will also impact the area massively</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>	3	<p>Following the Regulation 18 consultation the Council has held landowner meetings. Informed by these discussions the site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p> <p>The Council has prepared an Infrastructure Delivery Plan (IDP) alongside the Local Plan. This sets out the different types of infrastructure, including social infrastructure/community facilities, required to support the levels of growth planned. The IDP has informed the preparation of the Local Plan, and some site allocation policies include requirements for the provision of specific types of infrastructure</p> <p>The ULEZ is outside the scope of the Local Plan. The Council will continue to lobby the Mayor of London and Transport for London to extent the ULEZ beyond the South Circular.</p>	The site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> None selected</p>	2	<p>Following the Regulation 18 consultation the Council has held landowner meetings. Informed by these discussions the site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p>	The site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.



		<p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Willow Way LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> This a family run garage that has served the community for many years and should remain as they have many customers who have been with them as well.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> Where are all children from the accommodation going to go to school and also the overcrowded roads around there already</p>		The Council has prepared an Infrastructure Delivery Plan (IDP) alongside the Local Plan. This sets out the different types of infrastructure, including social infrastructure/community facilities, required to support the levels of growth planned. The IDP has informed the preparation of the Local Plan, and some site allocation policies include requirements for the provision of specific types of infrastructure	
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> The Garage has been in the local area for years. It's a trusted garage that everyone relies on and should be excluded from the proposal. The Garage employee local people &amp; has been there for decades</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Willow Way LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> N/A</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>	2	Following the Regulation 18 consultation the Council has held landowner meetings. Informed by these discussions the site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.	The site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> None selected</p>	2	Following the Regulation 18 consultation the Council has held landowner meetings. Informed by these discussions the site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.	The site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.

		<p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> None selected</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> Building on the land where Dartmouth service station would be foolish. Not only would it put people out of work, it would also take away a local business for the local people who have been going there for years. They run a very good and helpful business and it would be a loss to the local community if it had to close down.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>			
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> Disgraceful putting small family business out of work</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Willow Way LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> Dartmouth motor been there for years family run business brilliant garage</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>	3	Following the Regulation 18 consultation the Council has held landowner meetings. Informed by these discussions the site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.	The site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b></p>	3	Following the Regulation 18 consultation the Council has held landowner meetings. Informed by these discussions the site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.	The site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.

		<p>N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>Willow Way LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>I've been using Dartmouth service station for years. An institution of the area and important part of the community. Outrageous to think it will be knocked down to be replaced by another high rise tower block.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>N/A</p>			
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p>N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p> <p>None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b></p> <p>N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>Willow Way LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>I think it is an absolute disgrace that the council can do as they want never mi</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>I think it is an absolute disgrace that yhe Council can do as the please never mind the consequences, to close down the garage which is a WELL established business and is well established into the community just so others can get there way is outrageous and SHOULD NOT BE ALLOWED.</p>	0	<p>Following the Regulation 18 consultation the Council has held landowner meetings. Informed by these discussions the site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p>	<p>The site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p>
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>I would be really annoyed if Dartmouth Service station has to close as they are the only local garage who are honest and reliable!</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p>N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p> <p>None selected</p>	3	<p>Following the Regulation 18 consultation the Council has held landowner meetings. Informed by these discussions the site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p>	<p>The site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.</p>

		<p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> None selected</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> N/A</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>			
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Willow Way LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> Me and my whole family have been using Dartmouth service station for over 20 years and don't agree with the proposed plans to knock this long standing family business down and replace with flats. Thousands of people use this service station and it is highly recommended to people. The closure of this service station would impact the whole community and people from further afield. You would be putting a family out of business and customers will have to find another garage and build that rapport. Please reconsider you plans</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>	2	Following the Regulation 18 consultation the Council has held landowner meetings. Informed by these discussions the site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.	The site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> None selected</p>	3	Following the Regulation 18 consultation the Council has held landowner meetings. Informed by these discussions the site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.	The site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.

		<p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Willow Way LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> I fully object to Dartmouth Service Station being part of this development on Willow Way. I cannot stress enough how strongly I am against the garage being knocked down &amp; the land developed into more nonsense high rise flats in the local area. Dartmouth Service Station has been part of the local community for years providing outstanding levels of service to its customers. They are a family run business who always go the extra mile for you and quite frankly I would not want to go anywhere else for my motoring needs, it is incomprehensible to imagine them not being there. You should go find somewhere else for your development not here.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>			
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Willow Way LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> I massively object to this decision. It's a family run garage that has been there for decades. The guys go above and beyond to help, employ local people. The community rely on them and have been using this garage for years.  It would be a real shame to see this garage be demolished and I feel strongly against this proposal.  I hope the council make the right decision and stop this from happening.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>	3	Following the Regulation 18 consultation the Council has held landowner meetings. Informed by these discussions the site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.	The site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.

3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> I object to Dartmouth Service Station being part of this development on Willow Way.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Willow Way LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> Dartmouth Service Station has been part of the local community for decades providing outstanding levels of service to its customers. They are a family run business who always go the extra mile for you and quite frankly I would not want to go anywhere else for my motoring needs, it is incomprehensible to imagine them not being there. I cannot stress enough how strongly I am against the garage being knocked down and the land developed into yet more high rise flats.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>	3	Following the Regulation 18 consultation the Council has held landowner meetings. Informed by these discussions the site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.	The site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b> I object to Dartmouth Service Station and its land being included in these proposals</p> <p><b>2. Do you have any comments on the proposed key objectives?</b> N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b> None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b> N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Willow Way LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b> I have worked at Dartmouth Service Station my entire working career since I was 16 years old, it is all I know. The first I hear about these developments for the Willow Way LSIS is from a sign on a lamppost. I am now worried for me and my family as this is my livelihood. The garage has stood on these premises for decades and has</p>	8	Following the Regulation 18 consultation the Council has held landowner meetings. Informed by these discussions the site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.	The site allocation for the Willow Way employment site has been amended to provide more certainty over the masterplan process and outcomes sought. This includes protections for the MOT centre and the amenity of the neighbouring public house.

		<p>built up a strong community of customers, the vast majority have always said they will not go anywhere else, we are our own community not just somebodys mechanics. We are a trusted and vital part of this local community being there for our customers through good times and bad.</p> <p>Being here since I was 16 has also meant I have built up my own personal customer portfolio, they specifically come here and ask for me, if I wasnt here they would go elsewhere taking their custom with them.</p> <p>Furthermore, the owner of the premises has not been informed of the plans, the first he saw about it was from the signs on the lampposts. Lewisham say that landowner engagement has been undertaken but they clearly missed out the landowner of one of our sites in the new proposal. It says it wants to create jobs but it is effectively putting people out of one.</p> <p>Everyone here is now stressed and concerned, taking that stress home to our families. Times are stressful enough just keeping ourselves and our families safe without having this extra worry put on us.</p> <p>I strongly oppose these plans going up as far as Dartmouth Service Station and the immediate surrounding land</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>N/A</p>			
3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>I am a shop owner of which my property is included in a proposed identified redevelopment . This has been purposely kept under the radar and when I found the proposals by complete accident I immediately contacted the local authority. I was told not to worry and by NO circumstances would future compulsory purchases be made and that these proposals were just trying to identify available areas. Well here we are a year later and in the middle of a covid crisis where my business is crippled and now there are meetings about my property that I have not been invited to. lewisham council... you should feel very ashamed.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p>yes. this is simply the local council trying to over develop an area at bursting point. you simply cannot keep adding housing to invrease area population without the infrastructure of amenities to back it up. Lewisham are trying to cash in on areas that will increase in value should the bakerloo line ever happen.</p> <p><b>3. Do you have any comments on the proposed approaches for the area?</b> <b>Select topic(s) and comment below</b></p> <p>None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b></p> <p>N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p>	1	Noted	Loxley Close and Sydenham Road site allocation boundary amended to exclude building containing Bishop's Furniture Store.

		<p>Land at Sydenham Rd and Loxley Close</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>this would simply overcrowd an area already saturated by housing blocks in an area which cannot cope with sub standard amenities such as overcrowded schools and gps</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>yes. try asking the people who actually own the land if they want to sell before deciding to include it in a plan. Would that not be the politest way of dealing with the matter? not even a letter in the post??? lewisham- be ashamed</p>			
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		3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>Yes - the potential for some of the shops in area 3 and the Dolphin need to be left as they are. The Dolphin has been there for 100s of years.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p>Not in theory</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p> <p>None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b></p> <p>N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>113-157 Sydenham Rd 154 – 160 Sydenham Rd 74-78 Sydenham Rd</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>We should not be looking to redevelop a thriving local pub and other businesses. Maybe to build around them.</p> <p>The Audi car showroom is good for the area as it gives the impression that this is a more affluent area (than it actually is).</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>Please look into the heritage of the Dolphin pub. Often described as one of the best beer gardens in London. And a real local hub</p>	1	<p>Noted. The draft site allocations referred will provide for the mixed-use redevelopment. The policy proposals do not preclude the retention or re-provision of floorspace or units for existing businesses.</p> <p>The proposed site allocation for 113-157 Sydenham Road addresses the Dolphin public house in the development guidelines. It states that the pub must be retained and that development must conserve and enhance its historic significance.</p> <p>It also states development must not adversely impact on the character and amenity of the locally listed public house.</p>	No change.
		3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>As a resident, I am very enthusiastic about Lewisham's vision to increase our housing stock by means of densification on small and medium plots.</p> <p>We are suffering a dire housing shortage, affecting not only the very poorest in society, but also young workers starting out, and young families who cannot find the larger homes they need.</p> <p>The answer to this is to provide abundant housing, of all kinds: from studio flats to family homes, but social rent and private ownership. We cannot allow established property owners to issue a veto over the needs of other borough residents on obtuse grounds; the only way to tackle the housing crisis is to increase supply of all kind. The best way to do this is by filling-in car parks and industrial sites within our neighbourhoods.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p>	0	<p>Support for vision and site allocations noted.</p> <p>The draft Local Plan sets out proposals around the development of small housing sites. This will help the Council to meet the borough's London Plan target for small sites, which forms a component of the borough housing target. The Council has adopted a Small Sites Supplementary Planning Document which will support the Local Plan.</p>	No change.

				<p>N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p> <p>None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b></p> <p>N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>113-157 Sydenham Rd 154 – 160 Sydenham Rd 74-78 Sydenham Rd Land at Sydenham Rd and Loxley Close Former Sydenham Police Station</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>These are all good choices for development. In particular, the land at 113-157 and 74-78 Sydenham Road are ripe for development. The original intention of the Victorian designers of the high street were for shops below, with 3-5 storeys of housing above, served by bus and train routes. These sites deviate from that vision: car showrooms, car washes and one-storey buildings are clearly inappropriate in a high street. They should be returned to a mixture of housing above and commercial use underneath. Doing so will not only provide the housing we need, but also provide footfall to support our high street and create a lively street scene at all times of day. The claim from the local amenity society that the row of takeaways at 113-157 Sydenham Road must be "saved" as some of our "best businesses" is self-evidently absurd.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>N/A</p>			
		3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>There don't seem to be any plans to get rid of Paul Green House, 185 Dartmouth Rd, Forest Hill, London SE26 4RQ Why on earth not?</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p>Add Paul Green House, 185 Dartmouth Rd, Forest Hill, London SE26 4RQ to redevelopment plan</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p> <p>LWA3: Forest Hill district centre</p>	0	At this point in the plan process we are not considering additional site allocations. This will be considered at a future review stage.	No change.

				<p>4. Please provide your comments on the topic(s) selected above? N/A</p> <p>5. <b>Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b> Willow Way LSIS</p> <p>6. <b>Please provide your comments on the site allocation(s) selected above.</b> N/A</p> <p>7. <b>Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>			
		3	LWA	<p>1. <b>Do you have any comments on the proposed vision?</b>  Really exciting to see such positive changes in the pipeline, particularly pleased to see such focus on public realm in and around Forest Hill station.</p> <p>2. <b>Do you have any comments on the proposed key objectives?</b> N/A</p> <p>3. <b>Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b>  LWA3: Forest Hill district centre</p> <p>4. <b>Please provide your comments on the topic(s) selected above?</b>  I think the potential to improve public realm and introduce more businesses and workspace to the area is great, these changes will have a positive impact on the vibrancy of the areal and make it nicer and safer to walk around and spend time in.</p> <p>5. <b>Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b>  Land at Forest Hill Station West Land at Forest Hill Station east</p> <p>6. <b>Please provide your comments on the site allocation(s) selected above.</b>  Improvements to these sites In particular will have a positive impact on Forest Hill town centre</p> <p>7. <b>Are there any other issues and/or approaches for the area that you feel should be considered?</b> N/A</p>	0	Support noted.	No change.
		3	LWA	<p>1. <b>Do you have any comments on the proposed vision?</b>  Concerns about the increase in traffic &amp; parking problems that will ensue from all of the extra residential units and cycling routes that are being proposed. for Sydenham</p>	0	Noted. The Local Plan will help give effect to the London Plan objective for 90% of journeys in inner-London to be made by walking, cycling and	No change.

				<p>Road. Sydenham Road is already an extremely congested route and often at a standstill.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p>No</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p> <p>None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b></p> <p>No</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>113-157 Sydenham Rd 154-160 Sydenham Rd 74-78 Sydenham Rd Land at Sydenham Rd and Loxley Close</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>Concerns about increased traffic and parking problems as a result of so many extra residential units. Most residential properties in Sydenham have on street parking only. With the advent of the electric car, I am not sure how or where residents will be able to charge their cars.</p> <p>Your design ideas sound wonderful but we only have to look at St Phillip Neri School, Sydenham to see how badly that turned out. There was considerable local opposition to that plan as people felt that the construction was too large and did not fit in with the street scape. The architects went to great pains to "sell" the design of the building assuring opposers that it would be in keeping with the local area</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>Are you over developing the Lewisham West area ? We are desperately short of recycling facilities. The instances of people leaving rubbish on the streets are increasing, as is fly tipping and over development could accentuate the problem.</p>		<p>the use of public transport. The promotion of sustainable transport modes are central to the Local Plans ambitions and policies and are set out clearly in Part 2 Transport policies.</p> <p>Parking provision will need to be carefully managed in accordance with the London Plan parking standards, recognising the strategic priority to support modal shift away from private car use.</p> <p>Details on parking provision for electric vehicles are set out in the Local Plan Part 2 section on Transport, Policy TR4 Parking. This sets a minimum requirement for EV charging points where new parking is provided in development.</p> <p>A comparatively small amount of growth and development is planned for the West area, particularly when considering other parts of the Borough, such as the North and Central areas. This is owing to the limited amount of strategic development sites (i.e. site allocations) that have been identified within it, through the Council's housing land availability assessment which has informed the draft Local Plan.</p> <p>Flytipping and rubbish/recycling collection are outside the scope of the Local Plan. These comments will be forwarded to colleagues in the Council's Waste management service.</p>	
		3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>I would like to know how developing an already saturated area will help improve the dangerous road of Waldram Crescent (A205) and the bend approaching Forest Hill station?</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p>More buildings will mean more traffic and more cars pushed onto Waldram Crescent, which is heavily residential, causing pollution and traffic noise to residents.</p>	0	<p>Too detailed for the Local Plan but we will pass your comment on to our Highways team</p>	No change.

				<p>This will increase the traffic load on the approach, where there is no safe pedestrian crossing when a slip road using the existing foot underpass was supposed to be developed to stop the congestion.</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p> <p>LWA1: West Area place principles LWA3: Forest Hill district centre</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b></p> <p>More buildings will mean more traffic and more cars pushed onto Waldram Crescent, which is heavily residential, causing pollution and traffic noise to residents. This will increase the traffic load on the approach, where there is no safe pedestrian crossing when a slip road using the existing foot underpass was supposed to be developed to stop the congestion.</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>Land at Forest Hill Station west Land at Forest Hill Station east</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>More noise from development, increased traffic due to more housing and more traffic pushed onto A205 which has an extremely dangerous bend approaching Forest Hill station.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>The area is already highly residential and full of new developments. More blocks of flats will mean more population in an already overpopulated area.</p>			
		3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>The proposals are very 'safe' and lacking in ambition and yet again there doesn't seem to be any clear overall plan plan. Commuter traffic is a problem in all areas and no clear proposals as to how this will be addressed. Ladywell isn't even mentioned in the first paragraph even though it is part of the West area.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p>Ladywell is blighted throughout the day by through traffic which was made worse by road changes on Lewisham High Street and the gyratory at the bottom of Loampit Vale. When are the Council going to sort this out</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p> <p>None selected</p>	1	Too detailed for the Local Plan but we will pass your comment on to our Highways team	No change.

				<p><b>4. Please provide your comments on the topic(s) selected above?</b></p> <p>N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>None selected</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>N/A</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>Traffic</p>			
		3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>It seems to have nothing.much to say about Ladywell. In particular, where is the vision for improving the central shopping area of Ladywell? For example, currently the area is blighted by (through) traffic including HGVs. I would like to see a vision that prioritised walking and cycling.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p>I would like to see a vision for developing the shopping area of Ladywell and reducing traffic on Ladywell Road to make it a healthier environment for residents</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p> <p>LWA2: connected network of town centres</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b></p> <p>Ladywell centre should be recognised as a key public centre in the same way as Crofton Park, Brockley Cross and others identified. It is a key focal point for Ladywell and Brockley and efforts should be made to identify and enhance its unique character. This would likely recognise that more needs to be done to stop Ladywell Road being a route for Kent-based commuters and construction lorries.</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>None selected</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>N/A</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>N/A</p>	2	<p>Noted. The Local Plan will help give effect to the London Plan objective for 90% of journeys in inner-London to be made by walking, cycling and the use of public transport. The promotion of sustainable transport modes are central to the Local Plans ambitions and policies and are set out clearly in Part 2 Transport policies.</p> <p>The Part 3 West Area place principles include policies which refer Ladywell. In response to consultation feedback, further information on this neighbourhood will be included in the plan.</p>	Local Plan updated to include additional text relating to Ladywell.

		3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>The plan isn't ambitious enough.</p> <p>The number of cars on our streets is simply shocking. Every residential road in our neighbourhood is packed with parked cars, people should be made to reassess their car usage. In my opinion, only electric cars should be allowed for people who really need a vehicle (work or limited mobility) everyone else should walk, cycle, use transports, use car share.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p>I very much agree with the interchange at Brockley station. It will be a great improvement. Now, the plan says “transform the Brockley Rise / Brockley Road (B218) into ‘healthy streets’” that sounds great but the B218 also includes Malpas road and Florence road. Is it an oversight? Will the council finally remove the B-road classification from those two narrow residential roads? Or have they been, yet again, forgotten on the plans?</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p> <p>LWA1: West Area place principles</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b></p> <p>The plan does not mention at all the HGVs problem.</p> <p>About “Locally Significant Industrial Sites” in Endwell Road, it’s important to note that this site is surrounded with residential streets. A few of the businesses attract HVGs in the area and that is very problematic! Pollution, noise, vibrations, traffic, oversized vehicles. I believe some type of businesses should be encouraged to move to more appropriate areas.</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>111-115 Endwell Rd 6 Mantle Rd</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>I very much agree with the development of those sites, they are just an eye sore and make the area look rundown.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>N/A</p>	2	<p>Too detailed for the Local Plan but we will pass your comment on to our Highways team</p> <p>The Local Plan will help give effect to the London Plan objective for 90% of journeys in inner-London to be made by walking, cycling and the use of public transport. The promotion of sustainable transport modes are central to the Local Plans ambitions and policies and are set out clearly in Part 2 Transport policies.</p> <p>Details of the Brockley Station Interchange are set out in the infrastructure Delivery Plan (IDP) which is a companion document to the Local Plan. However, it is acknowledged that some additional supporting text can be helpful.</p> <p>Draft Local Plan policy TR5 on Deliveries, Servicing and Construction addresses amenity impacts that are likely to be caused by HGVs. Where appropriate, the draft plan requires that a Delivery and Servicing Plan and/or Construction Logistics Plan is submitted as part of a proposal’s Transport Assessment.</p> <p>Endwell Road LSIS site allocation seeks employment-led mixed use redevelopment with compatible commercial, community and residential uses.</p>	Local Plan amended with additional information on the Brockley Station Interchange in supporting text to the West Area place policies.
		3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>no concrete proposals, just nice-sounding sentiments</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p>no concrete proposals, just nice-sounding sentiments</p>	1	<p>Noted. The Local Plan will help give effect to the London Plan objective for 90% of journeys in inner-London to be made by walking, cycling and the use of public transport. The promotion of sustainable transport</p>	No change.

				<p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p> <p>None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b></p> <p>no concrete proposals, just nice-sounding sentiments</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>Land at Forest Hill Station east</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>no concrete proposals, just nice-sounding sentiments</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>The main issue for Forest Hill is the huge volume of commuter traffic which floods through the area. Unless I missed it, there are no plans to deal with that. Why not consider tunnelling the A205? The documents are full of principles, but no concrete proposals.</p>		<p>modes are central to the Local Plans ambitions and policies and are set out clearly in Part 2 Transport policies. Ideally, the improvement of strategic public transport network together with modal shift policies will help to address commuter traffic.</p> <p>Whilst recognising the South Circular is a TfL road, the Council considers that its use and environment can be improved for those choosing to travel by walking, cycling and of public transport, applying the Healthy Streets approach set out in the London Plan. The Council will continue to work with the Mayor of London/TfL and other stakeholders to deliver improvements along this corridor. As an example, feasibility work for the re-routing of the South Circular at Catford.</p> <p>As the South Circular is a TfL road, any proposals for tunnelling would need to be dealt with by the London Mayor and TfL.</p>	
		3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>Whilst it is pleasing that the Malham Road industrial site will be protected and enhanced, it is concerning that the plan seeks to redevelop other industrial sites that are currently occupied (Forest Hill Station East, Perry Vale LSIS). The plan should not be seeking to displace existing businesses from sites that are in use. As a local resident, there is a great benefit in having industrial businesses, such as those on all three sites, close by. Similarly the proposal to develop the Jenner Health Centre into residential property is concerning as this will inevitably have a negative impact on the healthcare provision on site.</p> <p>Rather than trying to redevelop sites that are already in use the plan should instead focus on vacant sites</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p>N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p> <p>None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b></p>	1	<p>Noted. The draft site allocation for Land at Forest Hill East and Perry Vale LSIS provides for employment-led, mixed-use redevelopment of the sites. The policy proposals do not preclude the retention or re-provision of floorspace or units for existing businesses.</p> <p>The site allocation for Health Centre will enable the facility to be re-provided at the current site as part of a new mixed-use development. Any proposal for off-site re-provision would only be considered where other Local Plan policies on community infrastructure are satisfied. This is considered to be consistent with the London Plan approach for social infrastructure.</p> <p>The policy on masterplans mentions that proposals must address how the</p>	No change.



				<p>N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>Jenner Health Centre Land at Forest Hill Station east Perry Vale LSIS</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>I'm opposed to redevelopment of Jenner Health Centre for anything other than healthcare facilities. Adding residential or other property on the site will only reduce the capacity of the site to provide healthcare. 'Re-provision' of healthcare must ensure that the site remains equipped with the same healthcare facilities, the same area of floorspace for healthcare provision and able to provide at least the same services as currently. It cannot be allowed for any reduction in the capabilities of the site, not for the sites facilities to be relocated away elsewhere.</p> <p>Both Land at Forest Hill Station east and Perry Vale LSIS are currently occupied. The plan should not be seeking to redevelop sites which are currently occupied by businesses as this will disrupt / displace the businesses that are currently using sites, and potentially result in them disappearing from the area. There are enough empty street frontages in Forest Hill that you do not need to be displacing existing businesses to make room for more frontages on Waldram Place and Perry Vale.</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>N/A</p>		<p>development sites relate to neighbouring properties and ensure active engagement with the landowners and occupiers of the site.</p>	
		3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>What happened to Ladywell in the list of neighbourhoods? Did you write this in the expectation of convincing the LGBC people of your view that Ladywell should no longer exist?</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p>N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p> <p>None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b></p> <p>N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>None selected</p>	0	<p>Noted. Ladywell is one of the neighbourhoods included in the draft Local Plan 'West Area'. This is represented graphically on the map at the start of Part 3 (Figure 13.1). However it is acknowledged that paragraph 18.1 at the start of the Part 3 West Area section does not refer to Ladywell. This is an editing error that will be rectified.</p> <p>During the public consultation, the Commonplace webpage included a schedule of online information sessions. This listed neighbourhoods for which 'area-based' events would be taking place. Ladywell was not initially included in the list for the West Area. This editing error was rectified during the consultation after it was called to the attention of Council officers.</p>	Local Plan updated to include additional text for Ladywell.

				<p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>N/A</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>N/A</p>		The Part 3 West Area place principles include policies which refer Ladywell. In response to consultation feedback, further information on this neighbourhood will be included in the plan.	
		3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>Looks Good To me - I'm not sure about all the summary points mentioned but really glad that greater focus will be given to healthy streets on the two main link roads of the South Circular and Brockley Rise/Road. Neither are nice to cycle on now and improvements would be welcome.</p> <p>I think the focus on Upper Sydenham and Forest Hill are also welcome, the former could certainly do with some public realm improvements around the bridge and it's heavily car-dominated.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p>No</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p> <p>None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b></p> <p>No</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>None selected</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>No</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>No</p>	0	Support noted.	No change.
		3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>Would love to have better facilities around stations and making the south circular less of a speeding motorist death trap. I've had to help injured cyclist on various occasions due to bad drivers hitting them around the station/Perry vale junctions of the south circular</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p>	0	The Local Plan supports and seeks to promote walking, cycling and the use of public transport through the Healthy Streets Approach (see the Part 2 Transport policies for further details). Part 3 of the Local Plan sets out the Council's objectives to improve the South Circular in accordance with the Healthy Streets Approach.	No change.

				<p>Would welcome healthy alternatives and this would make a massive difference in improving my quality of life as would provide me with better air quality and a safer daily commute</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p> <p>None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b></p> <p>N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>None selected</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>N/A</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>N/A</p>		<p>The draft Local Plan part 2 policies on public realm set out the Council's objectives and policies for improving the environment around stations. Additional requirements for some stations have been set out in the Part 3 site allocations.</p> <p>The Council has prepared a Local Implementation Plan, which will help give effect to the London Mayor's Transport Strategy. This will be used to help secure investment in public transport including facilities at and around stations.</p>	
		3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>The vision has some nice words, but is basically void of any ambition. It's a watered-down, lukewarm attempt to placate everyone and offend no-one, but in doing so it is rendered meaningless.</p> <p>What Lewisham needs is a really exciting, ambitious, and meaningful vision which takes into account that the way we human beings live has to radically and fundamentally improve in the immediate future in order to meet the challenge of living sustainably on this planet - the only one we have.</p> <p>Polluting vehicles should be banned. All new building should be zero carbon. No carbon-intensive building material should be used. All new building and refurbishments / rebuilding should result in clean energy sources being used for heat, light and power.</p> <p>You should be encouraging - insisting on - local energy co-ops. Large-scale, polluting, privatised utilities should be banned.</p> <p>All residential streets should have a 5mph speed limit for polluting vehicles, with pedestrians given priority at all times. Trunk roads should have a properly enforced 20mph limit, with bus and cycle priority at all times and in all places. There is no justification for private cars in a densely packed city. They are dangerous, polluting, noisy and socially destructive.</p> <p>Light pollution is a major problem, causing stress in humans, and interfering with the diurnal habits of wildlife. All street lamps should be motion sensitive - i.e. they</p>	7	<p>The draft Local Plan has been prepared in line with the National Planning Policy Framework and its principles for sustainable development, as well the London Plan policies around 'Good Growth', which is defined as growth that is socially and economically inclusive and environmentally sustainable.</p> <p>The draft Local Plan acknowledges the issue of the global climate emergency. Informed by the Council's Climate Emergency Action Plan it includes a suite of policies to support the transition to low and zero carbon development, including for requirements for new buildings, support for the retrofitting of existing stock, and enabling modal shift away from private car use to more sustainable modes. Further details are set out in the Part 2 policies on Sustainable Design and Infrastructure and Transport and Connectivity respectively.</p>	No change.

				<p>should be off unless someone is there. Lewisham should be a dark sky area, with as little light pollution at night as possible.</p> <p>We need to organise our shops and amenities so that everyone is within walking distance of what they need. The '15 minute city'. Nobody should get in a car to get anywhere.</p> <p>Nowhere in this 'vision' is there real, imaginative, ambition. What a missed opportunity.</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p>N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p> <p>None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b></p> <p>N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p> <p>None selected</p> <p><b>6. Please provide your comments on the site allocation(s) selected above.</b></p> <p>N/A</p> <p><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></p> <p>N/A</p>		<p>The Local Plan will help give effect to the London Plan objective for 90% of journeys in inner-London to be made by walking, cycling and the use of public transport. The promotion of sustainable transport modes are central to the Local Plans ambitions and policies and are set out clearly in Part 2 Transport policies. However, speed limits are outside the scope of the local plan.</p> <p>The Council does not exercise control to ban polluting vehicles from roads. It will however continue to lobby the London Mayor / Transport for London to extent the ULEZ beyond the South Circular.</p> <p>Light pollution is addressed in the Local Plan Part 2 policies dealing with amenity.</p> <p>The proposed spatial strategy for the Borough, set out in the draft Local Plan Part 1, seeks to promote the 15-minute neighbourhood/city concept.</p>	
		3	LWA	<p><b>1. Do you have any comments on the proposed vision?</b></p> <p>N/A</p> <p><b>2. Do you have any comments on the proposed key objectives?</b></p> <p>N/A</p> <p><b>3. Do you have any comments on the proposed approaches for the area? Select topic(s) and comment below</b></p> <p>None selected</p> <p><b>4. Please provide your comments on the topic(s) selected above?</b></p> <p>N/A</p> <p><b>5. Do you have any comments on the proposed site allocations? Select the site(s) and comment below</b></p>	0	<p>Noted. The repair and maintenance of consented development and buildings is outside the scope of the Local Plan. The Council will consider enforcement action where there is unauthorised development.</p> <p>The draft Local Plan Part 2 section on High Quality Design includes a policies addressing shopfronts, outdoor advertisements and digital displays.</p>	No change.

				<div>JK Banquets Hall Forest Hill</div> <div><b>6. Please provide your comments on the site allocation(s) selected above.</b></div> <div>SO UGLY AND IN APPALLING CONDITION. Frankly, Forest Hill should be ashamed of this place. Not only is the garish signage totally out of keeping with what was once a beautiful Victorian/Edwardian town, but the building itself is literally falling down - holes in the rood, pigeons flying in and out, water pouring into the building. Compulsory purchase order or force them to repair/maintain the building. Why can the council not regulate disgusting garish signage like that??</div> <div><b>7. Are there any other issues and/or approaches for the area that you feel should be considered?</b></div> <div>N/A</div>			
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# **Lewisham Local Plan**

## **Regulation 18 consultation statement**

Appendix 3 – Regulation 18 Draft Local Plan Commonplace Responses Parts 4 and 5

September 2022

Part	Section, policy or paragraph	Respondent submission	No. of Agreements with comment	Council officer response	Action
4		You need to take local people of this journey so I would like to see a continuing communication and consultation strategy more clearly articulated.	1	The Council's adopted Local Development Scheme sets out information on the plan process and consultation opportunities. The point is noted and this information will also be included on the local plan webpages.	Update the Council's local plan webpages to include a summary of consultation feedback and information of next steps in the plan preparation process.  Consultation on the Regulation 19 version of the Local Plan will be publicised in accordance with the Council's adopted Statement of Community Involvement and relevant planning regulations.
5		How is anyone meant to have an opinion on all this information? It makes me want to leave Lewisham after living here happily for 30 years. I despair every time I see all the tower blocks when I go to the centre, there seems to be a new one every time I visit	0	The length of the draft plan reflects that it will update and consolidate 4 adopted plans into a single document.  We prepared a summary version of the Local Plan to accompany the document to make the process more accessible.  We also structured the Commonplace site by topic	The Local Plan has been reviewed and updated to make it shorter and more concise, where possible. A plain-text version of the plan has also been prepared.

				and area – again to aid accessibility.	
5		The size of these and the fact they have to be there at all indicates that the plan is really not written to be read and understood without knowledge of planning jargon. If you want to engage with local people then you need to use a medium that is easily accessed and understood.	0	<p>The length of the draft plan reflects that it will update and consolidate 4 adopted plans into a single document.</p> <p>We prepared a summary version of the Local Plan to accompany the document to make the process more accessible.</p> <p>We also structured the Commonplace site by topic and area – again to aid accessibility.</p>	The Local Plan has been reviewed and updated to make it shorter and more concise, where possible. A plain-text version of the plan has also been prepared.