

Obtaining copies of the preferred options documents

The preferred options documents for the Proposals Map and the AAP's, along with other supporting information, are available at:

- The Planning Information Office
5th Floor, Laurence House
1 Catford Road
Catford SE6 4RU;
- All London Borough of Lewisham libraries during normal working hours; and
- On-line at
www.lewisham.gov.uk/environment/planning

Making a submission

The Council invites all stakeholders and the general public to make a submission so as to help us to plan for the future of the borough. Submissions can be made in writing, sent by post to the Council, via email, or on-line as follows:

All written representations must be sent to:
Planning Policy
London Borough of Lewisham
5th Floor, Laurence House
1 Catford Road
Catford SE6 4RU

All electronic representations must be sent to:
planning.policy@lewisham.gov.uk

Representations may be made on-line at:
<http://www.lewisham.gov.uk/NR/rdonlyres/6EA8D27D-D512-45BA-8BB6-61A2BAE11773/0/PreferredOptionsResponseForm.pdf>

Remember, consultation on the preferred options begins on Friday 17 August 2007 and closes on Friday 28 September 2007. It is important that all comments and submission are received by the Council before the closing date.

If you would like to speak to the Planning Policy Team you can telephone us on one of the following numbers:

- 020 8314 3885
- 020 8314 6540
- 020 8314 6247
- 020 8314 8774



Local Development Framework

Planning Newsletter

Issue 5, August 2007

Welcome to the fifth edition of the Planning Newsletter which aims to keep you up-to-date with Lewisham's Local Development Framework (LDF). In this edition we provide:

- An update on the consultation already carried out on the LDF preferred options for The Spatial (Core) Strategy and the Development Policies and Site Allocations Documents;
- Details of the preferred options for the Proposals Map;
- An overview of the preferred options for Lewisham Town Centre Area Action Plan and Catford Town Centre Area Action Plan; and
- Full details of the upcoming consultation on the preferred options for the Proposals Map and the two Area Action Plans, including where to obtain copies of the documents and how to make comments.



Lewisham Town Centre

Catford Town Centre

Consultation closes on the LDF Preferred Options

Consultation closed on the 3 August 2007 for the preferred options of the following planning documents that will form a part of the Council's Local Development Framework:

- **People, Places and Spaces: The Spatial (Core) Strategy** which sets out the spatial vision and policies for the borough as a whole; and
- **Development Policies and Site Allocations Document** which contains more detailed and criteria based policies relating to housing, shops, the design of buildings and car parking. The site allocations part of this document will determine the future of specific development sites.

The Council will now consider all the submissions received and decide if changes should be made to the documents before being signed-off by the Council and submitted to the Secretary of State for an independent examination. At the time when Council submits each of these documents to the Secretary of State, a further round of consultation will take place which will give stakeholders and the public a final chance to have their say. Everyone who made comments during the recent consultation will be automatically consulted when the documents are submitted to the Secretary of State.

Consultation begins on the LDF Proposals Map and Area Action Plans (AAPs) Preferred Options

Consultation on the preferred options for the Borough-wide Proposals Map and the Lewisham and Catford Town Centres AAPs will commence on 17 August 2007.

The Proposals Map will form a part of the Development Policies and Site Allocations Document and will provide guidance for future development within the borough.

The AAPs are development plan documents that are led by the Spatial (Core) Strategy which, together with the Development Policies & Site Allocations and The Proposals Map make up the Local Development Framework. Major change is anticipated in these two key town centres and the AAPs will provide detailed guidance as to where and how development in the town centres should take place over the next five-to-ten years. An overview of these documents is presented on the following pages to give you an indication of what issues they seek to address and provide an overview of some of the key development sites being promoted.

A sustainability appraisal for each of the AAPs has been prepared and will also be consulted upon alongside the preferred options documents. The sustainability appraisal assesses the extent to which the preferred options contribute towards the sustainable development of the borough.

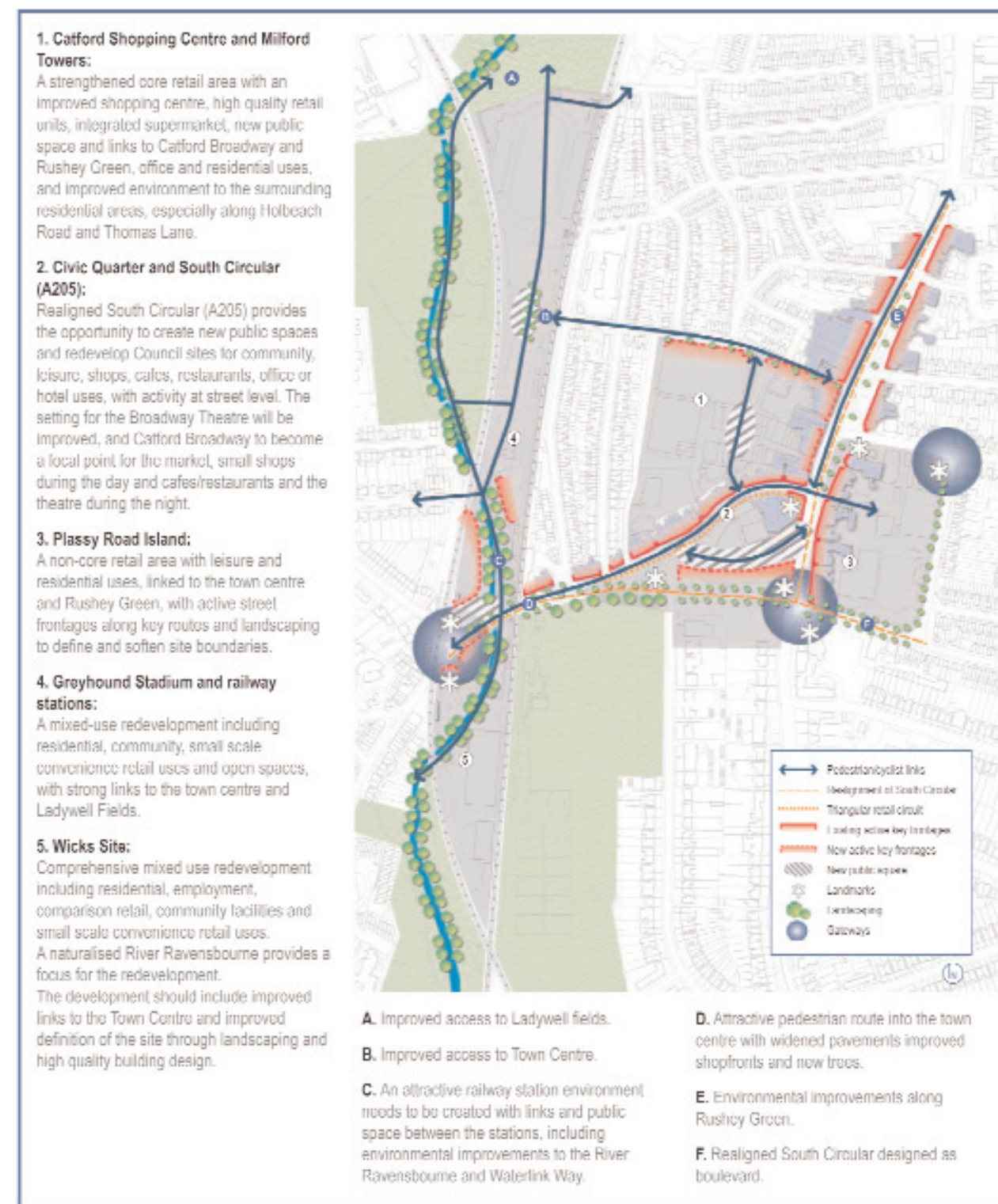
Consultation closes on the 28 September 2007 and it is important that all comments and submissions are received by the Council by this date. See page 8 of this newsletter for details of where to obtain copies of preferred options documents along with information on how to make a submission.



Conington Road Opportunity Area

Bringing it all together - The Spatial Strategy for Catford Town Centre

The Spatial Strategy sets out the key areas of change in the Town Centre (as represented in the diagram below). The Spatial Strategy is given effect through the detail policies which address the five key development sites as well as a series of development control policies. These sites along with proposals to realign the South Circular, create new public spaces and improve the railway station environment, provide a unique opportunity to substantially transform the town centre.



If you want to know more about the Council's plans for Catford Town Centre you can obtain a copy of the Preferred Options Report of Area Action Plan from the Council (see page 8 for more details).

The Preferred Options for the Catford Town Centre Area Action Plan

Catford Town Centre is the second largest town centre in the Lewisham and is its civic heart. A number of significant regeneration and development opportunities exist in Catford and to provide a strong direction for these the Council is preparing an Area Action Plan (AAP) which will form part of its Local Development Framework.

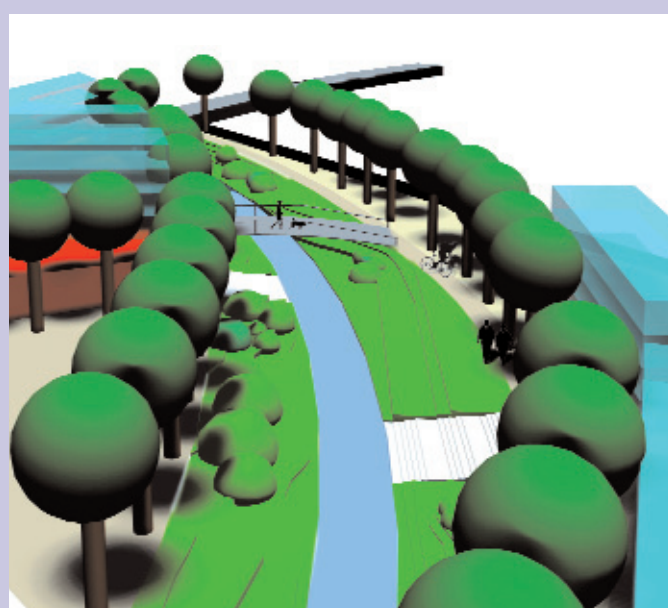
The AAP will be the planning strategy for Catford Town Centre and will guide where and how development should take place over the next 5-10 years. The key aim of the AAP is to maximise and enhance the good things about Catford Town Centre whilst addressing the things which the community want to see changed and improved.

Consultation on the Preferred Options will take place from Friday 17th August until Friday 28th September 2007. The Preferred Option report follows on from the Issues and Options report consulted on in 2005. The input from the community and key stakeholders on the Preferred Options will be considered prior to finalising the AAP.

The vision for Catford set out in the AAP is for a lively, attractive town centre focused around a high quality network of public spaces. It will have a well designed shopping centre and leisure uses, provide homes for a large, diverse residential community and will be the home of Council services for the Borough.

A number of key objectives have been identified which seek to help achieve this vision:

- Catford Town Centre will offer a variety of shops and a thriving street market that caters for the local community and draws visitors from further a field.
- Catford Town Centre will attract a series of new developments that will raise the profile and image of the area.
- Catford Town Centre will have a strengthened role as the civic centre of the borough.
- Catford Town Centre will establish itself as a popular evening destination.
- Catford Town Centre will raise its profile as a vibrant place and will contain an attractive, safe and animated public realm, including new public spaces.
- Catford Town Centre will have increased its accessibility by the creation of safe and attractive pedestrian and cycle links and through improved interchange facilities.
- Catford Town Centre will benefit from safe and attractive pedestrian links to local destinations, including open spaces.



Illustrative view of landscaping and development around naturalised River Ravensbourne

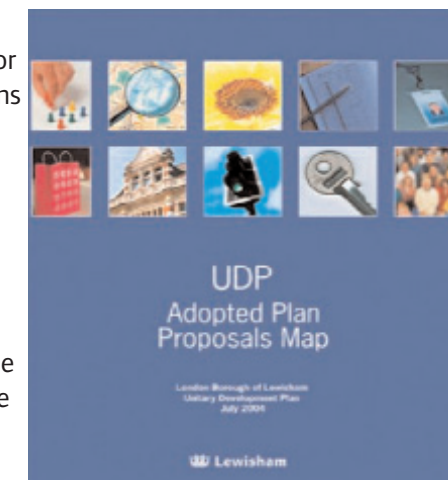


Illustrative design concept for the area between the Catford railway stations

The Preferred Options for the Proposals Map

This is the Preferred Options consultation for the Council's Proposals Map, it contains land use designations that will be used to assess planning applications for new development and change of use. It also contains boundaries to site allocations policies contained within the Development Policies and Site Allocations DPD and the Lewisham and Catford Area Action Plans DPD which comprises the Local Development Framework (LDF).

The Council must always have an adopted Proposals Map. Currently, this is the Proposals Map as adopted in the current 2004 Unitary Development Plan (UDP). Under the new LDF process whenever a new development plan is submitted, a Proposals Map should also be submitted to show the extent of any changes to the Proposals Map. These changes will result in a new updated map which reflects the new policies contained in the Core Strategy, Development Policies & Site Allocations and the two Area Action Plans for Lewisham and Catford.



We are seeking your views on the future of our shopping centres, do you think there are parts of the town centre which should be taken out or included within the town centre boundary. Here is a map of the Lewisham Town Centre which is proposing to take two residential areas out of the boundary. Do you agree?

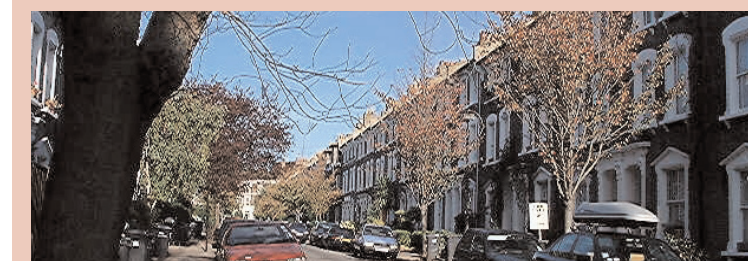
Habitats and species thrive in the borough that are constantly under threat from development. Have a look at the Preferred Options Proposals Map document to see which of our nature conservation sites have been given extra protection.



Open Space is a valuable space for leisure and recreation and serves a more visual function by acting as a break in the built up environment. Do you know of any open spaces near you that merit protection? Please let us know?

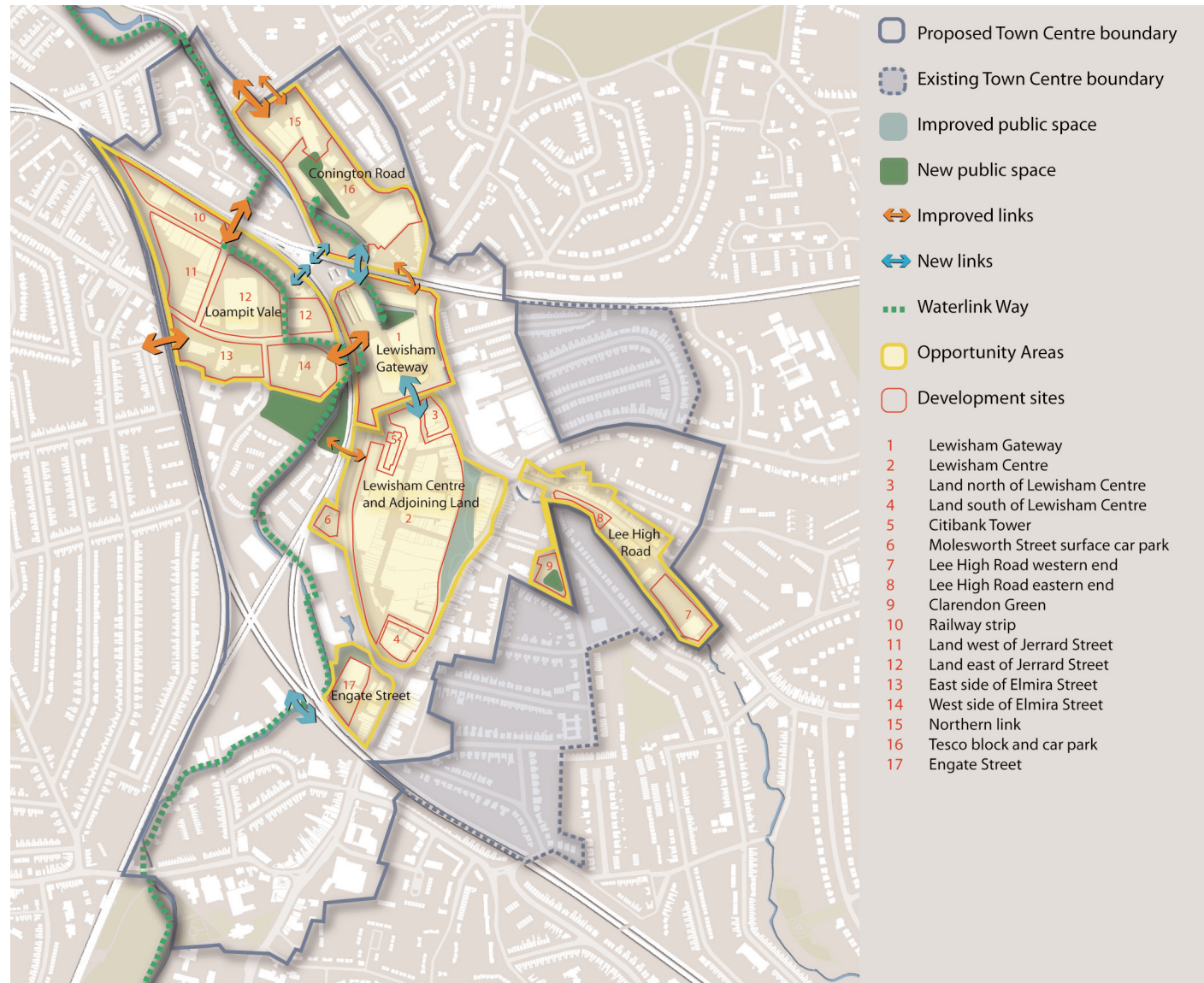


The Council seeks to continue with protecting our Conservation Areas when the LDF is fully adopted. Did you know that the Council recently made boundary changes to some of our Conservation Areas e.g. Brockley, Hatcham and St Mary's Conservation Areas. Have a look at our document to see these boundary changes.



The Preferred Options for the Lewisham Town Centre Area Action Plan

The Lewisham Town Centre AAP aims to encourage regeneration of the area, whilst protecting those areas sensitive to change. The preferred options for the AAP sets out draft policies under a series of key themes including housing, retail and transport. The AAP also sets out site specific policies and proposals for identified opportunity areas within the town centre. The key proposals set out in the preferred options report are summarised in the key diagram below.



Lewisham town centre AAP Proposals Map



Lewisham town centre retail



Lewisham town centre housing



Lewisham town centre transport

A brief outline of the vision for each opportunity area is provided below.

Lewisham Gateway

A lively, contemporary, high density, mixed use environment that will integrate improved public transport facilities and new prime commercial, residential and leisure development with existing business and neighbourhoods in and around the town centre.

Lewisham Centre and adjoining land

The economic heart of the town centre consisting of high quality and landmark buildings to balance the Lewisham Gateway development including a new southern anchor development on the existing model market site, improved linkages across the site, an active frontage to Molesworth Street and improved quality of environment for pedestrians and users.

Lee High Road

An area distinct from that of the retail core of Lewisham, characterised by smaller retail units and independent specialist retailers that are enhanced by redevelopment of key sites (Hartwell Ford site and in the longer term potentially the Albion Road surface car park) including the provision of a new public park and improvements to the environmental quality of the River Quaggy.

Loampit Vale

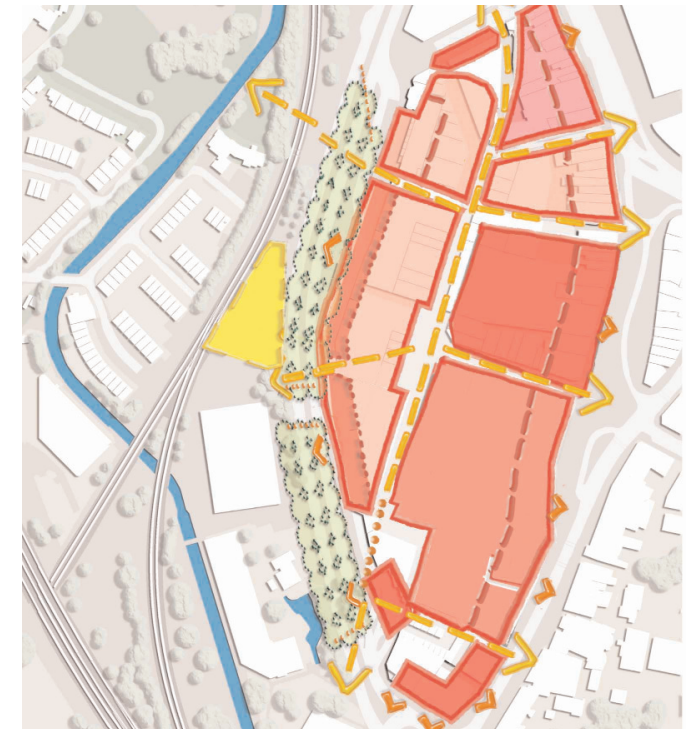
A series of high quality, high density mixed use buildings including a new leisure centre to complement development at the Gateway, mark arrival into the town centre, enhance linkages across the site and provide a pleasant active urban frontage and boulevard along Loampit Vale.

Conington Road

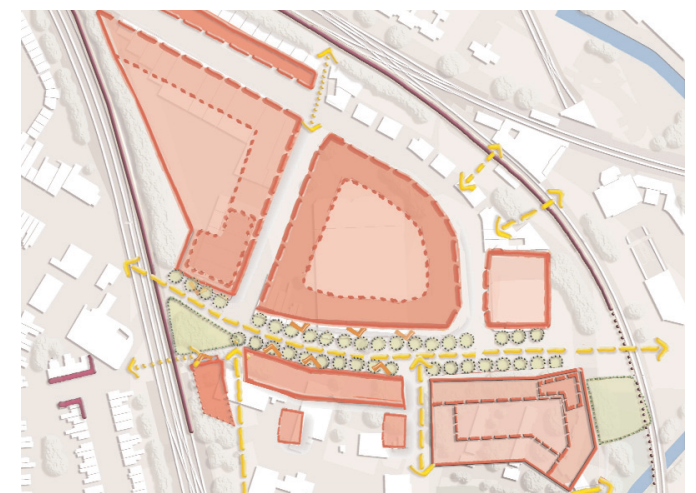
A new high density neighbourhood with a balanced mix of land uses set around a new linear open space and naturalised river. One of the key priorities for this area will be to provide a permeable network of routes providing access to the improved transport interchange and surrounding neighbourhoods.

Engate Street

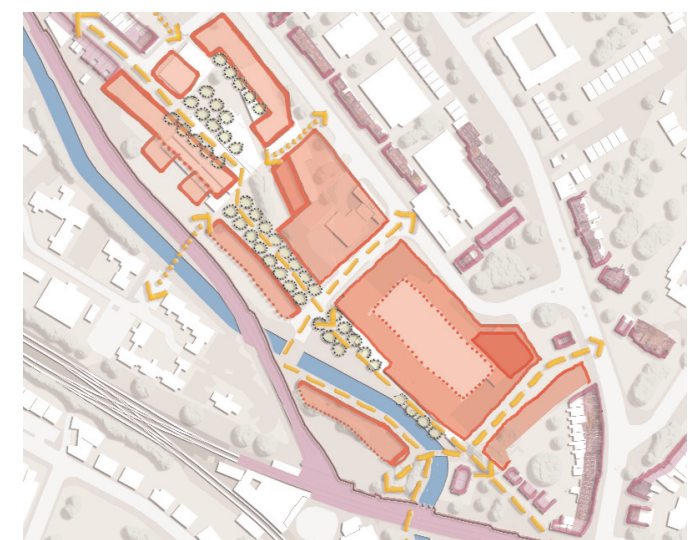
A new southern hub for the town centre including a range of suitable employment, retail, leisure and residential uses that will add interest, activity and animation to the street and Sculpture Park. The site also provides important opportunity for a new town centre car park to re-provide for any parking lost through other development within the town centre.



Lewisham Centre and adjoining land Opportunity Area



Loampit Vale Opportunity Area



Conington Road Opportunity Area