

Mr Geoffrey Thurley comments

Page: [Policy SD1 Opportunity Areas](#)

Section: [2.1.16 Bakerloo Line extension \(11\)](#)

Is the housing figure realistic when suitable land is in short supply along the whole corridor New Cross/Lewisham/Catford corridor? Is there a presumption that existing low-rise housing (some of it of historic value) and business premises will be demolished in order to provide land for tall buildings?

Page: [Policy D6 Optimising housing density](#)

Section: [D6](#)

If recommended housing density levels are exceeded, the transport infrastructure should be funded and programmed for delivery, rather than local authorities "working with transport providers".

Page: [Policy D6 Optimising housing density](#)

Section: [3.6.2](#)

LA's transport plans for Opportunity Areas should be regularly updated (every three or four years) so the plans do not fall behind housing and workspace developments.

Page: [Policy D8 Tall buildings](#)

Section: [3.8.1](#)

A cluster of tall buildings in a residential and retail town centre does not necessarily become a "way marker" but a jumble of confusing buildings which can become a "canyon" for pedestrians.

It must be ensured that tall buildings do not "spill out" into the surrounding residential areas, creating a creep of tall developments which are out-of-scale with the existing streetscape.

Page: [Policy H7 Affordable housing tenure](#)

Section: [4.7.5](#)

The Mayor should encourage LPA's to write into planning permissions that LLR and Social Rent units remain as such in perpetuity in order to prevent the units being turned into market rent units in the future.

Page: [Policy H7 Affordable housing tenure](#)

Section: [4.7.8](#)

According to LB Lewisham, the median annual salary in the borough is £38,000. This means that only LLR and Social Rent are accessible to the majority of Lewisham residents. In view of this particular case, LPA's and boroughs should press for the maximum number of units in these categories in order to tackle the housing shortage. The SHA figure of 65% "affordable" that is required should act as the driver throughout London.

Page: [Chapter 11 Funding the London Plan](#)

Section: [11.1.23](#)

Where existing housing is to be compulsorily purchased full discussion should take place with residents, and viable alternative accommodation or market-value financial compensation offered.