



Strategic Development Team
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Catford
London SE6 4RU

020 8314 3015

Housing.Development@lewisham.gov.uk

19th March 2021

Dear Resident

PLEASE READ THIS LETTER CAREFULLY

IT IS ABOUT THE FUTURE OF AMENITY LAND BETWEEN 31-38 MARKWELL CLOSE & 39-46 MARKWELL CLOSE, THE AREA OF HARDSTANDING, PARKING & ASSOCIATED GARAGES NUMBERED 4-15 PETERS PATH, THE PRAM SHEDS, AMENITY LAND AND DRYING AREA BESIDE 27-34 MARKWELL CLOSE, FACING ONTO LONGTON GROVE

IT ALSO EXPLAINS HOW YOU CAN PROVIDE US WITH YOUR VIEWS ABOUT THE COUNCIL'S PROPOSALS

I am writing to consult you about the Council's proposals to build a new infill housing blocks within the current housing estate at Markwell & Prospect Close. This letter represents formal consultation under Section 105 of the Housing Act 1985, and is within the arrangements which the Council maintains for this purpose. In line with the legislation, the s105 consultation is for secure Council tenants only. All residents and interested parties have had, and will continue to have other opportunities to give their views.

Background

The Council are committed to delivering new affordable housing in Lewisham, recently announcing the Building for Lewisham housebuilding programme. This will help to meet the growing demand for new affordable homes in the borough. Certain areas within Markwell & Prospect Close have been identified as an opportunity to meet these priorities. Developing the site will enable us to provide new high quality homes for local families in housing need. Lewisham Homes, have previously been in contact with you inviting you to take part in the ongoing wider consultation with the local community to help shape proposals from the outset.

Proposal

The proposal is for the garages and hardstanding on the Peter's Path estate as detailed in this letter and drying areas and pram sheds on the Markwell Close estate to be demolished as well as removal of the amenity land for general use to allow this land to be used instead to build new homes. The proposed redevelopment will optimise the site for new affordable housing for those in local housing need and improved landscaping on the estates. These proposals are still subject to further consultation, design and planning permission.

The plan below in Appendix 1 shows the location of the potential proposed new housing which will result in both permanent land loss (shown by red outlining) and temporary loss (shown by blue hatching) within the estates to provide new high quality housing.

We are seeking your views on these proposals in relation to both the permanent loss of amenity land to provide new residential buildings and the temporary loss of amenity land for site construction set up which will require temporary use of amenity land within the estates to provide sufficient space for site compounds and associated facilities.

In addition to this S105 consultation, Lewisham Homes will also continue to conduct separate consultation about the proposed development and will be in touch with all local residents living in the area in due course with details of the next consultation event where design proposals following resident feedback to date will be provided for comment.

Section 105 Consultation

Under Section 105 of the Housing Act 1985 the Council has a legal obligation to consult with its secure tenants on matters of housing management such as changes to the management, maintenance, improvement or changes in the provision of amenities.

The Council is seeking your views on the proposals set out in this letter. If you and any other secure tenant in your home wish to make any representations about any aspect of these proposals and their effect as outlined in this letter, you must do so please by **no later than 12 noon on 12th April 2021**. The representations should be in writing and sent to the following address:

We would like you to let us know your views. You can do this by:

1. Emailing your comments to Housing.Development@lewisham.gov.uk, OR
2. Completing the enclosed questionnaire response form and returning it using the Lewisham Homes, FREEPOST SE6 4RU or ring the Strategic Housing Team to arrange for a member of the team to collect the form.
3. Completing an online survey- <https://www.smartsurvey.co.uk/s/4DEV05/>

If you require the information in an alternative format please contact us on 07719 527 807 or email newinitiatives@lewishamhomes.org.uk

All representations received by the time specified will be considered by Mayor and Cabinet in a meeting to be held on **19 May 2021**, before deciding whether or not to progress the development of housing on the site.

The Notice is published in accordance with Section 105(5) of the Housing Act 1985.

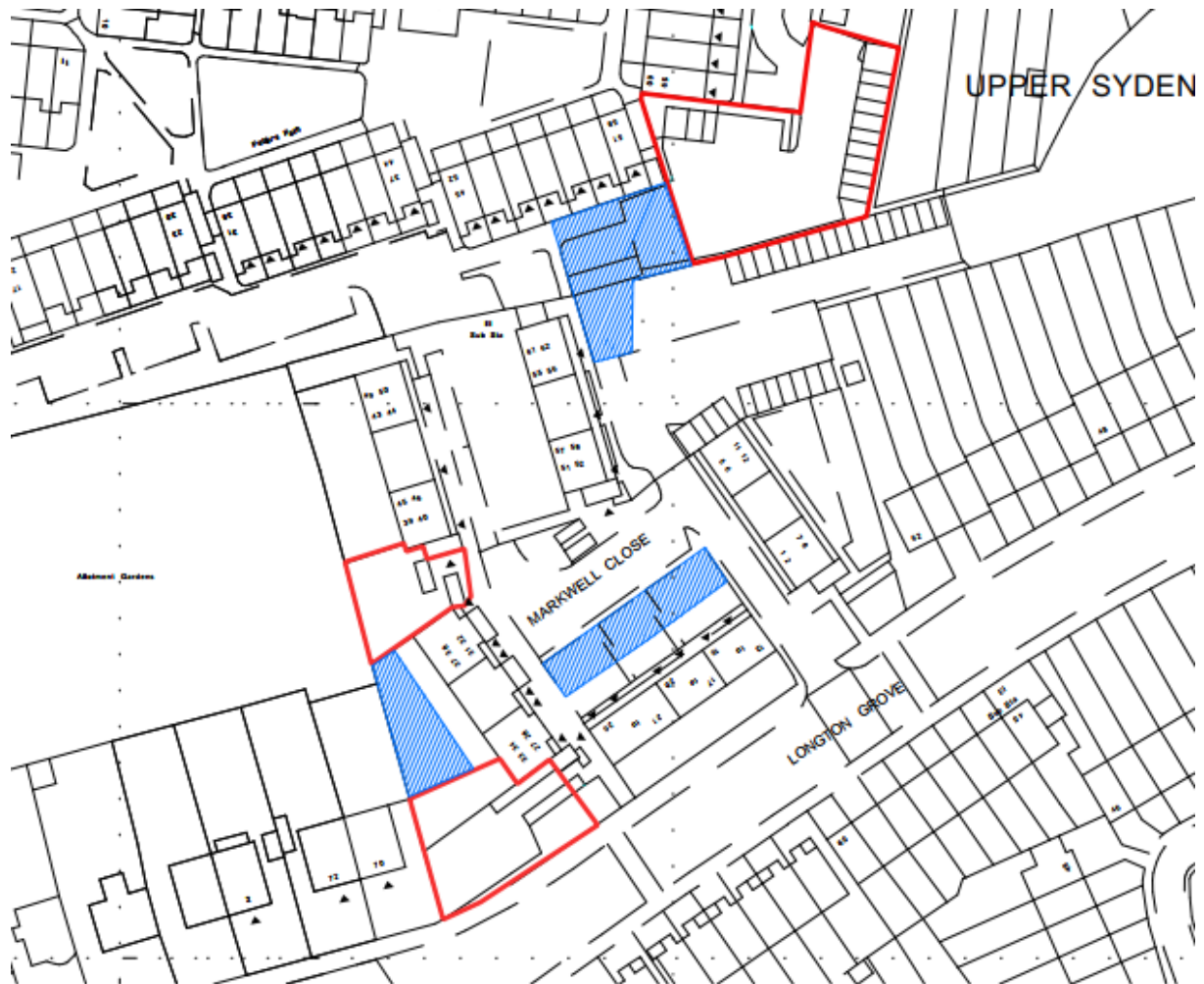
If you have any questions about this letter please contact the Strategic Housing Team on 020 8314 3015 or at Housing.Development@lewisham.gov.uk.

Yours sincerely

Angela Bryan
Strategic Development Officer
London Borough of Lewisham

Appendix 1: Area of amenity loss to accommodate new infill housing development (red line boundary)

Area of temporary loss for the purposes of accommodating a site compound and associated site facilities during construction (blue hatched areas)

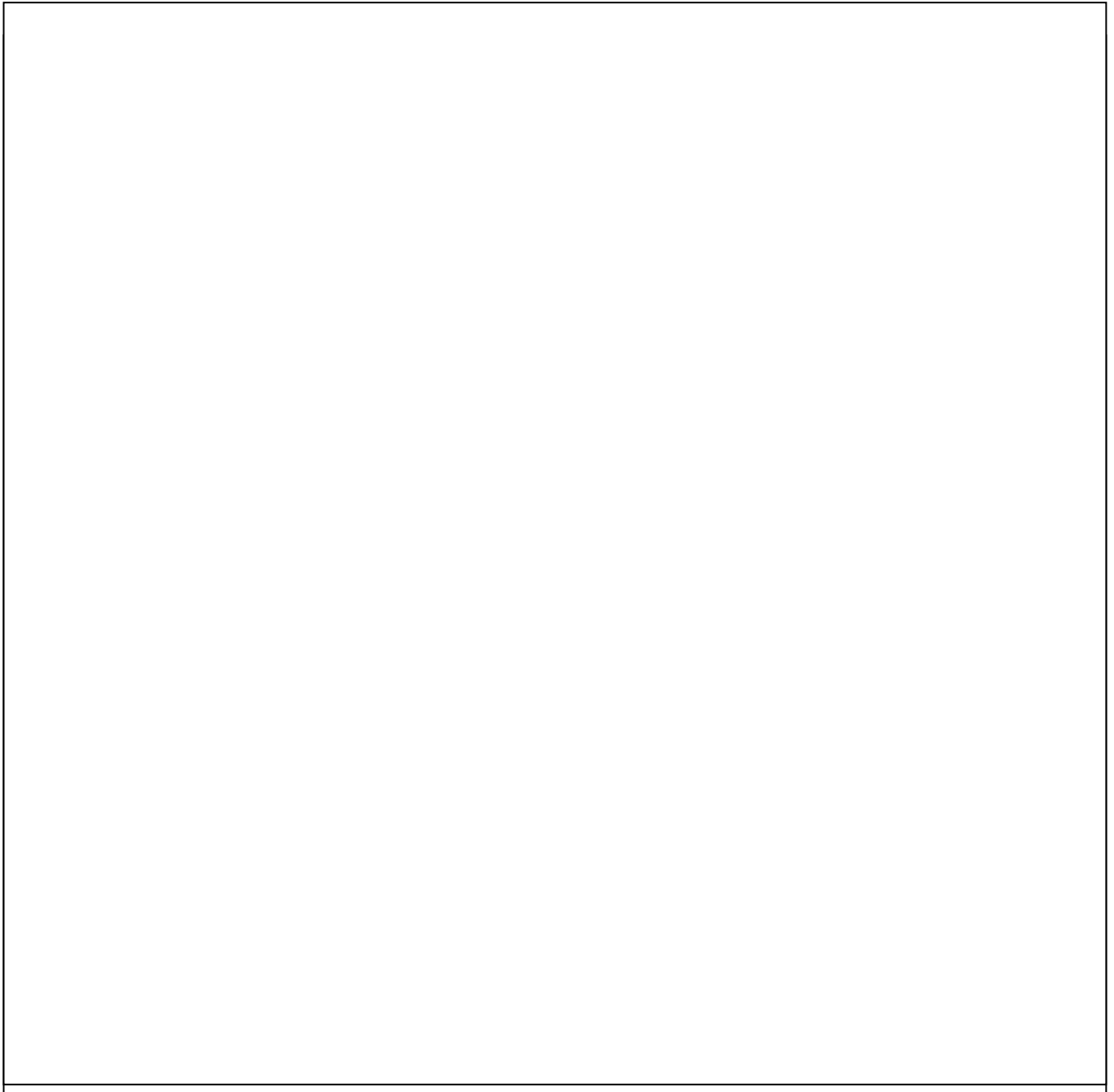


QUESTIONNAIRE REPONSE FORM

We would welcome your views to the s105 Consultation letter proposals in the following in boxes:

1. The **PERMANANT** loss of the garages, hardstanding, drying areas and pram sheds in the identified areas as well as the amenity land to enable the development of new homes on the site (marked with red line boundaries in Appendix 1).

2. The **TEMPORARY** loss of estate access roads, hardstanding used for parking, grassed areas and amenity space to enable the construction of new homes on the site (marked with blue line boundaries in Appendix 1).



Please ensure this form is returned to the Strategic Development Team by 12 noon on 12th April 2021