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Dear Resident

PLEASE READ THIS LETTER CAREFULLY

IT IS ABOUT THE FUTURE OF THE DRYING AREA, TREES AND GARDEN AREA TO THE REAR OF BLOCKS 12 TO 34 LONGBRIDGE WAY AND TO THE SOUTH SIDE AND REAR OF 36 TO 46 LONGBRIDGE WAY AND RECONFIGURATION OF THE LONGBRIDGE WAY ESTATE ROAD AND PAVEMENT.

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

I am writing to inform you of the Council's proposals to build new housing on the site of the former Ladywell Leisure Centre and the requirement to use the land as listed above. This letter is a formal consultation within the arrangements which the Council maintains for the purposes of Section 105 of the Housing Act 1985.

Background

The Council are committed to delivering new genuinely affordable housing for Lewisham residents. The proposed redevelopment of the former Ladywell Leisure site has been considered as a suitable site to deliver new permanent housing for some years. The PLACE Ladywell building will remain for the foreseeable future. These plans are now being developed in partnership with Lewisham Homes to deliver approximately 100 new homes. We aim to provide new affordable high quality Council homes for local people in housing need.

Lewisham Homes have held a drop-in event in November 2019 to talk to local residents about the proposals and officers have also attempted to visit all homes to discuss the proposals and the use of the land around the Longbridge Way blocks. Officers noted comments provided about the area including concerns over security and anti-social behavior. In February 2020 residents were invited to a further drop-in event to discuss the plans to re-develop the former leisure centre site.

Lewisham Homes held a further meeting on the 23rd September this year to specifically discuss how the initial proposals would affect you and your estate, and held another meeting on the 21st October to discuss the housing proposal.

Proposal

The proposal is to build around 100 new homes. The site proposed for redevelopment will be the former leisure centre site which is currently hoarded, the vacant nursery site, and the former drying area and the rear part of the garden area adjacent to the side of 36-46 Longbridge Way. The proposed development will require the reconfiguration of the Longbridge Way estate road and pavement to provide vehicular and pedestrian access to the new housing on the former nursery site. The plan showing the extent of the area of consultation is in Appendix 1. We propose that as part of the work, the remaining green and open space behind 12 – 24 and 36 – 46 Longbridge Way will be improved with feedback from residents. This consultation letter provides an opportunity for you to provide your comments and ideas.

During construction, there will be a requirement to restrict parking on the Longbridge Way estate road area for construction site compounds and access as well as works to the road. These areas are shown in Appendix 1. As part of the works, it is proposed that parking is reconfigured and parking enforcement is introduced so that only those with a valid permit will be entitled to park in the bays. The introduction of parking enforcement would require further separate consultation. We would like to have your comments on this as part of this consultation.

Lewisham Homes on behalf of Lewisham Council will continue to consult with the local community to ensure that you will have an opportunity to comment on the final development proposals.

It is proposed that construction could commence in winter of 2022/2023.

Section 105 Consultation

You are being contacted to take part in this consultation as you are one of the Councils secure tenants.

This letter represents a formal consultation under Section 105 of the Housing Act 1985. The Council has a legal obligation to consult its secure tenants on 'matters of housing management' such as changes in the provision of amenities.

We are seeking your views on developing new council housing that will result in the loss of former drying area adjacent to the side of the 36-46 Longbridge Way and part of the open amenity space and trees to the rear of blocks 12-34 Longbridge Way. The proposed development will require the reconfiguration of the Longbridge Way estate road and pavement to provide vehicular and pedestrian access to the new housing on the former nursery site as shown in Appendix 1.

We are also seeking your views on the requirement to restrict parking on the Longbridge Way estate road area for construction site compounds and access as well as works to the road. These areas are shown in Appendix 1.

We are also seeking your views on introducing parking enforcement upon completion of the development.

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 FREEPOST envelope or writing to Strategic Development Team, LB of Lewisham, 4th Floor Laurence House, Catford, LONDON SE6 4RU
3. Online at <https://www.smartsurvey.co.uk/s/7UDSAO/>

The consultation will finish on Monday 29 November 2021 at 5pm. Please make sure we receive your comments by this time.

All representations received by the time specified will be considered by Mayor and Cabinet in a meeting currently intended to be held on **12 January 2022**. This will be considered 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 require this letter in another format or language please contact Housing.Development@lewisham.gov.uk or call 020 8314 3015.

Yours sincerely

Angela Bryan
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London Borough of Lewisham

Appendix 1: Area of permanent amenity loss an alteration for new housing development. Area of temporary loss/site compound during construction.

QUESTIONNAIRE REPONSE FORM

We would welcome your views to the s105 Consultation letter proposals in the following in box (please use additional sheets if necessary):

1. The **PERMANANT** loss of the drying area and part of the open amenity space including loss of trees to the rear of blocks 12 to 46 Longbridge Way and to the south side and rear of 36 to 46 Longbridge Way as Appendix 1.
2. The **TEMPORARY** loss of parking spaces and pavement on the estate road adjacent to 36 to 46 Longbridge Way as Appendix 1.

3. The introduction of some form of parking enforcement upon completion of the new development.



Please ensure this form is to be received by 5pm on 29 November 2021.